



1911 East Pacific Coast Highway

Zone Change & Conditional Use Permit

Planning Commission Hearing - November 3, 2022

Background

Project Site

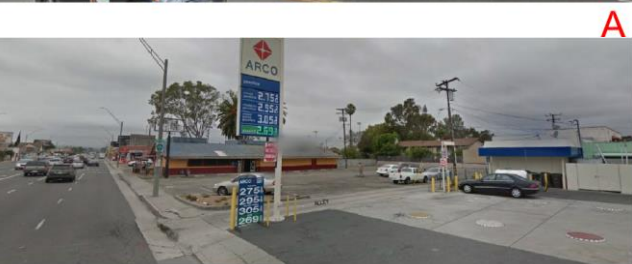
- Area: .55 acres
- Zoning: CHW/R-3-S
- General Plan PlaceType: NSC –M
- Existing: Mexican restaurant

Conditional Use Permit (CUP)

- CUP: Car wash
- 3,278 SF car wash tunnel
- 482 SF Restroom, trash, vacuum storage, & monitoring room
- Hours: 7:30 am - 8:00 pm daily



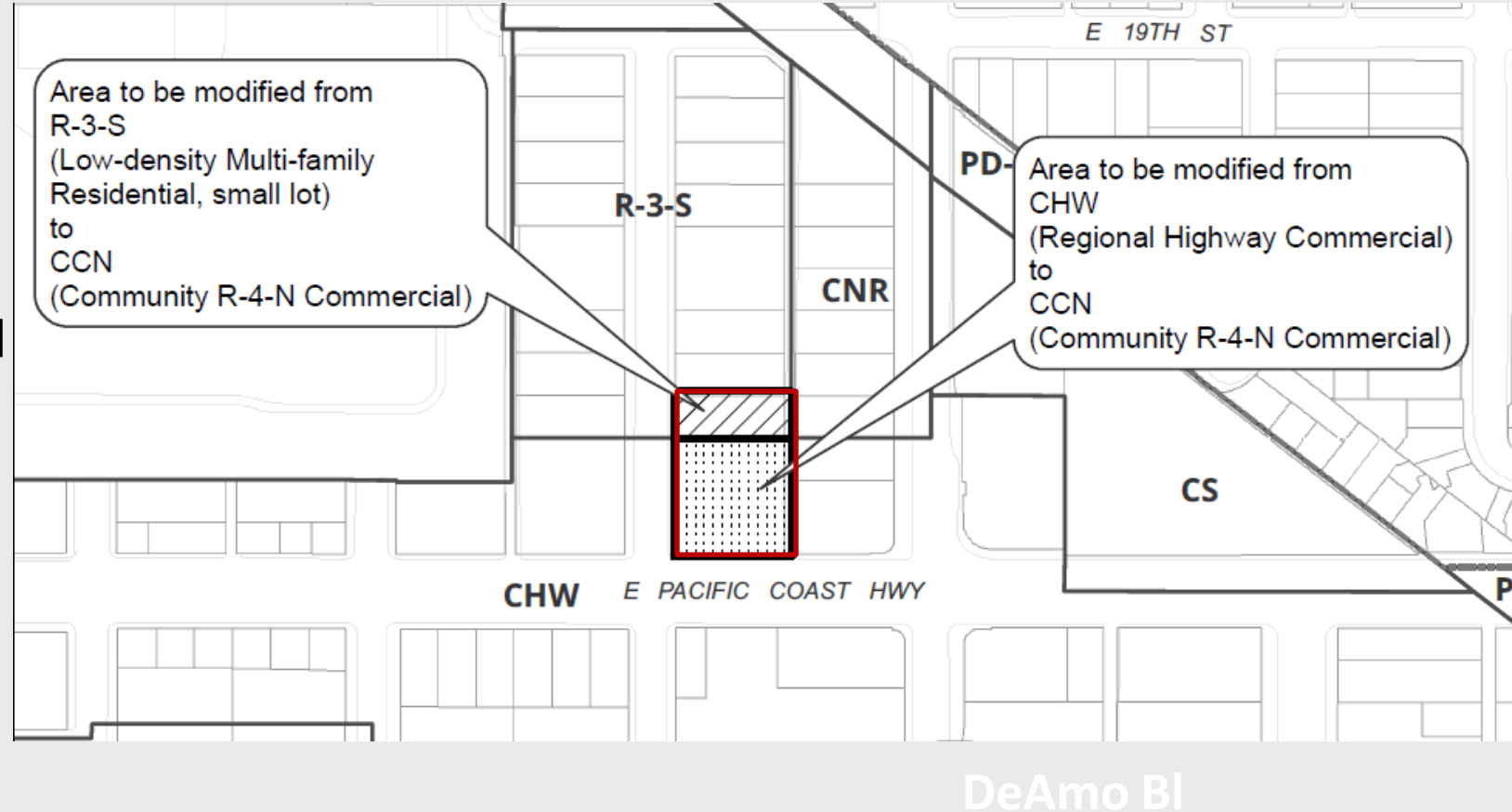
A photograph of a commercial property, likely a car dealership or scrap yard, located at 4171. The building has a blue roof and a sign that reads "CASH FOR CARS". There is a large parking lot with several cars parked, including a white sedan and a silver SUV. The sky is overcast and grey.



Zone Change

Zone Change (ZCHG)

- ZCHG: CHW/R-3-S → CCN



Conditional Use Permit (CUP) Overview

What is the purpose?

- Individual review of certain uses that would be appropriate in some but not all locations within a zone

CUP Findings:

1. Consistency with General Plan and Zoning District
2. Use must not be detrimental to surrounding community including:
 - Public Health
 - Safety
 - General welfare
 - Environmental quality
 - Quality of Life
3. Comply with Special Zoning Conditions
4. Comply with Green Building Standards

Project Plans

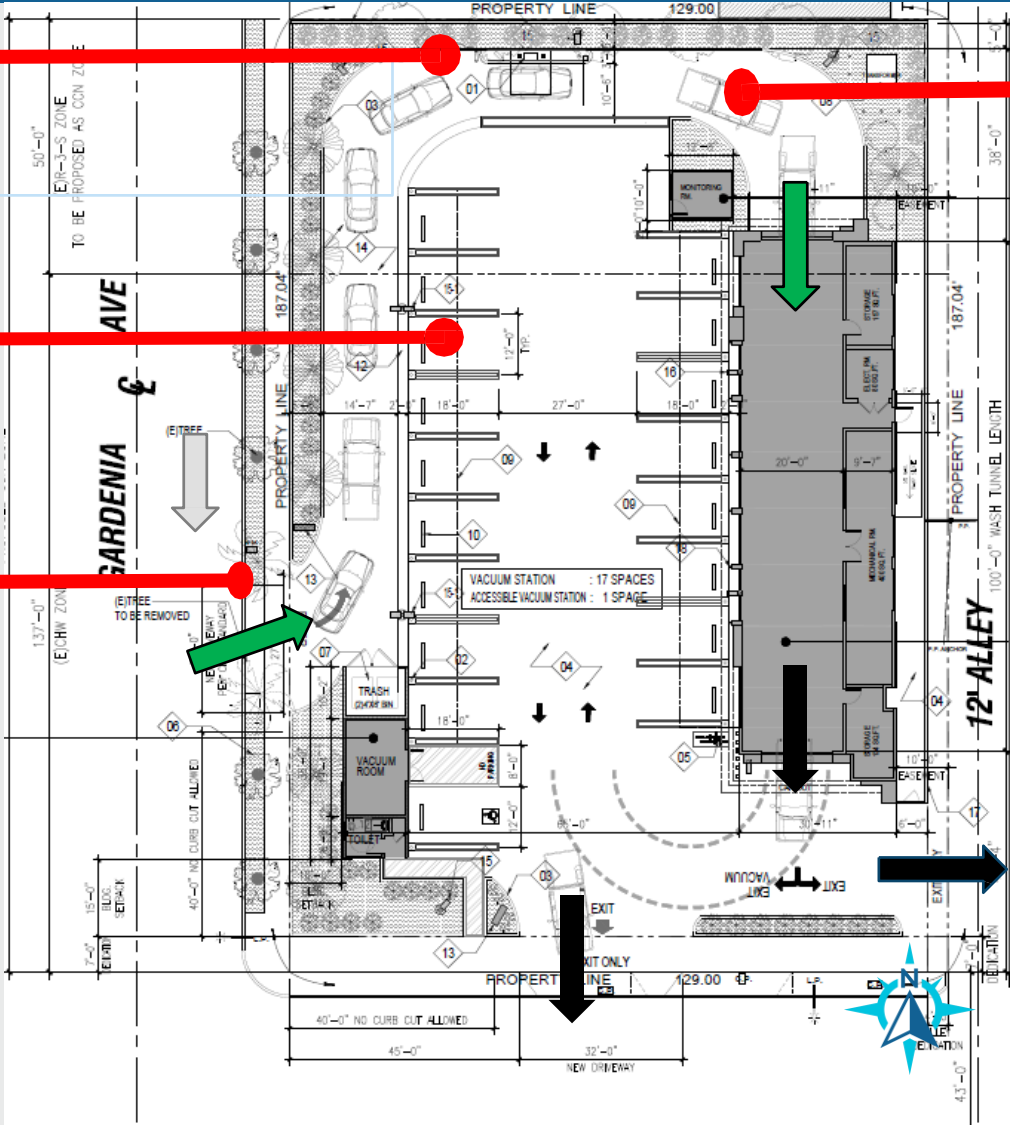
Payment Kiosk

18 stalls for vacuuming

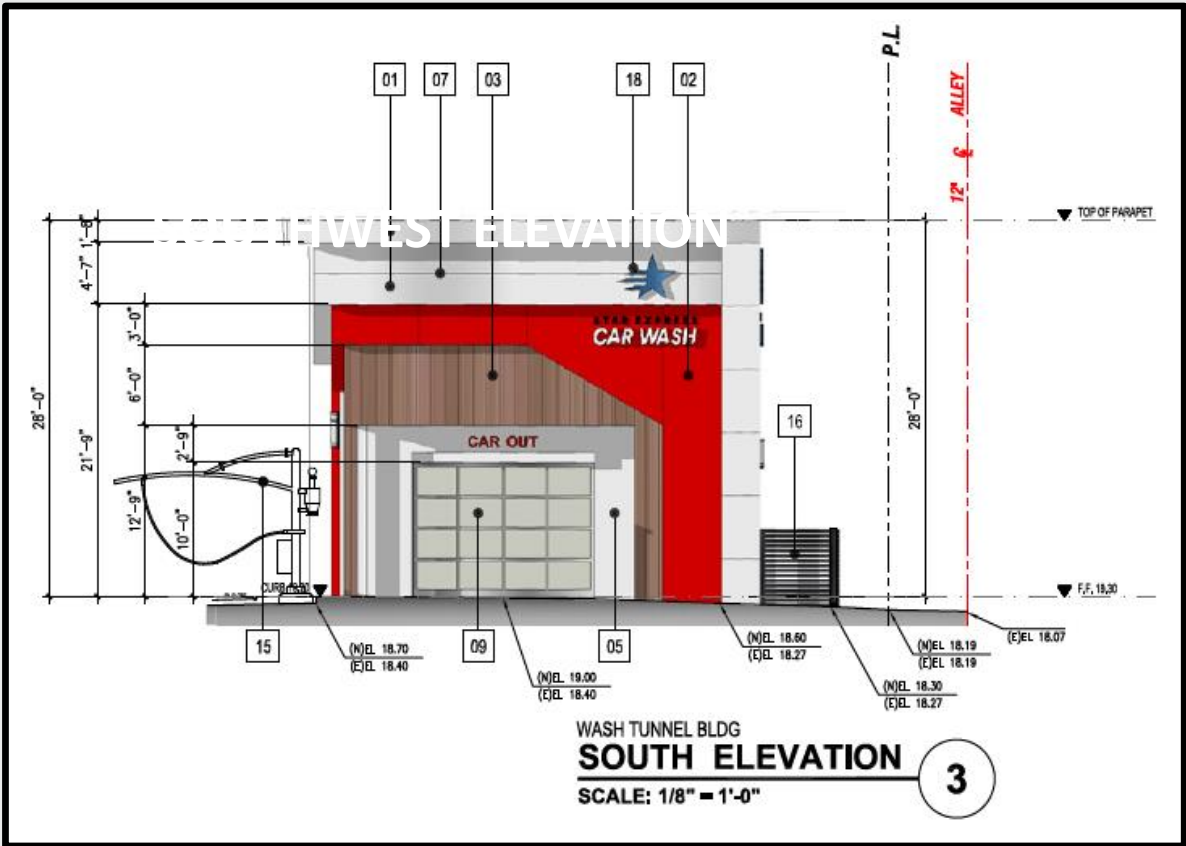
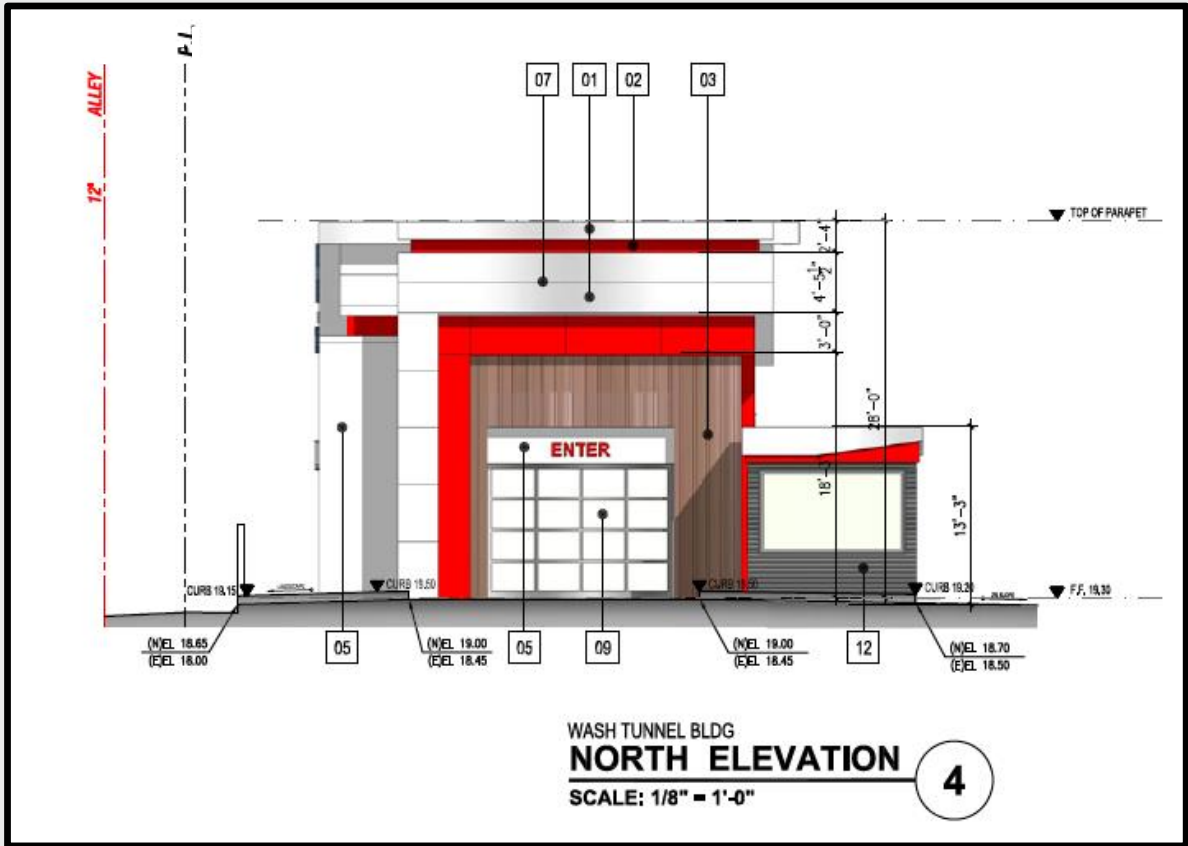
New driveway

One drive through lane 208 feet in length

Proposed Buildings	Size (square feet)	Height
Car Wash Tunnel	3,278	28 feet
Restroom, Trash, and Vacuum Storage Building	355	16 feet, 6 inches
Monitoring Room	127	13 feet, 3 inches
Total	3,760 square feet	



Building Elevations



Building Elevations

EAST ELEVATION



Staff's Decision

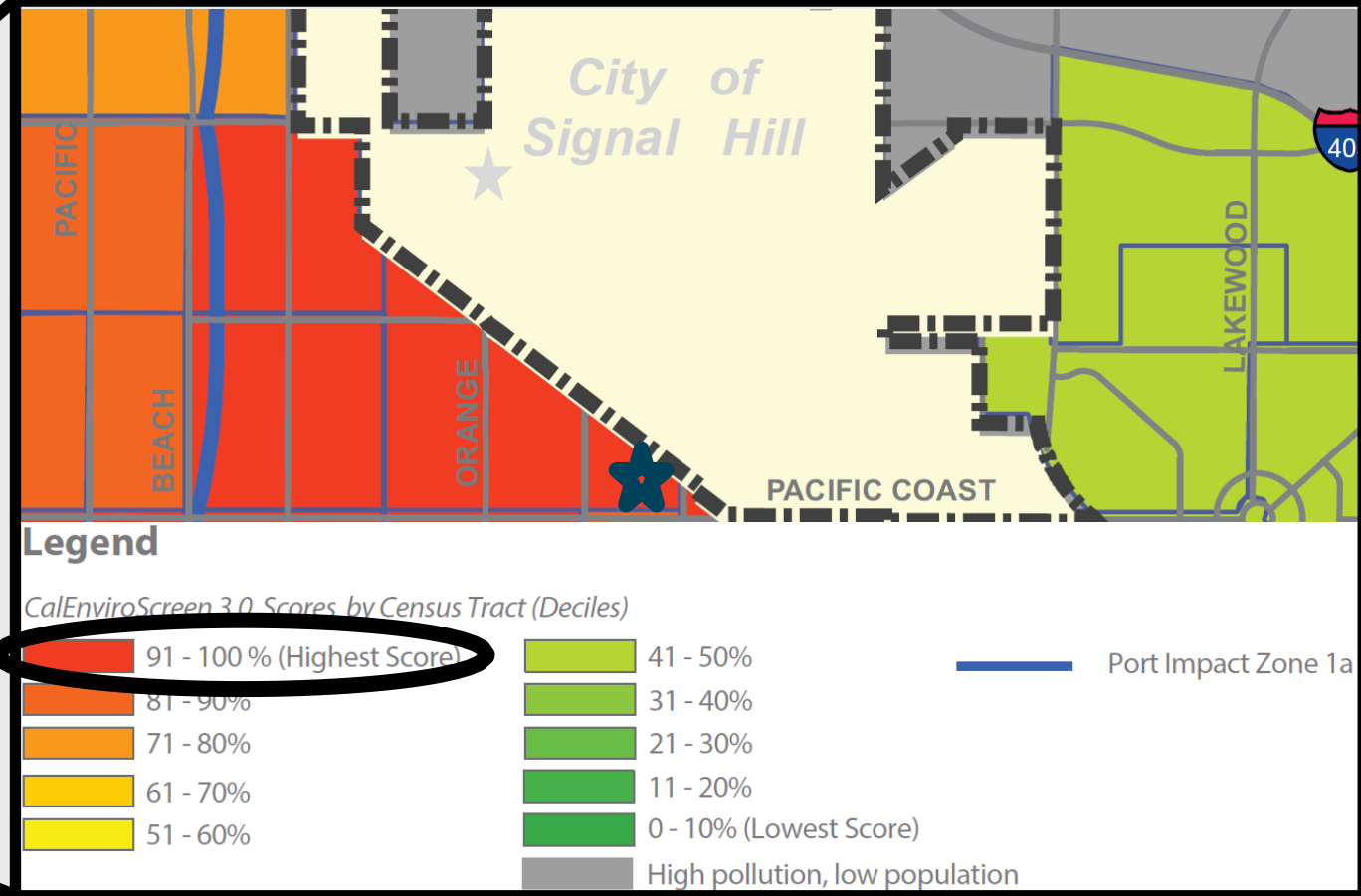
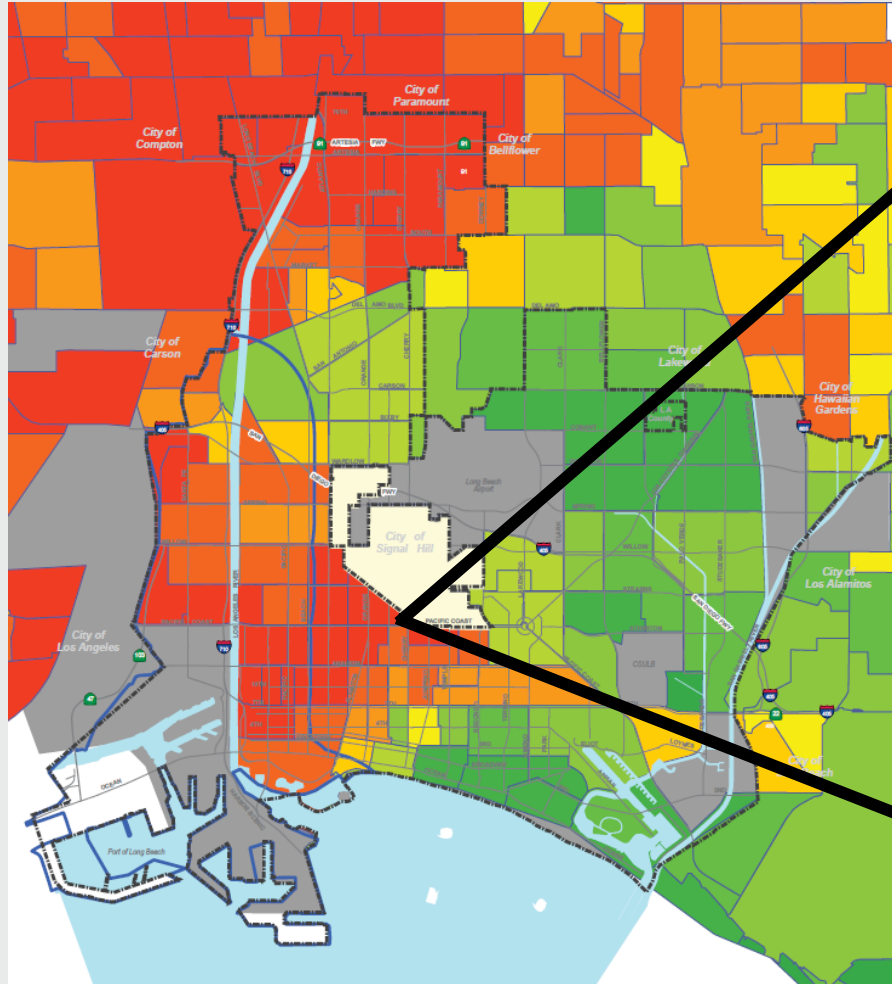
Staff could not affirmatively make all required CUP findings in support of the CUP.

1. Project is inconsistent with General Plan policies including protecting sensitive receptors and impacted communities.
2. Project results in continued underutilization of parcel on a major high quality transit corridor.
3. Area was found to be disproportionately impacted by pollution.
4. Area has a sufficient number of automobile-oriented uses along PCH

These are **policy issues and not California Environmental Quality Act (CEQA) concerns**, as 2 of the required findings to be made for a CUP require :

1. That the proposed use be consistent with and carry out the policies of the General Plan.
2. That the proposed use would not be a detriment to the surrounding community including public health, safety, general welfare, environmental quality or quality of life.

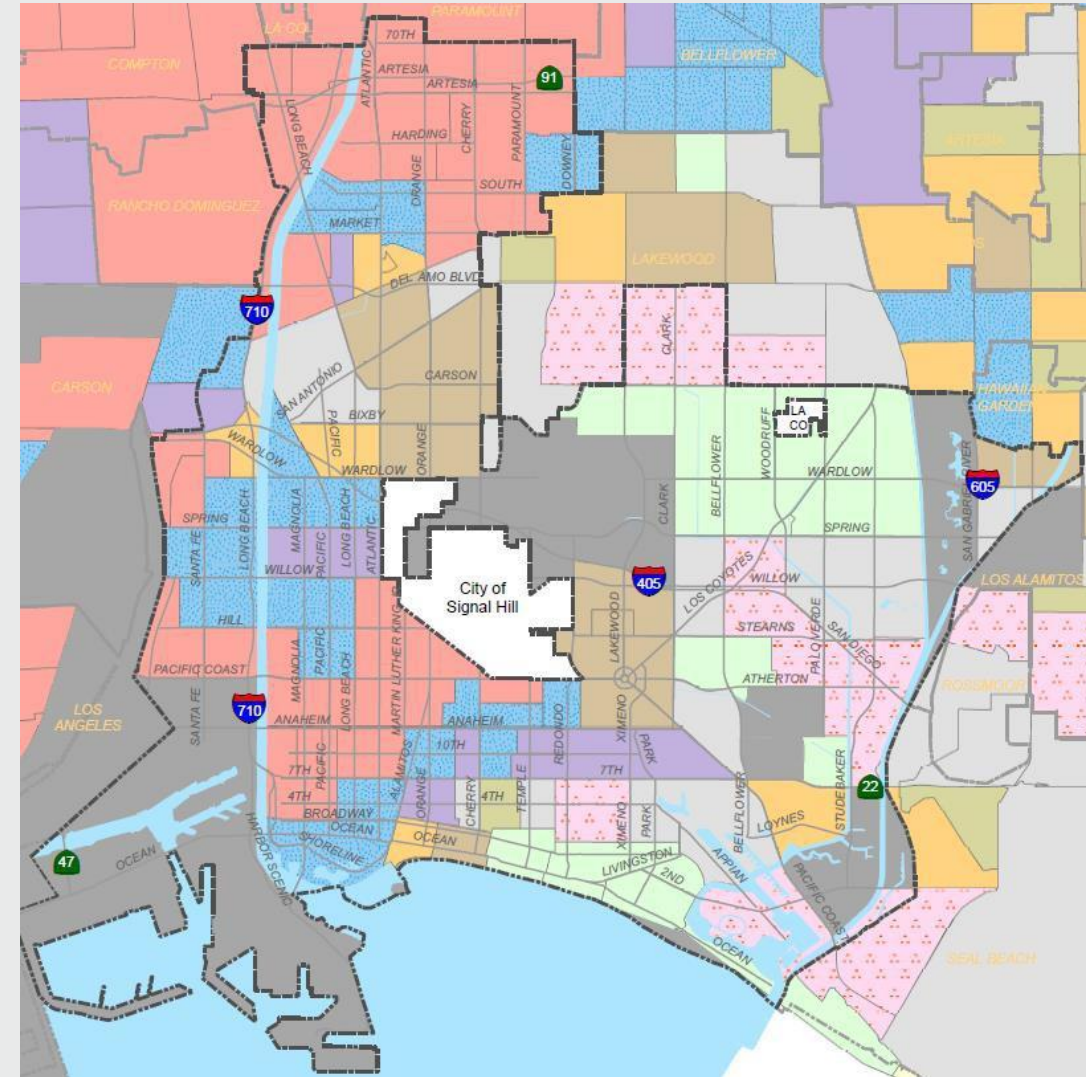
Impacted Communities Map



Land Use (LU) Policy 16-1 to "identify areas and populations of the City that are exposed to unsafe levels of environmental pollutants," which are identified through Impacted Communities Map LU-6 in the Land use Element

General Plan

- **Land Use (LU) Strategy 14:** “promote the equitable distribution of services, amenities and investments throughout the City”
- **LU Strategy 16:** “prevent and reduce disproportionate environmental burdens affecting low-income and minority populations”
- **LU Policy 16-7:** which guides decision makers to “evaluate new land uses in a manner that is conscious of the cumulative impacts of pollutants and history of pollutant burden and public under investment in disadvantaged communities.”



Project Vicinity

General Plan LU Policy - 14-3 “[a]void concentrating undesirable uses, service facilities and infrastructure projects in any manner that results in an inequitable environmental burden on low-income or minority neighborhoods.”



Trojan Car Wash



College Car Wash

Noticing

- 142 notices were mailed out on October 19, 2022 in accordance with Section 21.21 of the City's Municipal Code

CEQA

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, an Initial Study/[Mitigated] Negative Declaration (IS/MND 06-22) has been prepared for the project and finds that, by implementing identified mitigation measures for Air Quality, Cultural Resources, Energy, Greenhouse Gas Emissions, Noise, Transportation, and Tribal Cultural Resources, the project will not result in significant effects to the environment. The IS/MND was circulated for a 30-day public review period between June 1 and June 31, 2022.

Recommendation

- The Planning Commission deny the conditional use
- Recommend that the City Council approve the Zone Change
- Recommend the City Council Adopt the Mitigated Negative Declaration for the project.





Thank you

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