



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

November 15, 2018

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Accept Categorical Exemption CE-18-097, and approve a Conditional Use Permit (CUP) to demolish 6,758 square-feet of an existing car wash, and approve the use of a new 5,712-square-foot automated car wash located at 3525 E. Anaheim Street, within the Community Commercial Pedestrian-Oriented (CCP) zoning district. (District 4)

APPLICANT: Cameron Crockett  
Ultra Unit Architecture Studio  
1327 Loma Ave.  
Long Beach, CA 90804  
(Application No. 1804-01, CUP18-007)

On April 3, 2018, the City received an application for a Site Plan Review (SPR) and Conditional Use Permit (CUP) to demolish an existing 6,758 square-foot hand carwash, and build a new 5,712-square-foot automated car wash consisting of a 152-foot long car wash tunnel, self-service vacuum area, 964 square-foot office, 443 square-foot indoor dog wash area, and an outdoor dog play area, in the Community Commercial Pedestrian-Oriented (CCP) zoning district. (District 4)

## PROJECT SITE

The project is located on a 0.81-acre parcel (35,105 square-feet), on the north side of E. Anaheim Street between Newport Avenue and Loma Avenue within the Community Commercial Pedestrian-Oriented (CCP) Zoning District (Exhibit A – Location Map). According to the 1989 General Plan, the subject parcel has a Land Use Element designation of LUD-8N "Shopping Nodes", which is intended to accommodate a variety of small neighborhood-serving retail and commercial clusters.

The project site is currently developed with an hand car wash, built in 1960. The existing car wash facility is located on the north side of the property and is designed with exposed steel beams in an A-frame orientation, creating a highly industrial-looking

structure. The remainder of the parcel is comprised of a parking lot that serves as the primary frontage on Anaheim Street and Newport Avenue. The entire parcel is currently paved with no landscaping (Exhibit B – Existing Site Photos).

In addition to the existing car wash, the east side of the subject parcel is occupied by an auto oil-change facility. Despite the car wash and the oil-change facility being co-located on the same parcel, they are leased separately, and neither business is dependent on the other for parking, site circulation or other development standards.

The surrounding land uses primarily consist of small neighborhood-serving commercial and retail clusters, with a few multi-family residential uses located east and north of the project site. The project site abuts a Two-family Residential (R-2-N) zoning district to the north; however, the property to the north is currently developed with a one-story tilt-up industrial building used as mini self-storage and sheet metal manufacturing. According to the updated General Plan Land Use Element, adopted in March 2018, the subject site and the adjacent R-2-N parcels to the north will be intensified (and eventually rezoned) to support the “Neighborhood Serving Center or Corridor Moderate Density - NSC-M” place type.

### PROJECT DESCRIPTION

Pursuant to Long Beach Municipal Code (LBMC) 21.32.110 Table 32-1, the applicant requests a Conditional Use Permit (CUP) to allow for the demolition of 6,758 square-feet of an existing carwash, and to replace it with a newly constructed 5,712-square-foot automated car wash consisting of: a 152-foot long conveyor-belt driven car wash tunnel, a self-service vacuum area with 20 on-site parking spaces, a 964-square-foot office/commercial leasing area, a 443-square-foot indoor dog wash area, and an outdoor dog play area, in the Community Commercial Pedestrian-Oriented (CCP) zoning district. The applicant’s goal is to design a multi-faceted car wash with amenities and uses that serve both motorists and pedestrians.

All future vehicle circulation will enter and exit from one driveway on Newport Avenue at the west edge of the site. The applicant is also proposing to remove two over-sized curb cuts on Anaheim Street, located on either side of an existing bus stop.

The car wash will feature a modern design, incorporating scaling and architectural elements reminiscent of the Streamline Moderne and Mid-Century Modern architectural styles. The project’s exterior and public frontages will feature matte-finished metal and aluminum cladding, cement fiberboard panels, and glass curtain walls. Additionally, the applicant will incorporate landscaping, permeable groundcover, on and off-site canopy trees, and Low Impact Development (LID) and Green Building features such as recycled water systems and solar-ready roofs (Exhibit C – Plans & Renderings).

### GENERAL PLAN & ZONING ANALYSIS

The proposed project is compliant with the City’s zoning code and development standards including building height, building setbacks, required parking, frontage and

commercial design standards for the CCP Zoning District as detailed below. The existing lot size is 35,105 square-feet, and complies with the minimum required lot size of 10,000 square-feet for the CCP Zoning District. The Conditional Use Permit is also consistent with the requirements of LMBC 21.52.206 (Exhibit D – CUP Findings).

In accordance with LMBC 21.32.230 (A) and (B), "Design of buildings," the modern architectural theme and materials are incorporated on all facades of the proposed building, and all facades contain a combination of primary and accent material, and the accent material occupies at least ten percent of the façade as required by the LBMC.

The proposed site plan will also bring the existing parcel into conformance with the current General Plan and Zoning Code by removing two existing over-sized curb cuts on Anaheim Street. According to the General Plan, the LUD-8N land use district specifically calls for the minimization of curb cuts to accommodate major transit routes and higher traffic capacities. At present, the two existing curb cuts measure 34-feet wide and 36-feet wide. Based on LBMC 21.41.253, the standard width for conforming driveways and curb cuts is 24-feet wide. The proposed site plan will eliminate these curb cuts and rebuild the sidewalk and bus stop area to allow for increased pedestrian access and circulation around the existing bus stop and sidewalk on Anaheim Street.

Additionally, the proposed project will remove a non-conforming pole sign located on the south property line and encroaches into the public right-of-way adjacent to Anaheim Street. Per LBMC 21.44.140, free-standing signs that encroach over the public right-of-way and are mounted on one (1) or several bare poles are prohibited.

In terms of the General Plan LUD-8N "Shopping Nodes" land use designation, the proposed project will also provide a variety of commercial uses to the surrounding neighborhood. The car wash will serve motorists as the primary use, but the inclusion of the pet wash and outdoor dog play area will also serve pedestrian traffic from nearby residential areas. The inclusion of a commercial space with pedestrian-oriented entrances along Anaheim Street has the potential to support a variety of commercial uses such as neighborhood-serving retail, professional office or co-working spaces.

#### SITE PLAN REVIEW

Pursuant to LBMC 21.25.502.A.2.a, a committee level Site Plan Review (SPR) was required for the development and design of the site. The purpose of the SPR process was to ensure quality site design and architecture that is compatible with the neighborhood and all applicable policies and regulations of the General Plan and Zoning Code.

One design consideration the SPR Committee conditionally approved is the allowance for a two-foot landscape buffer along the north property line, adjacent to the R-2-N residential district. Typically, a five-foot landscape buffer would be required at this location, but because adjacent parcel is currently developed with a tilt-up industrial

building, and the adopted 2040 Land Use Element intends for intensification of the project site and the parcel to the north, the SPR Committee concluded a well-designed two-foot landscape buffer and wall will be appropriate for this location, subject to the satisfaction of the Director of Development Services.

On October 10, 2018, the SPR Committee reviewed and conditionally approved Application No. 1804-01 (SPR18-024) for the proposed demolition and construction of the car wash. The SPR Committee recommends approval of the CUP from the Planning Commission (Exhibit E – SPR Notice of Final Action and Conditions).

### RECOMMENDATION

The requested CUP for the proposed land use, design and related improvements meet all the policy requirements and development standards of the City's General Plan and Municipal Code. The proposed project will provide pedestrian-oriented commercial uses that are integrated and compatible with the character of the neighborhood and the Anaheim Street corridor. No impacts detrimental to the environment or the general welfare of the public are foreseen from the approval of the CUP. Therefore, staff recommends approval of CUP18-007 and CE-18-097, subject to the findings and conditions herein (Exhibit D & F – CUP Findings and Conditions of Approval).

### PUBLIC HEARING NOTICE

Pursuant to Long Beach Municipal Code, the subject application was noticed via three public hearing posters along the public frontages of E. Anaheim Street, Newport Avenue and Loma Avenue. Posters were placed in conspicuous locations allowing for full visibility for passing motorists and pedestrians.

In addition, a total of 1,243 Public Hearing notices were mailed on October 26, 2018, to addresses within a 750-foot radius of the site in accordance with Long Beach Municipal Code 21.21.302. No comments have been received as of the preparation of this report.

### ENVIRONMENTAL REVIEW

In accordance with Section 15303 of the California Environmental Quality Act (CEQA), a categorical exemption was issued for the proposed project under Class 3, "New Construction or Conversion of Small Structures." The Class 3 exemption applies to projects that are consistent with the General Plan and all zoning regulations. As required by CEQA: the proposed project is located on a legal parcel within the City; the project totals less than 10,000 square-feet of new floor area in an urbanized area; the parcel is adequately supplied by all necessary public services and facilities; and, the surrounding area is not environmentally sensitive (Exhibit G – CEQA Categorical Exemption).

CHAIR AND PLANNING COMMISSIONERS

November 15, 2018

Page 5 of 5

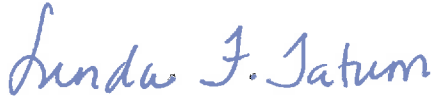
Respectfully submitted,



GABRIEL BARRERAS, AICP  
PROJECT PLANNER



CHRISTOPHER KOONTZ, AICP  
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP  
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:gb

P:\Planning\PC Staff Reports (Pending)\2018\2018-11-15\3525 E Anaheim - Carwash CUP

Attachments:

- Exhibit A – Location Map
- Exhibit B – Existing Site Photos
- Exhibit C – Plans & Renderings
- Exhibit D – Conditional Use Permit (CUP) Findings
- Exhibit E – SPR Notice of Final Action and Conditions of Approval
- Exhibit F – CUP18-007 Conditions of Approval
- Exhibit G – CEQA Categorical Exemption 18-097