



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

411 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 Phone: 562-570-6194

September 19, 2019

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE-19-147 and approve a Conditional Use Permit (CUP19-015) to remodel an existing carwash with proposed interior and exterior improvements including new canopies, vacuums, repainting, and new landscaping at located at 4800 East Pacific Coast Highway, within the Community Commercial Automobile-Oriented (CCA) zoning district. (District 4)

APPLICANT: Circle Marina CW LLC c/o Leonard Elbaum
2816 Queen Garden Drive
Thousand Oaks, CA 91361
(Application No. 1905-21)

DISCUSSION

The project site is located at the southwest corner of East Pacific Coast Highway and Park Avenue (Exhibit A – Location Map) within the Community Commercial Automobile-Oriented (CCA) zoning district. The subject property abuts the single-family residential (R-1-N) zoning district to the south and the moderate-density multiple residential (R-4-R) zone to the east. Currently the 9.3-acre parcel is developed with three buildings - a carwash built in 1964, a shopping center completed in 1959, modified and expanded over several decades, and a three-story office building built in 1989. Pursuant to Long Beach Municipal Code (LBMC) 21.32.110 Table 32-1, the applicant requests a Conditional Use Permit (CUP) to remodel the existing carwash

The applicant is proposing to make a series of building and site improvements to the carwash (Exhibit B – Plans and Renderings). Currently, an existing full-service vacuum area is abutting the residential area along 15th Street. The proposed site improvements include moving the full-service vacuum area further north adjacent to Pacific Coast Highway and creating two (2) new self-service vacuuming areas with shade structures in existing parking areas located north of the existing full-service vacuuming area. The applicant is proposing sixteen new self-serve vacuums at the reconfigured parking spots, with vacuum equipment housed in an enclosure to minimize sound adjacent to each vacuuming area. Additionally, the applicant provided a specification sheet on the vacuum equipment which will produce 65 dB(A) at five feet, 60 dB(A) at 10 feet and 56 dB(A) at

15 feet. For reference, 65 dB(A) is equivalent to traffic on Pacific Coast Highway. The project is conditioned to limit the hours of operation from 8:00 a.m. to 7:00 p.m. and to not exceed applicable noise standards specified in the LBMC 8.80.150 – Exterior Noise Limits (Exhibit C - Findings and Conditions of Approval).

The applicant is also proposing to upgrade the customer waiting area, located on the south side of the building, with new shade covers and furniture. A fourth shade structure is proposed at the south side entrance of the carwash. A new trash enclosure will be sited on the eastern edge of the site and will include landscaping to screen the enclosure. A Condition of Approval will require all shade structures on-site to be maintained and replaced as needed.

The existing carwash building was constructed in 1964 in the Googie style architecture. This type of architecture is influenced by car culture, jets, the space age, and the atomic age. The integrity of the Googie style architecture of the carwash will remain with the applicant proposing a change of color from red to green and the addition of nine spears to the roof top (Exhibit B – Plans and Renderings). In addition, signage will be updated, new landscaping is being proposed in the parking lot, customer area, around the trash enclosure and on the south of the building.

Overall, the carwash will continue to operate as it does today with full-service carwash services that include hand drying and vacuuming services. Vehicles will enter the site at the same locations and customers will select which service is best for them. For full-service, customers will exit their cars and the cars will be loaded onto the existing conveyor by staff. Upon completion, they will be driven off the conveyor by staff and lined up for hand drying. For self-service patrons, they will remain in their vehicles and be guided onto the conveyor by staff and directed to the self-vacuuming areas.

The modification is consistent with and carries out the policies of the General Plan Land Use District Mixed Use (LUD#7), the Community Commercial Automobile-Oriented zoning district, and development standards, including setbacks and height for the shade structures. The mixed-use nature of the shopping center supports the existing carwash and remodeling.

Staff recommends that the Planning Commission approve the CUP subject to conditions of approval.

PUBLIC HEARING NOTICE

A total of 633 Public Hearing notices were distributed on September 3, 2019, in accordance with the provision of the Zoning Ordinance. No comments have been received as of the preparation of this report.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15301 – Existing Facilities Class 1(a) as the project consists of interior and exterior improvements. (CE-19-015).


Respectfully submitted,



MARCOS LOPEZ, JR
PROJECT PLANNER



ANITA JUHOLA-GARCIA
PROJECT PLANNER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:ml:ajg

Attachments:

- Exhibit A – Location Map
- Exhibit B – Plans & Renderings
- Exhibit C – Findings and Conditions of Approval