



Legislation Text

File #: 22-1325, **Version:** 1

Recommendation to find that the Project is exempt from further environmental review and affirm staff's determination (Categorical exemption CE 22-147) and finding that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (Class 3 - New Construction or Conversion of Small Structures) and 153032 (Class 32 - Infill Development); and

Approve Condition Use Permit findings and conditions of approval memorializing the City Council's August 16, 2022 action to uphold an appeal (APL22-003) and approve a Conditional Use Permit (CUP 18-001) for a new car wash located at 5005 Long Beach Boulevard in the Commercial Automobile-Oriented (CCA) Zoning District. (District 8)

On August 16, 2022, the City Council held a duly noticed public hearing on an applicant's appeal of the Planning Commission's March 17, 2022 decision to deny a Conditional Use Permit (CUP) for a new automated car wash at 5005 Long Beach Boulevard (Attachment A). The City Council considered City staff's presentation, public comments, along with an updated noise analysis and revised plans from the applicant and acted to uphold the appeal approving the CUP and affirming findings/determination that the project is exempt from CEQA. The findings, conditions of approval, and CEQA determination are being presented for the City Council's review, adoption, and affirmation.

Background

The project site is on a part of a 1.48-acre site. The site is developed with a stand-alone restaurant and gas station with a mini mart (Attachment B). The project site is located within the CCA zoning district and has a Neighborhood Serving Centers and Corridors-Low General Plan PlaceType Designation. The area to be developed abuts the playground areas of Dooley Elementary School to the north and west, a convenience store and drug store with a drive-through pharmacy (drive-through is currently closed) to the east across Long Beach Boulevard; to the south, across Del Amo Boulevard, is a gas station with a mini mart and single-family residences; and a gas station with a drive-through car wash and mini mart is located catty-corner to the site across Long Beach Boulevard.

The automated self-service car wash is proposed to be located north of the mini mart and gas station abutting the northerly property line shared with the elementary school, adjacent to the school playground. An existing nine-foot perimeter wall serves as a buffer between the school and proposed car wash. The proposed car wash features a modern design with quality materials. The car wash tunnel would have a length of 100 feet and includes two drive

-up lanes, each with a pay station and a queuing length of approximately 130 feet before the pay station. The proposed project includes 15 parking stalls for vacuuming. Access to the car wash would be from the existing southernmost curb cut along Long Beach Boulevard. The northerly curb cut will be closed, and a full height curb and sidewalk constructed in its place. Other site modifications include new landscaping, security cameras, and lighting. The car wash would operate between the hours of 7:00 am to 7:00 pm daily.

The applicant submitted an updated car wash design which extended the car wash tunnel in order to enclose the exit and turn the opening to the south, facing toward Del Amo Boulevard, and away from the elementary school. The revised design in combination with the additional absorption materials prescribed would lower the noise levels by at least 10 decibels (dBA) to 25.5 dBA through 34.7 dBA, below the city's threshold of 50 dBA (Attachment C). The City Council found that with the aforementioned design changes and with appropriate conditions, the proposed car wash project would be consistent with the general plan and operate in a manner compatible with the surrounding uses (Attachment D).

Conditions of approval have been added to ensure the use operates in a manner compatible with the surrounding uses including prohibitory conditions. Conditions of approval include, but are not limited to, an enclosed exit, installation of sound absorbing materials, prohibiting the use of outdoor speakers, signage informing patrons to keep their radios turned down, protection of pedestrian path during construction, and requirements for maintaining one staff person at the pay kiosk during all operating hours (Attachment E). These conditions have been reviewed and discussed with the applicant.

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on October 27, 2022 and by Budget Analysis Officer Greg Sorensen on October 24, 2022.

Public Hearing Notice

Public hearing notices are not required to accept the findings to memorialize the August 16, 2022 action of the City Council. However, a courtesy notice of the item returning to the City Council was provided to individuals who previously submitted comments on the item. The August 16, 2022 City Council public hearing was duly noticed on July 27, 2022 in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code (LBMC).

Environmental Review

Pursuant to the California Environmental Quality Act (CEQA) Section 15303, Class 3 (c) and Section 16332, Class 32, this project is eligible for a CEQA categorical exception for "New Construction" and "Infill Development Projects" as the project consists of a qualifying small structure in an urbanized area on a lot under five acres (CE-22-147). In accordance with CEQA, the proposed project is located within Long Beach, occupies less than five acres, and is surrounded by urban uses. The site is adequately served by all required utilities and public services. The project site has no value as a habitat for endangered, rare, or threatened

species. Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality as detailed in the findings (Attachment F).

City Council action is requested on November 15, 2022.

This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with City Council priorities. There is no fiscal or local job impact associated with this recommendation.

Approve recommendation.

CHRISTOPHER KOONTZ, AICP
DIRECTOR DEVELOPMENT
SERVICES

APPROVED:

THOMAS B. MODICA
CITY MANAGER