



November 18, 2020

Pasadena Hearing Officer

Re: Wild Wash Express – Hearing November 18th.
2030 E. Colorado, Blvd.
Pasadena, CA

www.cityofpasadena.net/planning/public-comment

Dear Planning Officer:

My name is Tom Utman, an owner of Fast 5 Xpress Car Wash, located at 2400 E. Colorado Blvd.

I'm sending this notice to inform the City it will break its promise to Fast 5 if the City approves another express car wash along Colorado Blvd. When Fast 5 was seeking entitlements for its express wash, the City informed Fast 5 that no new car wash was going to be approved on Colorado Blvd., including Fast 5's proposed express at 2400 E. Colorado Blvd., even though there was an existing car wash at the site. Per the City Planners, "There will be no car washes approved along the Rose Bowl Parade Route. This stretch of Colorado is a major widow to the world and a new car wash would not be the best use for the world to see". Fast 5 had to hire an Attorney to convince the City that because there was already an existing car wash at the site, the City must "Grandfather" the use, which the City finally agreed to. However, a Condition of Approval was that Fast 5 could not change the position of the tunnel; Fast 5 had to use the existing tunnel. Fast 5 agreed with the understanding that there would no longer be any new car washes along the Parade route; therefore, deciding to move forward with the understanding there would not be competition close by.

By agreeing to a new car wash on the Rose Bowl Parade Route, less than ½ mile to the west of Fast 5, I feel the City is back tracking on its commitment to Fast 5. Fast 5 spent over \$4,000,000 on a "Grandfather" site. The Tunnel could have been placed on the property more efficiently. Approving another express car wash less than ½ mile from Fast 5 is not in the spirit for our investment / commitment to the City.

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An approval at that site is not the best for the City. That 40,000 SF of land along the Rose Bowl Parade route could have many other uses, other than a car wash (Senior Housing, or a 5-star mix use residential complex with food and retail services below).

Fast 5 would not have been approved on Colorado Blvd. The ONLY reason Fast 5 received approvals was because we hired an attorney and the City agreed to "Grandfather" the car wash use, due to a pre-existing use. No other reason. The proposed car wash will be for a new car wash, which the City had previously said it would never approve along the Rose Bowl Parade Route.

With that said, I'm hopeful that by understanding past negotiations with Fast 5, the City will deny approval for the proposed express car wash at 2030 E. Colorado Blvd.

Thank you for considering my comments.

Sincerely;

Tom Utman
Partner / Owner of Fast 5 Xpress Car Wash.