

## Varsh, Tess

---

**From:** Thyret, Pam  
**Sent:** Wednesday, February 17, 2021 2:58 PM  
**To:** Amer Hanna; Walker, Alison  
**Cc:** cjb53@pacbell.net; Varsh, Tess  
**Subject:** RE: CUP #6843-2030 East Colorado Blvd.

**From:** Amer Hanna <[amer.hanna@hotmail.com](mailto:amer.hanna@hotmail.com)>  
**Sent:** Wednesday, February 17, 2021 2:47 PM  
**To:** Amer Hanna <[amer.hanna@hotmail.com](mailto:amer.hanna@hotmail.com)>; Thyret, Pam <[pthyret@cityofpasadena.net](mailto:pthyret@cityofpasadena.net)>; Walker, Alison <[awalker@cityofpasadena.net](mailto:awalker@cityofpasadena.net)>  
**Cc:** [cjb53@pacbell.net](mailto:cjb53@pacbell.net)  
**Subject:** Re: CUP #6843-2030 East Colorado Blvd.

**CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you *know* the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

---

**From:** Amer Hanna <[amer.hanna@hotmail.com](mailto:amer.hanna@hotmail.com)>  
**Sent:** Wednesday, February 17, 2021 12:57 PM  
**To:** Amer Hanna <[amer.hanna@hotmail.com](mailto:amer.hanna@hotmail.com)>  
**Subject:** Car wash

This conditional use permit application for a car wash should not be approved and a different project, like a mixed-use project, should be constructed at this valuable location of Colorado Boulevard for the following reasons:

- 1) Colorado Boulevard which is known as route 66 is the face and heart of Pasadena and does not need another carwash.
- 2) Colorado Boulevard is a major thorough fare serving people traveling from other neighboring cities east and west of Pasadena. It does not need another carwash that generate a monster amount of car traffic. It has a lot of traffic already.
- 3) Walnut Street is a better and more suitable street for a carwash because auto related businesses are existing on it and intended to host automobile related businesses .
- 4) A good example of traffic generated by a carwash is the one at Fast 5 Express Carwash on Colorado east of Sierra Madre Blvd. Its customers technically use up one full traffic lane for cars waiting for access. Cars can be seen parked at the curb denying curb spaces to other car owners all day during the carwash operating hours. It is just like owning one lane of Pasadena City street for free. At the token, this new proposed carwash will occupy one full lane of San Marino Ave. Preventing people from using the street parking for a good length of the street.
- 5) The same situation will occur even if the entrance of the carwash is moved to Colorado Boulevard. The car wash will be occupying a good length of Colorado Boulevard. That's why this car wash should not be erected at this valuable corner of Colorado Boulevard.
- 6) There should be a traffic and noise study done for this propose establishment. I am sure a city mandated study will not support a carwash at this location.
- 7) This car wash will have a negative impact on our neighborhood home values. Keeping in mind if a house sold for a low price on San Marino Ave., it will become a bad comparable if used by an appraiser appraising a house one mile away from it.

- 8) San Marino Ave. Will suffer from cars parked and waiting to enter the carwash during the long hours of operation.
- 9) Installing a “No Left Turn” sign to direct or divert cars traveling from the south intending to enter the carwash will not reduce the traffic jam.
- 10) Installing a “No Right Turn” sign to discourage cars exiting the carwash from using San Marino Ave. to get to Del Mar Blvd. will not work either. A simple example of a similar situation is the one sign installed at Vons supermarket exit at Rosevelt Avenue, cars still exit the parking lot making a right turn on Rosevelt even the “no right turn” sign is placed at the exit. Simply signs do not work and it is hard to even enforce as no one will be there to enforce it.
- 11) San Marino Avenue is a narrow street that allows car to park only on the west side during the day. This proposed establishment will pack the street in both directions during its hour of operation.
- 12) San Marino Ave. is a residential street often used by most parents who drop off and pick up their children at Hamilton elementary school at the corner of San Marino Ave. and Del Mar Boulevard. It is a busy street already. Adding more cars will turn it into a commercial Street and literally a race track for cars leaving the carwash speeding to try dry off their cars creating unacceptable safety problem.
- 13) I feel sorry for the home owners and residence of San Marino, Craig, and Berkeley Avenues who will suffer the most due to the fact that this carwash will become a permanent invisible detour sign that divert traffic and funnel cars through their streets to avoid passing by the busy carwash.
- 14) Another issue the residence of San Marino Ave. are dealing with is the existence of the busy liquor store at the other corner of Colorado Boulevard. This store receives constant deliveries on an hourly basis every day. When two delivery trucks are dropping off their orders at the same time, they block the corner hindering other cars from going through the intersection. Can you imagine the situation when we add the car wash to the mix?
- 15) This project does not benefit the city in anyway. It does not even create more than four new jobs because this automated carwash takes no more than four employees to operate at the most.
- 16) After googling the name of “wild wash express” I discovered there are two other locations in existence. One is located in Sylmar and one in North Hills. I’ve personally visited the two locations and observed the operation for over 30 minutes each. I was shocked to see the number of cars entering the two carwashes. it is enormous and unbelievable operation to watch. I encourage any member of the board to visit at least one of the locations.
- 17) A recent search of the ownership of the property at 2030 E. Colorado Blvd. shows that the applicant is not the current owner of the property, yet. I think the property may be still in escrow subject to the final city approval of the conditional use permit. I am sure the applicant is aware that conditional permit is not automatic and requires approval. That is why the escrow and the purchase of the property is not finalized yet.
- 18) I truly believe that the hearing officer was not presented with enough information of the project to make a valid and fair decision. The Board of Zoning Appeal; however, is not required to uphold the hearing officer recommendations.
- 19) It is time for the City of Pasadena to learn from prior approval of existing establishment that generate tremendous amount of traffic like Chick-fil-A at Bonnie and Colorado and the Fast Five Express carwash.
- 20) Finally, a major project like this one should require a public input through a community meeting not a public hearing with notices sent to property owners who lives within the 500–1000-foot, radius. The community should have its opinions heard and a complete study of the impact of this project on the neighborhood in general done before a final decision is made.

concern citizen who lives in the neighborhood  
Amer Hanna