

## Takeda, Michi

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**From:** CJ Green <cjg53@pacbell.net>  
**Sent:** Monday, February 22, 2021 4:47 PM  
**To:** Takeda, Michi  
**Cc:** 1. Me  
**Subject:** For the Design Commission re: CAR WASH DESIGN at 2030 E. Colorado Blvd.

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Dear Pasadena Design Commission,

The following letter was initially sent last week to the Board of Zoning Appeals in regards to the proposed CAR WASH at 2030 E. Colorado Blvd. In fact, I was one of the residents who originally wrote to the Planning Commission to ask that this project be stopped in its tracks for multiple reasons. And I can't say I'm surprised that, once I made my neighbors on S. San Marino and S. Berkeley Avenues aware of the proposed project, that they've reacted, *en mass*, as horrified as I did when I learned about the City placing a giant, automated Car Wash at the end of our residential street.

The reason I'm forwarding the letter to you is that perhaps the most head-scratching choice in the design of this project is closing the ingress and egress on Colorado and having cars enter and exit on my narrow, residential street, S. San Marino. While the entire project deserves to be halted *en toto* ASAP, the choice of feeding traffic onto San Marino falls into your purview, I believe, as it would demand design changes to the physical layout of the Car Wash. What follows is the body of my letter to the BZA:

In my original letter to the City I laid out several options to make a Car Wash less impactful on our neighborhood – like no ingress or egress on S. San Marino and speed-bumps for both Berkeley and San Marino. But after researching the City's strictures on new business construction and reading the letters sent to you by my neighbors, I've changed my mind about amending certain aspects of the Car Wash project.

Now I believe the only way to deal with this proposed project is to reject it.

Completely.

As I said in my previous letter to the Planning Board, not only does the neighborhood not need yet another Car Wash – we already have SEVEN just from Hill to Altadena and from the 210 down to Colorado – but the entire CITY doesn't need yet another Car Wash. Hell, the Fast 5 Xpress Car Wash just east of Sierra Madre Blvd is less than 2,600 FEET from the proposed site of this Wild Wash! And speak to anyone in the City who's had to deal with that Fast 5 Xpress and you'll learn

what a nightmare it's been, especially for traffic on Colorado. Just because someone wants to open a business, that shouldn't be the only determining factor for handing out permits.

In fact, here's my main point now in asking you to deny all permissions to build this project: **WE, THE NEIGHBORS, SHOULDN'T BE MADE THE VICTIMS OF MORE TRAFFIC, POLLUTION, VEHICULAR DANGER AND NOISE JUST TO SERVICE A RETAIL BUSINESS. Any business in Pasadena should be serving the residents of the community and not the other way 'round.**

Simple as that.

And, to be honest, when I read the CUP 6843 Staff Report it states in 24.7 that any project must include "Buffering Adjoining Residential Areas." How in Hell can the City even begin to say that our street and neighborhood would be "buffered" from the Car Wash when you want to allow the line of Car Wash patrons to both enter and exit on S. San Marino? You can't be serious that you think this would "buffer" us. It would kill our street.

Are you familiar with the corner at Colorado and S. San Marino? I recently convinced the City's DOT to extend the red curb on the east NO PARKING ANY TIME side of San Marino adjacent to the Liquor Mart. Why? Because, forever, customers and suppliers of the Liquor Mart have illegally parked there and blocked drivers view of the traffic on Colorado. Here, let me show you what I ran into just last week. And this was AFTER the red curb was extended! (Clearly, nobody cares about red curbs anymore.)



If you don't have your bearings, you're looking north toward Colorado. The truck that's unloading beer is illegally parked not only in a red zone but on the side of our street that's clearly marked NO PARKING ANY TIME. (And, of course, this driver is facing the wrong way on the wrong side of the street but let's not even deal with that right now.) This situation has gone on for at least the 12 years I've lived on the street.

Do you know what's directly across San Marino to the truck's left? That's 2030 Colorado, the vacant lot where the Car Wash wants to be built. And guess what's immediately across from the truck... the curb cuts for both the proposed ingress and egress from the vacant lot. (Sorry that you can't see them in the photo; that wasn't why I was taking the picture.)

Do you really think anyone is going to turn left towards Colorado, "NO RIGHT TURN" sign or not, when their vision is being blocked by a gardener's truck or a delivery 18 wheeler? No. They're going to make a right and head down my residential street, S. San Marino. As you can see, that corner is already a nightmare which your Car Wash is only going to further turn into a possible death trap.

Let's look further now into the City's CUP 6843 Staff Report.

Page 11, **ATTACHMENT A: Specific Findings for Conditional Use Permit #6843**, holds two paragraphs with very clear demands for a new business which I can tell you right now no Car Wash can never meet butted up to a residential neighborhood.

Paragraph #4 states:

"The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use." And –

Paragraph 5:

"The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City."

Do you think that property values on S. San Marino and S. Berkeley will remain where they are when a Car Wash is grinding away at the top of the street? No. In fact, I've already spoken to two residents who've told me they'll sell and move to Altadena before the Car Wash goes in and lessens their property values.

Do you think that the pollution from all the idling cars will be advantageous to our neighborhood's health? Of course not, it will be the dictionary definition of "detrimental" and "injurious" which the City's rules say should stop the project cold.

Do you think the additional traffic speeding up and down S. San Marino and S. Berkeley from strangers who have no investment in the neighborhood will keep us, our children and our animals "safe"? Of course not. The odds are someone and/or their pets or children will wind up injured or dead.

A Car Wash on our street is just something, in any form, that's unacceptable to me. And to my neighbors.

In talking to neighbors, someone had the thought that with Pasadena in such a need of HOUSING, especially for low-income workers (no, we're not talking about the homeless), that parcel would be a fantastic spot to build a 3 or 4 story apartment building for lower income workers who are presently employed in Pasadena but cannot

afford to live here. I think we could garner huge support for a project like that. And you could even make it mixed use with stores on the ground level.

But we can discuss that later – after you put a stake through the heart of this proposed Car Wash.

Thank you for your time and attention.

Sincerely,

**CJ**

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