

From: [REDACTED]
To: [Tam, Hayman](#)
Cc: [REDACTED]
Subject: Board of Zoning Appeals Agenda Item 3- CUP #6843-public comment
Date: Thursday, November 18, 2021 1:46:00 PM

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Dear Chair Coher and Board Members,

The Pasadena Chamber of Commerce respectfully requests that you uphold the hearing officer decision and grant CUP #6843 to allow the car wash at 2030 East Colorado Boulevard.

The Hearing Officer was absolutely correct to grant the Conditional Use Permit based on existing zoning in the area as well as the historic use of Colorado Boulevard as an auto oriented street.

The use is compatible with allowed uses in the area, with the CUP. The conditions imposed will reasonably protect neighboring residential properties from any negative impacts.

It is troubling that the staff has chosen this project, and this area, to determine that a car wash is incompatible with nearby residences. If that were the standard used throughout Pasadena there could be no improvements in any neighborhood commercial area anywhere in our city.

Quite frankly this determination makes no sense, especially given that Colorado boulevard has been the commercial backbone of Pasadena for more than 100 years. Since automobiles were first introduced here, East Colorado Boulevard has been the place customers go to find tires, auto repair, auto parts, new and used cars, family restaurants(even famous drive-ins) and, yes, car washes.

The proposed project is across the street for Rusnak Volvo, one of our marquee car dealerships and a major sales tax generator for the city. Under the standard proposed here by city staff, should Rusnak want to make any improvement to their property, it would be deemed incompatible. Again, this is simply incorrect, especially along this part of East Colorado boulevard.

Yes, the car wash will generate auto trips. The conditions imposed in granting the CUP will ensure those trips do not impact the neighborhood.

Perhaps the use in Pasadena that generates the most auto trips, Pasadena City College, is just blocks west of this site. Almost any use will generate the number of trips anticipated with the car wash and many that would be allowed without a conditional use permit could generate far

more traffic and directly impact the neighbors.

The proposed car wash is attractive. It will serve a community need. It will not impact the adjacent neighborhood.

Hearing officers make decisions based on facts and evidence. In this case, the hearing officer was correct in determining the CUP should be granted.

Please allow the Hearing Officer decision to stand.

Thank you,

Paul Little
President and Chief Executive Officer
Pasadena Chamber of Commerce and Civic Association