



PLANNING COMMISSION

MINUTES

Monday, July 1, 2013

A regular meeting of the Planning Commission was called to order by Chairperson Elisaldez at 6:00 p.m., in the City Hall Council Chambers, 6615 Passons Boulevard, Pico Rivera, CA.

STAFF PRESENT:

Ben Martinez, Director
Julia Gonzalez, Deputy Director
Christina Gallagher, Assistant Planner

ROLL CALL:

PRESENT: Commissioners Celiz, Elisaldez, Garcia, Martinez, Zermeno

ABSENT: None.

FLAG SALUTE: Led by Commissioner Zermeno

APPROVAL OF MINUTES:

June 17, 2013

It was moved and seconded to approve the minutes of June 17, 2013. Motion carried by the following roll call vote:

AYES: Celiz, Elisaldez, Garcia, Martinez, Zermeno

NOES: None

ABSTAIN: None

ABSENT: None

PUBLIC HEARING:

CONDITIONAL USE PERMIT NO. 713 – AN APPLICATION BY THOMAS UTMAN, REPRESENTING FAST5XPRESS CAR WASH, TO CONSTRUCT AND OPERATE A FULLY AUTOMATED CONVEYOR-TYPE EXPRESS SERVICE CAR WASH TO BE LOCATED AT 8629 & 8639 WHITTIER BOULEVARD IN THE GENERAL COMMERCIAL (C-G) ZONED DISTRICT

Assistant Planner Christina Gallagher presented the public hearing. The project will be

located at the northwest corner of Whittier Boulevard and Lexington Road. The existing structures at the site which will be demolished are one non-conforming single-family residence, a closed food service establishment, a tv sales and repair shop, and a liquor store. The property consists of two parcels to be merged prior to issuance of building permits.

The lot size is 40,530 sq. ft. The facility will be approximately 3,900 sq. ft. and will have a canopy approximately 3,800 sq. ft. The site requires 16 parking stalls, but has 19 proposed, of which 14 will be equipped with vacuum units, and 5 employee stalls. The site will include new landscaping, irrigation, lighting and grading, with six foot and eight foot high walls. The operation hours will be from 7 am to 8 pm and a minimum of 3 employees to be on site during hours of operation. The development will provide local employment opportunities of up to 15 new employees. The development is consistent with the General Plan's policy of developing underutilized lands along heavily traveled roadways for commercial uses.

The 3,900 sq. ft. car wash consists of a 2,600 sq. ft. wash tunnel with the remaining 1,300 sq. ft. consisting of an electrical room, equipment room, restroom, office and sales kiosk.

The development will consist of white smooth stucco, dark orange awnings, indigo trimming and doors, gray steel columns, a standing seam metal roof and a glass store front facing Whittier Boulevard, with the entrance on the east and exit on the west.

A consultant was hired to conduct a traffic impact analysis which concluded no impacts. The traffic study was reviewed by the City's traffic engineer who concurred with its findings.

The car wash will generate approximately 611 vehicles per day, with a morning peak of 24 and an evening peak of 55. Seventeen vehicles are able to be stacked on-site with the capability of processing 120 car washes within 1 hour. Initial demand within the first weeks of opening will see increased levels of vehicle visits.

A consultant was hired to conduct a noise study, which concluded that with the inclusion of conditions regarding construction and design, the development will be in compliance with the City's noise standards. The applicant has also included a self imposed design modification of reducing the height and width of the car wash exit to reduce noise. No business activities shall be permitted to commence until a licensed engineer verifies the developments compliance with City noise standards.

Sheriff's staff has reviewed and have no concerns regarding the development. After the grading is completed and construction materials are stored on-site, a security guard will

be hired to patrol the property. Gates will be installed at both entrances and exits to prevent vehicle access when business is closed. The applicant will install a surveillance system throughout the property consisting of 24 cameras, with 11 of them infrared with live feed capabilities.

Staff is recommending the adoption of the resolution approving CUP 713, subject to conditions of approval.

Tom Utman, owner of Fast5Xpress Car Wash, spoke in regards to the car wash. He explained the idea of the car wash. They are fairly popular in the east coast. These types of car washes are different than the others, whereas the customer does not need to exit the vehicle, and is able to leave valuables in the car. They are a professional type of car wash. The wash is usually about three to four minutes long. They have a Fast5 Express business in Irvine, Norwalk, Monrovia, and Murrieta. They are opening locations in South Gate, Temecula, and Escondido.

Chairperson Elisaldez asked to be walked through the process.

Mr. Utman explained that they have a greeter who will hand the customer a towel to wipe their dashboard, as well as a trash bag to clean out the trash in the vehicle. If they are not too busy, they will offer coffee. If there are children in the vehicle, they will give them stickers. If there is a dog in the car, they will give the dog a biscuit. The pricing is six, nine, and twelve dollars. Once the customer selects the level of service to purchase, a gate will open and a loader (employee) will assist in loading the vehicle. The wash takes between three and a half minutes. After the wash, the customer can pull up to the vacuums and vacuum their vehicle free of charge.

Chairperson Elisaldez asked if there were any sales from the kiosk.

Assistant Planner Gallagher responded that there is no interior customer area at the car wash.

Mr. Utman stated that the car wash water does not runoff into the storm drains.

Chairperson Elisaldez asked about the two businesses, the liquor store and a television repair business. He asked if they would be relocating or closing.

Assistant Planner Gallagher answered that they would be closing. Mr. Utman stated that the owner of the liquor store will be retiring.

Commissioner Zermeno asked if there would be an entrance to the car wash from

Lexington Road.

Mr. Utman replied that there would be an entrance off of Lexington Road.

Commissioner Zermeno asked if anyone would be monitoring to see if people will be coming in just to use the vacuums.

Mr. Utman replied that unless they were extremely busy and someone was not monitoring this area, someone could come in just to use the vacuums, but they have not seen this happen at other locations.

Commissioner Zermeno also asked if someone could get in through the Whittier Boulevard entrance just to use the vacuums.

Mr. Utman replied that yes they could get in through this entrance as well. He stated that the width of the entrances was large enough so the Fire Department could have clearance if they needed to gain access.

Commissioner Garcia asked about solar use.

Mr. Utman replied that this location will not use solar, but has the ability to add solar use in the future, if necessary.

Commissioner Celiz asked if they could build a ten foot wall to the apartments instead of an eight foot wall.

Assistant Planner Gallagher responded that staff would have concerns with aesthetics with a ten foot wall near the Whittier/Paramount Boulevard area but would be open to designs of a ten foot wall in that area.

Deputy Director Gonzalez asked if the reason for the ten foot wall would be to block noise or if it was for safety reasons.

Mr. Utman replied that they would be adding tall Cypress trees along that area to shield the apartments.

Commissioner Zermeno asked if they would consider putting Queen Palms to add value to the area because Italian Cypress harvest mice.

Director Martinez stated that the Palms also harvest rodents. They may still have the infestation problem.

Commissioner Zermeno asked how far the trees would be from the apartments.

Mr. Utman responded that the landscaped area would be about forty to fifty feet away.

Director Martinez asked if the Commission wanted staff to look into any different types of shrubbery.

Commissioner Martinez welcomed Mr. Utman to the City. He mentioned also a pvc synthetic type of vine that could be anchored to the wall. Commissioner Martinez asked why the wall on the northern end is proposed at six feet and on the westerly end the wall is eight feet.

Assistant Planner Gallagher replied that the noise study recommended the north wall to be six feet.

Commissioner Martinez asked about the noise for the apartments behind the northern end.

Assistant Planner Gallagher responded that the height of the wall was proposed not for the type of business, but for the location of the exit of the car wash tunnel.

Chairperson Elisaldez asked to give staff direction to look into the graffiti vine.

City Attorney John Lam stated that staff could separate the landscaping into two conditions in order to work with the developer on each section.

Commissioner Garcia asked Mr. Utman if he had read through and agreed with staff's conditions.

Mr. Utman responded that he read and agrees with all of staff's conditions.

There being no further discussion, it was motioned to approve the resolution with amendments by Commissioner Martinez, seconded by Commissioner Zermeno.

Motioned carried by the following roll call vote:

AYES:	Commissioners Celiz, Elisaldez, Garcia, Martinez, Zermeno
NOES:	None
ABSTAIN:	None
ABSENT:	None

PUBLIC COMMENTS: None.

NEW BUSINESS:

CONTINUED/OLD BUSINESS: None.

PLANNING COMMISSION REPORTS:

- a) CITY COUNCIL MEETING OF June 25, 2013 – Commissioner Martinez attended the meeting and reported on several issues. Landscape and Lighting Assessment districts were approved, as well as the Paramount and Mines landscape assessment district. Community Development Block Grant draft was continued. The moratorium on the e-cigarette was extended for 45 days and continued for staff to conduct further research. The Smith Park Renovation Project was approved. The 2013-2014 budget was approved.

Commissioner Celiz commented that the new 7-11 has already been targeted with graffiti.

Deputy Director Gonzalez replied that Public Works was notified and staff is working to clean up the graffiti. They are waiting for a key to obtain access to the fenced area.

Commissioner Celiz also commented that on the side fence at Rivera Middle School has graffiti as well.

Deputy Director Gonzalez will look into who is responsible for that area and report back.

Commissioner Zermeno asked if an area is to be cleaned by Caltrans, what the timeframe for this would be.

Deputy Director Gonzalez responded that staff emailed the requests to Caltrans, and they do not give a timeframe.

Commissioner Zermeno asked who maintains the medians on Beverly Boulevard and San Gabriel River Parkway.

Director Martinez responded that the medians are maintained by Public Works.

Commissioner Zermeno replied that these are not being maintained.

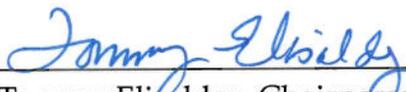
Director Martinez replied that we will check with Public Works and report back.

- b) PLANNING COMMISSION REPRESENTATIVE TO THE CITY COUNCIL
MEETING OF Tuesday, July 9, 2013.

Chairperson Elisaldez to attend.

Chairperson Elisaldez thanked staff for their hard work.

There being no further business the Planning Commission meeting was adjourned at 6:50 p.m.



Tommy Elisaldez, Chairperson

ATTEST:



Benjamin A. Martinez, Secretary
Planning Commission
Director of Community and Economic Development