

LOS ANGELES COUNTY LETTERGRAM

TO	Gina Natoli Hearing Officer	FROM	Diane Aranda Zoning Permits II
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SUBJECT: AGENDA ITEM #4: **DATE:** October 19, 2010
REQUEST FOR CONTINUANCE/ ADDITIONAL MATERIAL
CASE NUMBER: Conditional Use Permit 200900109 -- Project R2009-01522-(1)

On October 12, 2010 staff received a phone call and an email from community members with concerns regarding the proposed hand operated car wash. Staff has also received letters dated October 13, 2010 and October 14, 2010 signed by five out of the seven homeowners on Mountain Vista Drive stating concerns such as potential traffic impacts, loitering, littering and a decrease in property value. The letter also includes a request for a continuance of the October 19, 2010 public hearing stating that there are residents that did not receive public hearing notices, and to allow sufficient time to prepare for the public hearing.

On October 14, 2010 staff consulted with the Department of Public Works in regards to potential traffic impacts to the adjacent cul-de-sac and circulation on the property. For the abovementioned reasons, and to allow the Department of Public Works sufficient time to address potential traffic impacts and circulation on the property staff is requesting a continuance to a later date.

I have attached the letters in opposition to the proposed project.

MBM: DA

Homeowners
Mountain Vista Drive
South San Gabriel, CA 91770

Diane Aranda
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

October 13, 2010

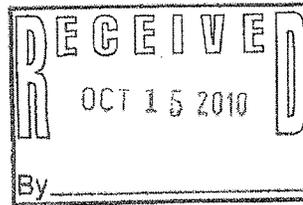
Dear Ms. Aranda:

We have been notified that a permit has been requested to establish a hand operated car wash on the corner of San Gabriel and Mountain Vista Drive, and that the hours of operation will be from 7AM to 7PM seven days per week with a total of fourteen employees. If this request is approved, the car wash will sit at the entrance of Mountain Vista Drive, a cul de sac with eight family homes.

We are writing to inform you that five of the eight home owners (one home is currently vacant) on Mountain Vista Drive, South San Gabriel, 91770 are opposed to having a car wash at the entrance of our street. Our reasons include the following:

1. Often there is no parking space for our own cars on our own street because the small businesses at the entrance of our street park on our street. A new business with fourteen employees will surely turn our small cul de sac into a parking lot where we will not be able to park our own cars.
2. Cars cannot line-up on San Gabriel Blvd. N/S or San Gabriel Blvd. E/W to wait for their car wash because traffic on these streets is very heavy, moves quickly, and accidents are already prone to happen.
3. There will be more traffic going in and out of our cul de sac. Already there is too much traffic with people from the businesses at the entrance of our cul de sac parking on our street where they sometimes take naps, take breaks, eat lunch and leave their trash.
4. There will be many strangers watching our comings and goings, making us more vulnerable.
5. A car wash may attract loitering near our homes.
6. The noise level will increase.
7. There will be more littering.
8. It will decrease our property value.

To: Supervisor Gloria Molina
From: Homeowners as Mountain Vista Drive
South San Gabriel, CA 91770
Date: October 13, 2010



Dear Supervisor Molina:

We have been notified that a permit has been requested to establish a hand operated car wash at 1328 San Gabriel Blvd. We have written a letter to Diane Aranda of the Department of Regional Planning with a list of reasons as to why such a permit should be denied, and are faxing you a copy of this letter because we want to keep you informed of what is going on in our community, and to ask for your support.

We appreciate all that you have done for us in the past, and look forward to working with your staff on this issue.

Sincerely,
Dolores Carlos
1426 Mountain Vista Drive
South San Gabriel, 91770
(626) 571-5097

Homeowners
Mountain Vista Drive
South San Gabriel, CA 91770

Diane Aranda
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

October 14, 2010

Dear Ms. Aranda:

Please accept this letter as an addition to the previous letter that we have already faxed and mailed to you.

Having further discussed our situation, we would like to ask for a postponement of the hearing for a Conditional Use Permit to establish and operate a hand operated car wash at 1328 San Gabriel Blvd., South San Gabriel, 91770. This hearing is scheduled for Tuesday, October 19, 2010 at 9:00 a.m. at Room 150, 320 West Temple Street, Los Angeles, CA 90012, we request for a postponement. The reason for our request is that we were not sent an official letter informing us about this hearing. Some of us did receive a small yellow postcard, but some did not. Therefore, we request that we be given more time so that we can prepare for the hearing.

Thank you for consideration of request.

Sincerely,



Dolores Carlos,
Representative for
Homeowners
Mountain Vista Drive
South San Gabriel, CA 91770

Having met and talked about the possibility of having a car wash at the entrance of our small street, we respectfully request that you deny the conditional use permit for a hand car wash located at 1328 San Gabriel Blvd. because of the reasons listed in this letter.

Sincerely,

Suleyman Babaoglu
Dolores Carlos
1426 Mountain Vista Drive
Suleyman Babaoglu
Dolores Carlos

Maria Manriquez
Martha Manriquez
1444 Mountain Vista Drive
Maria Manriquez
Martha Manriquez

Carlos Garcia
Margarita Garcia
1431 Mountain Vista Drive
Carlos Garcia
Margarita Garcia

Steven ZOM
Pearl ZOM
1427 Mountain Vista Drive

Vickie Banando
1441 Mountain Vista Drive
Vickie Banando

CC/Supervisor Gloria Molina



**BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES**

856 KENNETH HAHN HALL OF ADMINISTRATION / LOS ANGELES CALIFORNIA 90012 / (213) 974-4111

GLORIA MOLINA
SUPERVISOR, FIRST DISTRICT
CHAIR OF THE BOARD

October 13, 2010

Mr. Carlos Garcia
1431 Mountain Vista Drive
South San Gabriel, California 91770

Dear Mr. Garcia:

Thank you for contacting my office regarding the proposed car wash at 1328 San Gabriel Boulevard in unincorporated South San Gabriel.

My Field Deputy Jorge Morales referred you to Regional Planning Assistant Diane Aranda with the Los Angeles County Department of Regional Planning. Please share your concerns directly with Ms. Aranda, who may be contacted at (213) 974-6435.

If I can be of further service, please do not hesitate to contact Mr. Morales or Ms. Yolanda Luna with my San Gabriel Valley field office at (626) 350-4500, and refer to the case number below. Thank you for the opportunity to assist you.

Sincerely,

A handwritten signature in black ink that reads "Gloria Molina".

GLORIA MOLINA
Chair of the Board
Supervisor, First District

GM/JM/yl

c: Diane Aranda, DRP

Case No. CAS22368

Aranda, Diane

From: Zoning LDCC
Sent: Monday, October 18, 2010 3:29 PM
To: Aranda, Diane
Subject: FW: Request to Deny CUP 200900109

Hi Diane,

LDCC received the following email. We've already responded to the email indicating that the message has been forwarded to you, and to contact you for additional questions and comments.

LDCC

From: Banando, Vickie [mailto:VBanando@MontereyPark.ca.gov]
Sent: Monday, October 18, 2010 11:36 AM
To: Zoning LDCC
Subject: Request to Deny CUP 200900109

I respectfully request that you deny the Conditional Use Permit 200900109 for Project R2009-01522-(1), a hand wash car wash located at 1328 San Gabriel Boulevard, South San Gabriel.

The project location is not conducive for that type of business. As a resident/home-owner on Mountain Vista Drive, the proposed egress, my concern is the blockage of the entrance and exit from our cul-de-sac street. There is an island on San Gabriel Boulevard that will make vehicles have to travel only one way to the business and with multiple vehicles, the normal behavior for drivers to wait in line which will block the street.

Also with 14 employees, my other concern is parking on my street. There is not enough room to accommodate the additional parking as we have issues with enough parking as it is.

I would appreciate you voicing my concerns at the hearing as I am not able to attend as I work for the City of Monterey Park and unable to be there at 9:00 am in the morning. My neighbors will be there to represent me.

I appreciate you taking time to review this matter and to address my concerns and assure me that if I need an ambulance or a fire truck, that they will have access to my street.

Thank you.

Vickie Banando
1441 Mountain Vista Drive

Vickie Banando
Secretary to the City Manager