

Molinar, Tess

From: Anthony Kossoian <a.kossoian@gmail.com>
Sent: Wednesday, November 18, 2020 4:23 PM
To: Molinar, Tess; Walker, Alison
Subject: Wild Wash Express

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November 17th, 2020

From: Anthony Kossoian

Owner Fair Oaks Car Wash 2164 Fair Oaks Ave CA 91001

To: Tess Molinar & Alison Walker

Dear Tess & Alison,

My name is Anthony Kossoian. My family owns and operates Fair Oaks Car Wash located in Altadena. We have been in the car wash industry for over 25 years. My fellow business peers have notified me of a city hearing regarding new car wash development. Like myself, these businesses are family-owned and operated by great people. We have spoken and come up with a couple of points that we believe are very important to be addressed. Please hear us out on this matter as this will affect many families who work very hard to provide for our families.

Subject Property 2030 E. Colorado Blvd "Wild Wash Express"

1. No Demand for business.

In Pasadena there are 8 car washes already. Car washes in the area already have a close proximity to each other and a new car wash will not add value or variety to the city. Fast 5 Express which opened in 2018 is already an express car wash and is only 0.5 miles from the subject property. The car washes will be listed below along with the distance from the subject property 2030 E. Colorado Blvd

Fair Oaks Car Wash 5.9 Miles

Pasadena Auto Wash 2.9 Miles

Arroyo Car Wash 2.8 Miles

Pasadena Hand Wash 3.6 Miles

Walnut Hill Car Wash 1 Mile

Fast 5 Express 0.5 Mile

Lucky Car Wash 2.1 Miles

Showroom Auto Detail 1 Mile

As you can see the distance from car wash to car wash is very close. Adding a ninth car wash will create unnecessarily competition.

2. Environmental Damage.

As you know, California is a drought state. Adding another water use business is not a proper environmental decision. Although most car washes feature a water reclamation system, freshwater is still being used. Electricity usage is high in car washes, on average a car wash will use 7,000-10,000 kWh per month. In summer this will result in more power outages during on-peak hours. The development, construction, and then operation of the car wash will add unwanted pollution and noise to neighbors in the area. With the rise in costs for utility bills, this would greatly affect other car wash owners and surrounding properties.

3. Neighboring homeowners

Surrounding the subject properties are fellow businesses and homeowners. The surrounding homeowners can potentially see a decrease in their home value as it would be right next to a noisy car wash. This would affect homeowners significantly and cause many issues in the future. The homes directly behind the subject property would be hit the worst by this. Here is a link to an article that confirms this

<https://www.wsj.com/articles/SB121337842848472377>

<<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.wsj.com%2Farticles%2FSB121337842848472377&data=04%7C01%7Ctmolinar%40cityofpasadena.net%7Cbf70c7cadfaa4e11173008d88c215721%7C82d9fc002c664402a28fc6bc32e491%7C1%7C1%7C637413422114812213%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAilLCJQljoiv2luMzliLCJBTiI6k1haWwiLCJXVCi6Mn0%3D%7C3000&sdata=1ZKk9vXmqHnJ5Y5WxMRgy2aezUaMPDM1fEfNo dzodTo%3D&reserved=0>>

4. Economic Hardship for Business Owners

Many car wash operators and owners are already going through operating hardships such as but not limited to Covid 19, rise in operating costs such as utility bills, property taxes, worker's compensation, liability insurance, and shortage of staff. To add another carwash into the mix will further increase these problems and can potentially lead to layoffs in staff. This will mostly affect those car washes (6) that are under a 3-mile radius to the subject property.

I hope our voices are heard and that a proper resolution is met for this property. We are hardworking small businesses that are doing our best to make ends meet. The majority of us owners have been serving the City of Pasadena for over 10 years and we are very grateful for the city. My direct phone number is (818) 640-7348 if you would like to chat. Thank you for giving us the opportunity to voice our concerns and we look forward to the decision made.

Sincerely,

Anthony Kossoian

Owner

Fair Oaks Car Wash