

## Varsh, Tess

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**From:** richard luczyski <rluczyski@gmail.com>  
**Sent:** Wednesday, February 17, 2021 5:14 PM  
**To:** Varsh, Tess  
**Subject:** Propose car wash 2030 E. Colorado Blvd.

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I have several questions of concern about this project

1) Why is another car wash necessary when every conversation we are having for the past 2 years or more, is for the need of more affordable housing? Is this property one that can fulfill that need for citizens of Pasadena better than a car wash? There are other projects close by in business districts that have been approved and built right up to the sidewalk? I would hope that wouldn't be the case here. Better landscaping would be needed to blend into the existing neighborhood.

2) Maybe neighbors need to talk about what they would support other than another car wash.

3) What are the other possible uses under the current General and Specific Plans? Are those current rushes for new specific plans really needed right now?

The public seems to be the last to know about those things planned for their neighborhoods. Much like the notice of this meeting by our general circulation newspaper on the web. They gave the wrong date for this hearing when they first announced a hearing. The Now News said Thursday February 17th. but that date was for a Wednesday. So I hope those people who were going to attend tomorrow will understand?

4) The site for this project will become a traffic nightmare for those living and using Colorado Blvd. at San Marino Ave. where the flow from the north crosses Colorado Blvd., Zigs to the left and has a fast right to follow San Marino Ave South. This is where traffic will be coming out of the car wash on San Marino and must turn left back to Colorado Blvd. This just won't be a pretty site 7 days a week.

5) Neighbors will also have to contend with normal traffic along with the new traffic. They will not share the Noise and Air quality with other neighborhoods they will have this all to themselves.

6) If this project is approved what other business operations other than the car wash would be performed?

7) What would be the energy footprint for the business with lighting and the water use? Where is the water coming from and is it being recycled on the premises?

8) What efforts have been determined to fullproof the health and safety of the neighborhood? They need to be listed from the start and not promised.

9) Our city councilpersons have promised when they were elected that they would protect our neighborhoods. Is this what protection looks like?

10) If a well planned housing project was planned instead it could take some of the pressure off our goals of affordable housing. This project would fulfill the desire to be in a transit corridor and fewer cars would be needed, Just better landscaping for the needs of the neighborhood.

Some of my concerns.

Richard Luczyski, Chester Ave.