

## Varsh, Tess

---

**From:** Thyret, Pam  
**Sent:** Wednesday, February 17, 2021 10:17 AM  
**To:** pars0053@hotmail.com  
**Cc:** Walker, Alison; Varsh, Tess  
**Subject:** BOARD OF ZONING APPEALS HEARING CAR WASH Comments

**From:** Anna Parsons <[pars0053@hotmail.com](mailto:pars0053@hotmail.com)>  
**Sent:** Tuesday, February 16, 2021 11:37 PM  
**To:** Thyret, Pam <[pthyret@cityofpasadena.net](mailto:pthyret@cityofpasadena.net)>  
**Subject:** Re: BOARD OF ZONING APPEALS HEARING CAR WASH Comments

**CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you *know* the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

Dear Pam,

Thank you for returning my call today.

The following are some concerns we have as neighbors of the potential FAST 5 XPRESS Carwash being located on the corner of San Marino Ave and Colorado Blvd.

1. Noise pollution in the form of water pumps, hydraulics, vacuum motors, air dryers and blowers associated with car washes that are oftentimes measured at or above 89 decibels. Sustained noise at this level is considered dangerous and damaging to hearing as well as a general annoyance. Consider the noise level of your in-home vacuum which at 70 decibels is even very irritating. Now imagine that ear-piercing noise at a higher level for the entire day! Awful! That level of noise is unpleasant, scary to children and will naturally push pedestrians away from walking in this area.
2. Environmental impact. What will the water usage be? What types of chemicals will be used and how will waste water be trapped and treated? Will it run down the street into the storm drain that runs to the ocean? An environmental impact statement must be submitted and reviewed before proceeding as the health and safety of the local residents could be affected.
3. Air pollution. Long lines of idling cars for hours on end cause additional air pollution! Fine particulate matter from car exhaust is very dangerous for lungs, especially to children under the age of 7 whose lungs are still developing and other sensitive populations. Air pollution is measurable on the small scale and can vary block by block. A long line of idling cars lined up to use FAST 5 XPRESS would most certainly have a negative effect on air quality in our immediate neighborhood. See Environmental Defense Fund link below.
  - a. [https://www.edf.org/sites/default/files/9581\\_Anti-Idling\\_FactSheet\\_April09.pdf](https://www.edf.org/sites/default/files/9581_Anti-Idling_FactSheet_April09.pdf)
4. Traffic!! Based on the car wash that already exists a mere three blocks away, we KNOW what the effect of traffic will be on our street. Long lines of cars interfere with thru traffic on Colorado and those trying to make a right-hand turn onto Colorado Blvd from Sierra Madre Blvd. They block entrances and cause near accidents to those trying to drive along Colorado Blvd. This excessive amount of traffic will be TOO MUCH for our little street. Our street is populated with many children and pets who enjoy walking, biking, and many other forms of exercise and play at all times of the day in our community.

Additionally, we already experience a high volume of accidents on Del Mar and San Marino Ave. Adding additional cars that are entering or exiting San Marino Ave. to Del Mar Blvd will increase the likelihood of additional accidents. Cars that leave car washes are known to speed off to remove excess water. As our block is two times the length of a typical block, cars leaving the car wash can drive much faster, up to 50+ miles per hour before arriving at the stop sign on Del Mar. This would be incredibly dangerous to anyone near the street, on the sidewalk, or even in their yard.

5. Property value. Our block of San Marino Ave. between Del Mar and Colorado is an extension of the highly sought-after Caltech neighborhood. Many people move to our neighborhood to send their children to the local Hamilton Elementary school. My husband works at Caltech, which makes for a very convenient commute. Our homes are architecturally pleasing. Many are beautiful, historic, Craftsman bungalows. We are proud of our homes and want to uphold the quality of our block and neighborhood. You as Zoning Board Members should want that for your city! However, if this car wash goes in, our property value will decrease and our desire to live here will be diminished.
6. Historic Rte 66. We live along a historic hwy. known in songs and folklore. Colorado Blvd is the home of the annual Rose Parade that our neighborhood block regularly attends. Shouldn't the Zoning Board be looking for ways to improve the look and feel of our historic hwy. by approving small neighborhood businesses that attract pedestrian traffic vs. allowing an enormous, loud, polluting, dangerous, traffic-magnet to be plopped down in an area in need of revitalization?
7. Community. We love our block and our neighbors. We know each other well. We socialize and look out for one another. One of the ways we commune is by gathering outside. If our block becomes an unpleasant place to congregate because of noise, air pollution, and dangerous traffic we will spend less time outdoors visiting one-another and lose our neighborhood connections and feel.

For the many reasons I have listed above, our family at 185 S. San Marino Ave. is adamantly opposed to the construction of a carwash on our block. This car wash would be ABSOLUTELY detrimental to the health (due to noise, air, and water pollution) and safety (due to increased traffic and speed) of our residents old and young. Additionally, the car wash would prove injurious to our community as the increased amount and speed of traffic plus the added pollution will reduce property values and make the surrounding blocks less desirable homes to purchase in the future and cause our neighbors to leave in search of safer, healthier locations to live and raise their families. I urge the Board of Zoning Appeals and City Council to carefully consider the concerns of those that LIVE in this neighborhood. We are telling you that we DO NOT WANT this car wash in our community! Thank you for your attention to this matter.

Anna Parsons-Lamb  
Pasadena Resident  
185 S. San Marino Ave.

Anna

"If we don't fight hard enough for the things we stand for, at some point we have to recognize that we don't really stand for them." - Senator Paul Wellstone

---