

Council Meeting of
April 5, 2011

PUBLIC HEARING

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: Planning Commission and Community Development – Consider appeal of Planning Commission approval of modification on property located in C3-PP Zone at 5404 190th Street.

MOD10-00008 (CUP68-32, PRE05-00047 & MOD05-00014): Robert Sadeghi

Expenditure: None

RECOMMENDATION

Recommendation of the Planning Commission and Community Development Director that City Council deny the appeal and adopt a **RESOLUTION** approving a Modification (CUP68-32, PRE05-00047 & MOD05-00014) to allow for the addition of a drive-thru car wash at an existing service station on property located in the C3-PP Zone at 5404 190th Street.

Funding: Not applicable.

BACKGROUND

The existing service station is located at the southwest corner of 190th Street and Entradero Avenue. On October 6, 2010, the Planning Commission heard the matter and continued the item to November 3, 2010. On November 3, 2010, the Planning Commission heard the matter and approved the project 4-2 absent one Commissioner. On November 15, 2010, the Woodlake Apartments appealed the project for reasons listed on the appeal form (Attachment #C).

Prior Hearings and Publications:

A Planning Commission hearing was scheduled for October 6, 2010. On September 23, 2010, 53 notices were mailed to adjacent property owners and homeowner associations and the site was posted and legal advertisement was published in the newspaper as well. The case was continued and heard on November 3, 2010. A City Council hearing was scheduled for January 11, 2011. On December 30, 2010, 85 notices were mailed to adjacent property owners and homeowners associations in the City and the site was posted. On January 1, 2011, a legal advertisement was published in the newspaper. At the January 11, 2011 City Council Hearing, the City Council continued the matter to the February 1, 2011 hearing. At the February 1, 2011 hearing, the City Council continued the matter indefinitely. A City Council hearing was scheduled for April 5, 2011. On March 24, 2011, 83 notices were mailed to adjacent property owners and homeowners associations in the City and the site was posted. On March 26, 2011, a legal advertisement was published in the newspaper.

Environmental Findings:

The construction of new commercial structures less than 2,500 square feet are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, Section 15303, Class 3(e).

ANALYSIS

The applicant is requesting approval of a Modification to allow for the construction of a new drive-thru car wash at an existing service station. The site is currently accessed via four driveways, two driveways on each street. The existing building on site measures 1,613 square feet. As proposed, the service station provides 9 parking spaces and 9 are required.

The applicant is proposing the car wash tunnel to be located behind the existing building. The plans indicate that the car wash tunnel will be 19-feet 2-inches from the southerly property line, approximately 43-feet 6-inches to the westerly property line and 74-feet from the easterly property line. Vehicles will enter the tunnel in a westerly direction with vehicle queuing wrapped around the easterly and southerly sides of the existing building. The applicant is eliminating the existing row of parking spaces in the rear to provide a drive aisle and has proposed seven (7) parking spaces along the westerly property line. Staff recommends that the drive aisle along the rear of the property be limited to one-way, in a westerly direction, as it is only 14-feet 6-inches wide. Staff notes that this is the revised site plan which the Planning Commission approved. The previous proposal had the car wash tunnel located 10-feet from the westerly property line and staff was concerned with on-site circulation as vehicles would queue behind the building restricting access to parking spaces. Staff was also concerned with the proximity of the car wash tunnel exit and the westernmost driveway of the site. The applicant worked with staff from the Transportation Division, Code Enforcement and Planning to correct these issues and revise the plan.

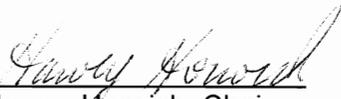
The applicant has also provided an acoustical analysis to staff for review (Attachment #F). The report indicates that the car wash will be able to meet City of Torrance Noise Ordinance requirements of 60db during the day and 55db at night along property lines with the incorporation of certain mitigation measures. The first mitigation measure is to provide a 7-foot high wall at the entrance of the car wash that is a continuation of the southerly car wash wall. Staff notes that the applicant has incorporated this into the plans and will treat the wall with materials compatible to the proposed car wash tunnel. The second measure is to provide weatherstripping seals on the roll up doors and to have the doors remain closed during the operation of the car wash. The third measure is to have the man door on the southerly side of the car wash be made of steel and fitted with seals on the sides, top and bottom. The applicant has agreed to these measures and they have been added as conditions of approval. Staff further notes that the applicant has removed the vacuum from the request to help mitigate noise concerns.

Prior to the January 11, 2011 City Council Hearing the appellant submitted a peer review of the acoustical study performed by the applicant (Attachment #H). Staff has reviewed the report as well as the response prepared by the applicant's acoustical engineer (Attachment #I). Staff has found that the revised report takes into account the equipment as well as the operation of the carwash itself. Staff accepts the documentation stating the roll up doors will reduce the noise level by up to 24 decibels. There will be no vacuums on site. And the revised report contains details of the calculation used to arrive at the noise levels that will be generated at the south and west property lines. Based on the information provided, the carwash operation will meet Torrance Code.

Planning Commission Recommendation:

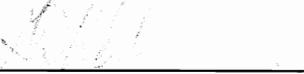
The Planning Commission reviewed the current proposal on November 3, 2010. The applicant explained the changes to the location of the carwash, how an acoustical study was done and all of his outreach to neighbors. He explained that only 4 customers per hour would use the car wash and that most are existing customers so there would be no additional impact to traffic. A Commissioner pointed out that several people who signed the petition in support were not residents of Torrance. The appellant spoke and raised issues with the acoustical study that was performed and it was his opinion that the study was flawed. Planning Manager Lodan reported that the Environmental Staff reviewed the report and determined that it complied with the City's Noise Ordinance. He also responded to a Commissioner's inquiry that although not typically done, another noise study could be performed once the carwash is operational to ensure compliance with the Torrance Municipal Code. If it did not meet code, more noise attenuation methods would be required to ensure compliance. Additional neighbors who were present at the hearing spoke in favor and opposition of the project. Those who were opposed expressed concerns regarding noise, traffic, parking and proximity to other similar uses. The public hearing was closed and discussion followed. A motion to approve the project with added conditions passed 4-2 with 2 Commissioners dissenting and absent one Commissioner.

PLANNING COMMISSION

By 
Harvey Horwich, Chair

Respectfully submitted,

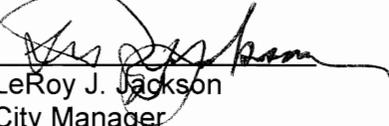
Jeffery W. Gibson
Community Development Director

By 
Gregg D. Lodan, AICP
Planning Manager

CONCUR:


Jeffery W. Gibson
Community Development Director

NOTED:


LeRoy J. Jackson
City Manager

Attachments:

- A. Resolution
- B. Location and Zoning Map
- C. Letter of Appeal
- D. Previous City Council Staff Reports
- E. Planning Commission hearing Minute Excerpts from 10/6/10 & 11/3/10
- F. Previous Planning Commission Staff Reports and Supplemental
- G. Items Submitted at the 11/3/10 Planning Commission Hearing
- H. Peer Review of Applicant's Sound Study
- I. Applicant's Response to Peer Review
- J. Proofs of Publication and Notification
- K. Plot Plan, Floor Plan and Elevations (Limited Distribution)
- L. Mayor's Script (Limited Distribution)

RESOLUTION NO. 2011-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (CUP68-32, PRE05-00047 AND MOD05-00014) AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE ADDITION OF A DRIVE-THRU CAR WASH AT AN EXISTING SERVICE STATION ON PROPERTY LOCATED IN THE C3-PP ZONE AT 5404 190TH STREET.

MOD10-00008 (CUP68-32, PRE05-00047 AND MOD05-00014):
ROBERT SADEGHI

WHEREAS, the Planning Commission of the City of Torrance at its meeting of September 4, 1968, approved Conditional Use Permit 68-32 filed by Union Oil Company to operate a gasoline service station at the southwest corner of 190th Street and Entradero Avenue; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of February 1, 2006, approved a Precise Plan of Development 05-00047 to allow the expansion and façade remodel of an existing service station in conjunction with a Modification 05-00014 to allow the sale of beer and wine on property located in the C3-PP Zone at 5404 190th Street; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on October 6, 2010, to consider an application for a Modification 10-00008 of a previously approved Conditional Use Permit filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to November 3, 2010; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on November 3, 2010, to consider an application for a Modification 10-00008 of a previously approved Conditional Use Permit filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street; and

WHEREAS, on November 3, 2010, the Planning Commission of the City of Torrance approved the Modification; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on January 11, 2011 to consider an application for a Modification 10-00008 of a previously approved Conditional Use Permit filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street; and

WHEREAS, the City Council of the City of Torrance continued the matter to February 2, 2011; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on February 2, 2011 to consider an application for a Modification 10-00008 of a previously approved Conditional Use Permit filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street; and

WHEREAS, the City Council of the City of Torrance continued the matter indefinitely; and

WHEREAS, the City Council of the City of Torrance conducted a public hearing on April 5, 2011 to consider an application for a Modification 10-00008 of a previously approved Conditional Use Permit filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 2 of the Torrance Municipal Code; and

WHEREAS, the construction of new commercial structures less than 2,500 square feet are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, Section 15303, Class 3(e); and

WHEREAS, the City Council of the City of Torrance does hereby find and determine as follows:

- a) That property for which this Modification is applied for is located at 5404 190th Street;
- b) That the property for which this Modification is applied for is described as Assessor's Parcel Number 7520-009-010;
- c) That the proposed operation of a service station with a car wash is conditionally permitted within C3-PP Zone and complies with all of the applicable provisions of the Torrance Municipal Code, as conditioned;
- d) That the proposed operation of a service station with a car wash will not impair the integrity and character of the zoning district because service stations with car washes are conditionally permitted in the C3-PP Zone;
- e) That the subject site is physically suitable for a service station with a car wash because the site in which the proposed car wash is located on is developed with a service station and provides adequate parking for the uses, as conditioned;
- f) That the proposed service station with a car wash is compatible with the existing nearby land uses because the proposed car wash, as conditioned, will not interfere with existing uses in the immediate area;
- g) That the service station with a car wash will be compatible with existing and proposed future land uses within the C3-PP Zone and general area in which the project is located in as service stations with car washes are conditionally permitted in the zone;

- h) That the proposed service station with a car wash will encourage and be consistent with the orderly development of the City as provided for in the General Plan because service stations with car washes are conditionally permitted in this zone;
- i) The proposed service station with car wash will not discourage the appropriate existing or planned future use of surrounding property because the development furthers the goals of the General Plan and the proposed operation will not conflict with the surrounding uses, as conditioned;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed operation is not detrimental to public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed use because this property can be accessed via a driveway off of 190th Street and Entradero Avenue;
- l) That the proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of person located in the area;
- m) That the proposed use will not produce any or all of the following results:
 - Damage or nuisance from noise, smoke, odor, dust or vibration,
 - Hazard from explosion, contamination or fire,
 - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles;

NOW, THEREFORE, BE IT RESOLVED that MOD10-00008 (CUP68-32, PRE05-00047 and MOD05-00014) filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a service station with a car wash shall be subject to all conditions imposed in Modification 10-00008 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the City Council relied in granting approval;
2. That if this Modification 10-00008 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That within 30 days of the final public hearing, the applicant shall remove the "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)

4. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
5. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape plant materials, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees; (Development Review)
6. That the applicant shall plant and train shrubs to grow as tall as the propane tank to further screen the propane tank to the satisfaction of the Community Development Director; (Development Review)
7. That the applicant shall use a horizontal propane tank, located at the northeast corner of the property to the satisfaction of the Community Development Director; (Development Review)
8. That the applicant shall relocate vacuums, air/water dispenser, or any other appurtenances, so that they do not encroach into required drive aisles or the public right-of-way and to maintain a maximum distance from residential uses; (Development Review)
9. That the applicant shall upgrade the existing trash enclosure to provide a decorative trellis top with solid underlayment to the satisfaction of the Community Development Director; (Development Review)
10. That the roll-up doors to the car wash shall be lowered during car wash operation; (Development Review)
11. That the car wash shall not use buzzers, bells, or sound mechanisms in any aspect of the carwash operation, and that the applicant shall use a system of illuminated signs to indicate users to either advance or stop to the satisfaction of the Community Development Director; (Development Review)
12. That there shall be no vacuums allowed on site; (Development Review)
13. That the applicant shall perform a noise attenuation report done by a professional noise consultant which verifies that this use is in compliance with the Noise Ordinance and shall not create a nuisance to neighboring properties. Noise levels shall be predicted for 10 years after building permit application; (Environmental)
14. That mechanical and electrical equipment, including roof mounted equipment shall be screened from view with materials that are compatible with the main building. Staff approval of screening materials are required; (Environmental)
15. That signage for this use requires a separate submittal and approval; (Environmental)

16. That new or relocated parking spaces must be double-line striped and sized to meet Torrance Code; (Environmental)
17. That the hours of operation for the car wash shall be limited between the hours of 8am to 8pm Monday thru Friday and 9am to 8pm Saturday and Sunday; (Environmental)
18. That the fuel pump TVs be operated with sound between the hours of 9am to 9pm Monday thru Saturday with no sound on Sundays or legal holidays; (Environmental)
19. That the applicant shall incorporate the following noise mitigation measures into the project:
 - Install a 7 foot high wall at the entrance end of the Car Wash. This wall should be a continuation of the south wall of the Car Wash and should continue to within 5 feet of the east edge of the existing Market. This wall can be studs and stucco or wood or concrete block.
 - The doors at both ends of the Car Wash should be fitted with weatherstripping seals. Both sets of doors will need to be closed when the Car Wash is in operation.
 - The man door in the south wall should be a steel panel filled commercial door fitted with seals on the sides and top. The seals should be provided by the door manufacturer. A bottom seal by the door manufacturer shall also be provided. The laboratory test rating shall be a minimum of STC 35 as tested in an independent, accredited laboratory in accordance with the procedures of ASTM E-90.
20. That all conditions of CUP68-32, PRE05-00047 & MOD05-00014 shall be complied with;
21. That once the car wash operation is underway, that a noise study shall be completed to demonstrate that the car wash complies with the Torrance Municipal Code and that the applicant shall implement any necessary attenuation measures to comply with code; (Added by the Planning Commission)

22. That the car wash shall cease operation if the roll-down doors do not operate properly; (Added by the Planning Commission)

23. That all deliveries shall occur on-site; (Added by the Planning Commission)

Introduced, approved and adopted this 5th day of April, 2011.

MAYOR, of the City of Torrance

ATTEST:

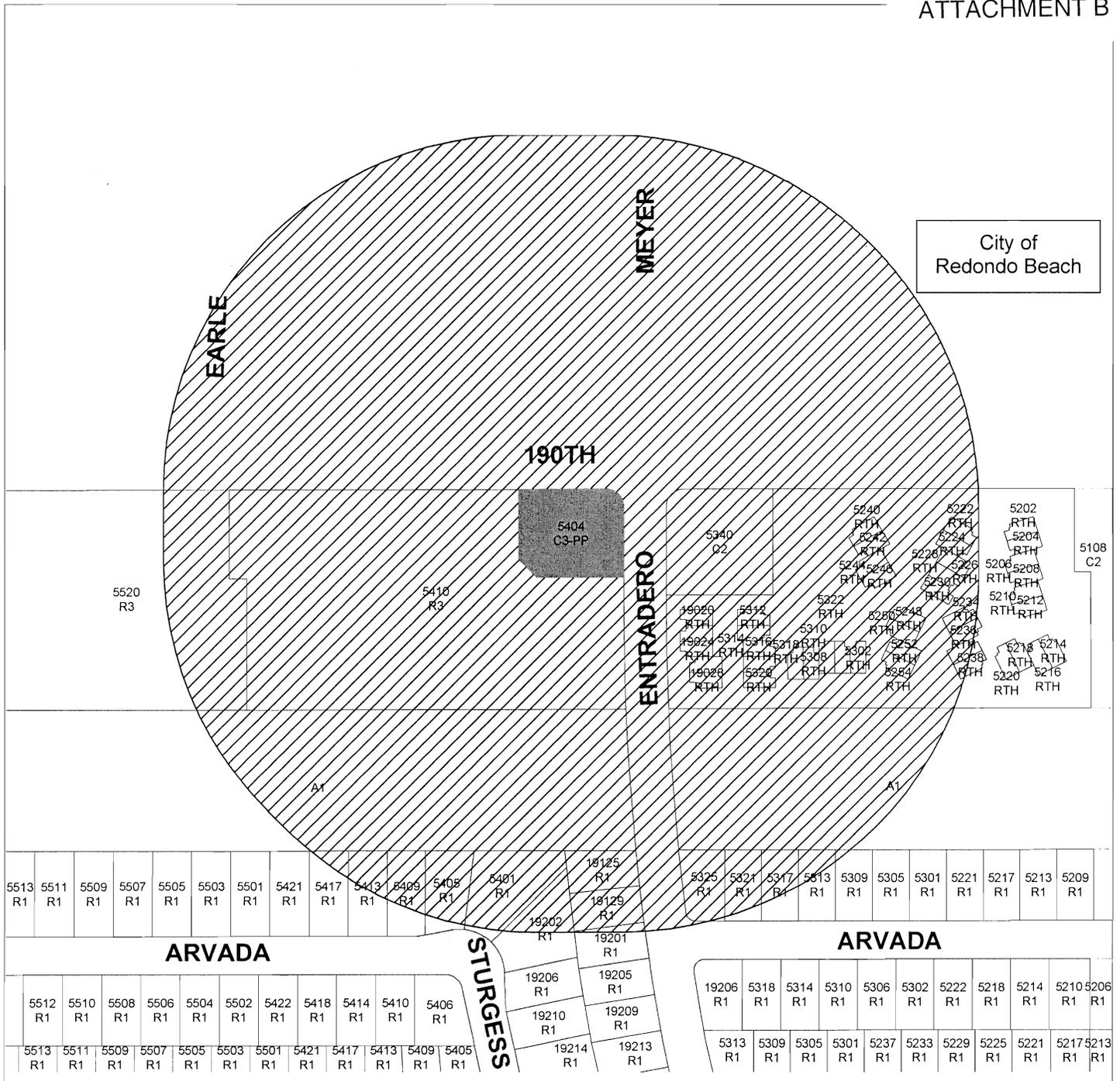
City Clerk of the City of Torrance

APPROVED AS TO FORM:

JOHN L. FELLOWS III, City Attorney

By

Patrick Q. Sullivan, Assistant City Attorney



LOCATION AND ZONING MAP

5404 190th Street
MOD10-00008
(CUP68-32, PRE05-00047 & MOD05-00014)



TORRANCE
COMMUNITY DEVELOPMENT
GIS

LEGEND

-  5404 190th St
-  500ft Notification Area



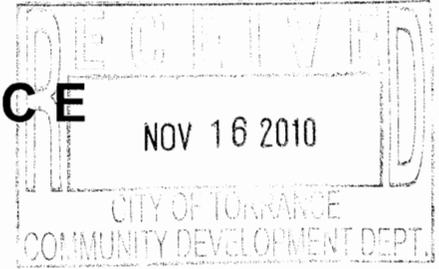
N
E
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0 90 180 360 Feet

CITY OF TORRANCE
INTEROFFICE COMMUNICATION

DATE: November 15, 2010



TO: Jeffrey Gibson, Community Development

FROM: City Clerk's Office

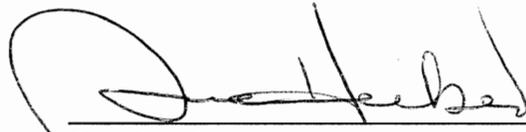
SUBJECT: Appeal 2010-11

Attached is Appeal 2010-11 received in this office on November 15, 2010 from Woodland Lake Apartments, 5410 W. 190th Street, Torrance, CA 90277. This appeal is of the Planning Commission's approval made on November 3, 2010 regarding MOD10-00008 (CUP68-32, PRE05-00047 and MOD05-00014), located at 5404 W. 190th Street, Torrance, CA 90277 citing concerns about noise, traffic, safety, parking, surrounding property values, failure to meet general plan, environmental and municipal code guidelines.

The appeal fee of \$250.00, paid by check, was accepted by the City Clerk.

SECTION 11.5.3. PROCEDURE AFTER FILING.

- a) Upon receipt of the notice of appeal, and the appeal fee, the City Clerk shall notify the concerned City officials, bodies or departments that an appeal has been filed and shall transmit a copy of the appeal documents to such officials, bodies or departments.
- b) The concerned City officials, bodies or departments shall prepare the necessary reports for the City Council, provide public notices, posting, mailing or advertising in the same manner as provided for the original hearing or decision making process, request the appeal be placed on the agenda for hearing before the City Council within thirty (30) days of receipt of the said notice of appeal, and notify the applicant in writing of the time, date and place of the hearing not less than five (5) days before the Council hearing.

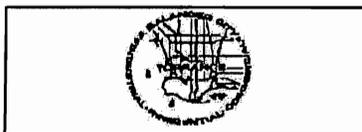


Sue Herbers
City Clerk

cc: City Manager

2010-11

RECEIVED



CITY OF TORRANCE

NOV 15 PM 1:36

APPEAL FORM

CITY OF TORRANCE
CITY CLERK'S OFFICE

AN APPEAL TO:

- City Council
- Planning Commission
- _____

RETURN TO:

Office of the City Clerk
 3031 Torrance Boulevard
 Torrance CA 90509-2970
 310/618-2870

RE: MOD10-00008 (CUP68-32, PRE05-00047, & MOD05-00014)

(Case Number and Name)

Address/Location of Subject Property 5404 W. 190TH STREET
(if applicable)

Decision of:

- | | |
|---|---|
| <input type="checkbox"/> Administrative Hearing Board | <input type="checkbox"/> License Review Board |
| <input type="checkbox"/> Airport Commission | <input checked="" type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Civil Service Commission | <input type="checkbox"/> Community Development Director |
| <input type="checkbox"/> Environmental Quality & Energy Conservation Commission | <input type="checkbox"/> Special Development Permit |
| | <input type="checkbox"/> Other _____ |

Date of decision: 11/3/10 Appealing: APPROVAL DENIAL

Reason for Appeal: *Be as detailed as necessary. Additional information can be presented at the hearing. Attach pages as required with additional information and/or signatures.*

CONCERNS ABOUT NOISE, TRAFFIC, SAFETY, PARKING, SURROUNDING PROPERTY VALUES, FAILURE TO MEET GENERAL PLAN, ENVIRONMENTAL, AND MUNICIPAL CODE GUIDELINES.

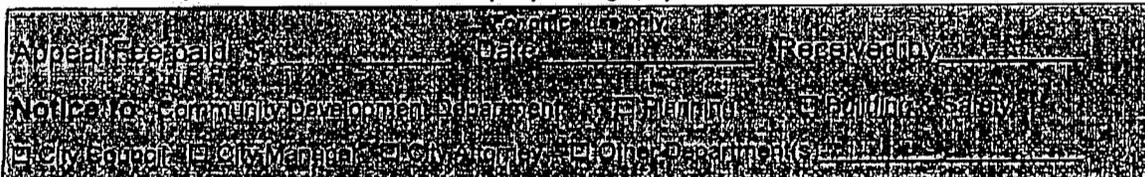
Name of Appellant Woodlake Apartments

Address of Appellant 5410 W. 190th Street, Torrance, CA

Telephone Number (310) 539 9902

Signature [Handwritten Signature]

By: Don Wilson Builders, its Property Manager, by Richard Welter



\$150 11/15/2010

[Handwritten Signature]

Community Development
City Manager

2010-11

Council Meeting of
February 1, 2011

PUBLIC HEARING

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: Community Development – Consider appeal of Planning Commission approval of a Modification to allow the addition of a car wash facility on property located in the C3-PP Zone at 5404 190th Street.

MOD10-00008 (CUP68-32, PRE05-00047 & MOD05-00014):
Robert Sadeghi

Expenditure: None

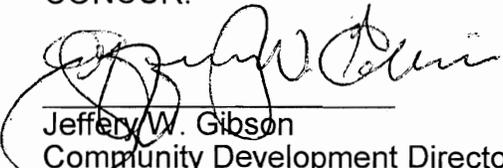
RECOMMENDATION

Recommendation of the Community Development Director that the above mentioned case be continued indefinitely to allow staff time to review additional information submitted by the applicant. Staff will re-advertise the item, re-send the required notifications and post a notice on the site once a hearing date has been set. The applicant was made aware and has agreed to the continuance.

Respectfully submitted,

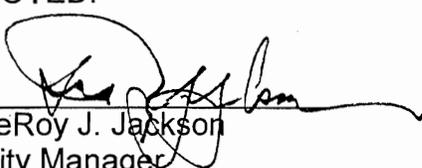
Jeffery W. Gibson
Community Development Director

CONCUR:


Jeffery W. Gibson
Community Development Director

By 
Gregg D. Lodan, AICP
Planning Manager

NOTED:


LeRoy J. Jackson
City Manager

Council Meeting of
January 11, 2011

PUBLIC HEARING

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: Community Development – Consider appeal of Planning Commission approval of a Modification on property located in the C3-PP Zone at 5404 190th Street.

MOD10-00008 (CUP68-32, PRE05-00047 & MOD05-00014): Robert Sadeghi

Expenditure: None

RECOMMENDATION

Recommendation of the Community Development Director that City Council open and continue the hearing to January 25, 2011 City Council meeting regarding Modification on property located in the C3-PP Zone at 5404 190th Street as requested by the applicant.

MOD10-00008 (CUP68-32, PRE05-00047 & MOD05-00014): Robert Sadeghi

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

CONCUR:

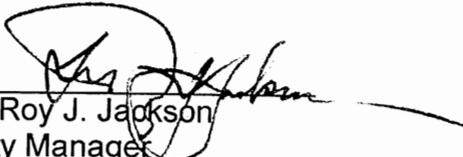


Jeffery W. Gibson
Community Development Director

By 

Gregg D. Lodan, AICP
Planning Manager

NOTED:



LeRoy J. Jackson
City Manager

Attachments: A. Correspondence from Applicant

Martinez, Oscar

From: robert sadeghi [westtorrance76@yahoo.com]
Sent: Tuesday, January 04, 2011 2:02 PM
To: Martinez, Oscar
Subject: Public Hearing

Oscar,

I hereby request that our Public Hearing date to be rescheduled from January 11th to January 25th. Please confirm. Thank you

West Torrance 76

5404 W. 190th Street
Torrance, CA. 90503

CONFIDENTIALITY NOTICE: The content of the email transmission and any documents, files or previous e-mail messages attached to it, or e-mail sent in reply to this e-mail, may contain confidential & proprietary information. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the information contained in or attached to this message is strictly prohibited. If you received this transmission in error, please promptly notify us by reply e-mail or call me at the number shown above, and delete the original transmission without reading them or saving them to disk. Thank you very much.

Tel: (310)542-0368
Fax: (310)542-7131
Email: westtorrance76@yahoo.com

EXCERPT OF MINUTES

√ **Minutes Approved**
 ~~Minutes Subject to Approval~~

October 6, 2010

**MINUTES OF A REGULAR MEETING OF
 THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:02 p.m. on Wednesday, October 6, 2010 in City Council Chambers at Torrance City Hall.

3. ROLL CALL

Present: Commissioners Browning, Busch, Gibson, Skoll, Uchima, Weideman and Chairperson Horwich.

Absent: None.

Also Present: Planning Manager Lodan, Planning Associate Martinez, Plans Examiner Noh, Associate Civil Engineer Symons, Fire Marshal Kazandjian and Assistant City Attorney Sullivan.

11. FORMAL HEARINGS

11B. MOD10-00008: ROBERT SADEGHI

Planning Commission consideration for approval of a Modification of previously approved Conditional Use Permit (CUP68-32) and Precise Plan of Development (PRE05-00047) to allow the addition of a drive-thru carwash on property located in the C3-PP Zone at 5404 190th Street.

Recommendation: Denial without prejudice.

Planning Associate Martinez introduced the request and noted supplemental material available at the meeting consisting of correspondence received after the agenda item was completed.

Robert Sadeghi, owner of West Torrance Union 76, 5404 190th Street, reported that the project has been through several design changes and expressed confidence that the few remaining concerns could be addressed. He explained that the proposed carwash is the quietest, most efficient and environmentally friendly carwash on the market and he was proposing to install roll-up doors to further reduce noise during operation. He noted that there has been a significant reduction in noise coming from the gas station since the auto repair shop was closed a few years ago.

Mr. Sadeghi contended that traffic would not be significantly increased by the carwash because it will draw mainly from existing customers and the volume is expected to be only 2-3 cars per hour. He explained that newer carwashes do not generate long lines of customers since they are more expensive at \$6.00 – \$11.00 per wash and it takes much longer for a carwash to be completed so people are unlikely to wait if there

are more than a couple of cars in line. He stated that staff has expressed concerns that carwash traffic will conflict with parking, but customers usually park in the fueling stations or near the food mart rather than in back behind the building. He reported that the gas station has been at this location since 1969 and stressed the need to continue to upgrade in order to provide the services customers want.

In response to Commissioner Busch's inquiry, Mr. Sadeghi expressed his willingness to comply with recommendations in the staff report, including relocating the self-serve vacuums and providing additional landscaping. He clarified that the current hours of operation for the gas station are 6:00 a.m. to 11:00 p.m. and while he would prefer longer hours, he would agree to limit the carwash to the hours recommended by staff.

Commissioner Busch noted that the staff report mentions past noise complaints from nearby residents concerning televisions located next to the pumps and has recommended that their use be limited to 9:00 a.m. to 9:00 p.m. Monday through Saturday, with no use on Sundays or legal holidays.

Mr. Sadeghi explained that the televisions were remaining on after the service station had closed, which resulted in complaints from nearby residents, and the problem has since been corrected. He stated that he was not sure the outside contractor who supplies the TVs would agree to have them turned off on Sundays and legal holidays. He reported that he has had a noise study prepared, which he would be glad to share with the Commission.

Planning Manager Lodan advised that the recommended hours for the use of the TVs were derived from the Torrance Municipal Code concerning the outdoor use of amplified sound.

In response to Commissioner Browning's inquiry, Mr. Sadeghi confirmed that his service station provides air and water free of charge as required by State regulations.

Commissioner Browning requested clarification of concerns about on-site circulation. Planning Manager Lodan explained that staff was concerned about traffic flow to the rear of the building due the stacking of cars waiting to use the carwash; that they were also concerned that cars exiting the carwash would conflict with cars entering via the 190th Street driveway; and that staff felt the only way this could be mitigated would be to close the driveway. He reported that as many as 15 different scenarios were considered for this site and staff felt this proposal was the best since the applicant did not want to close the driveway.

Mr. Sadeghi related his belief that the carwash would not cause any problems since only 2-3 customers are expected per hour and there would be at least 5-7 minutes between cars exiting the carwash.

Commissioner Browning questioned whether customers would need to wipe cars down after the carwash, and Mr. Sadeghi explained that cars will be completely dry when they emerge from the carwash due to state-of-the art equipment.

Commissioner Gibson stated that she had grave concerns about adding anything else to this already busy corner and she felt the fact that the project had undergone so many revisions was evidence that there was no viable solution.

Sean Nourani, AP & E Architects, project architect, recalled that only 7 or 8 different designs were considered and the main problem was the parking layout and not the carwash itself.

Commissioner Gibson voiced her opinion that even 7 revisions were indicative of a problem.

Richard Welter, 5410 190th Street, representing Woodlake Apartments, submitted information packets, which were distributed to Commissioners. He voiced objections to the project, citing the impact on tenants who would be living only about 15 feet away from the carwash. He noted that the acoustical study will not address loud music from car radios while customers are waiting for the carwash or vacuuming out their vehicles. He expressed concerns that the increased profits the service station will enjoy due to the carwash will come at the expense of the apartments since the added noise will drive tenants away. He also expressed concerns about the applicant's plan to install additional neon lighting, which could spillover into residences. He reported that the applicant made no attempt to inform nearby residents about this proposal and noted that three tenants who oppose the project were present at the hearing but did not wish to speak. He related his belief that the project would create long-term problems and that it was incompatible with the neighborhood.

Commissioner Busch questioned whether the apartments were built before the gas station, and Mr. Welter related his understanding that the apartments were built in the mid 1960s. Planning Manager Lodan reported the original CUP for the gas station was issued in 1968.

In response to Commissioner Busch's inquiry, Mr. Welter clarified that he works for Don Wilson Builders.

Mr. Srini, resident of Woodlake Apartments, reported on traffic accidents that have occurred at this intersection and related his belief that there is not enough space on this site to accommodate a carwash.

Michelle Rosenberg, representing Patio Creek Homeowners Association, expressed concerns that the project would adversely impact residents due to the increase in noise levels and added traffic on Entradero. She noted that most people don't know who to contact to lodge complaints about noise so by the time the City hears about a problem it likely has been going on for a long time.

Dawn Villarreal, manager of Woodlake Apartments, voiced objections to the project, contending that tenants would be subjected to loud radios, screaming and yelling, and foul language making adjacent apartments impossible to rent. She stated that she did not see how a carwash could possibly fit on this site and expressed concerns that the added traffic would endanger children walking to/from nearby schools.

Returning to the podium, Mr. Sadeghi reiterated his position that the carwash would have little impact on the surrounding neighborhood. He stated that letters were sent out to nearby property owners notifying them of the project and disputed the claim that the Woodlake Apartments would be only 15 feet away from the carwash, estimating that it was closer to 25 feet. He contended that the carwash would actually be quieter than the air/water dispenser and propane tank which are currently located closer to the property line. He offered his assurance that the new lighting will be designed so that it

does not bother neighbors. He related his understanding that the Woodlake Apartments were constructed in 1972 after the gas station was built.

Commissioner Browning stated that he was having a hard time supporting the project since by Mr. Sadeghi's own admission residents are already subjected to noise from the air/water dispenser and propane tanks and the carwash and self-serve vacuum would only add to the problem. He also expressed concerns about the project's impact on traffic.

Commissioner Busch questioned whether the Commission should allow Mr. Sadeghi an opportunity to present the noise study since he has offered to do so.

Planning Manager Lodan recommended, if the Commission wished to consider the noise study, that the hearing be continued so that the appropriate staff could evaluate study and prepare a response, which would then be distributed to Commissioners prior to the meeting, so they would have time to digest the information. He noted that a continuance would also allow time for the applicant to meet with neighbors to try to resolve their concerns.

Mr. Sadeghi requested a continuance.

Commissioner Weideman stated that he had no doubt that the noise study would substantiate Mr. Sadeghi's claims about the carwash, however his main concern about the project was the internal circulation. He indicated that he was particularly concerned about having all the parking along the south end of the property near the entrance to the carwash and would not support the project as proposed.

MOTION: Commissioner Weideman moved to continue the hearing to November 3, 2010. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

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EXCERPT OF MINUTES

√ **Minutes Approved**
 Minutes Subject to Approval

November 3, 2010

**MINUTES OF A REGULAR MEETING OF
 THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:01 p.m. on Wednesday, November 3, 2010 in City Council Chambers at Torrance City Hall.

3. ROLL CALL

Present: Commissioners Busch, Gibson, Skoll, Uchima, Weideman and Chairperson Horwich.

Absent: Commissioner Browning.

Also Present: Planning Manager Lodan, Planning Assistant Yumul, Plans Examiner Noh, Associate Civil Engineer Symons, Fire Marshal Kazandjian and Assistant City Attorney Sullivan.

MOTION: Commissioner Weideman moved to grant Commissioner Browning an excused absence from this meeting. The motion was seconded by Commissioner Skoll and passed by unanimous voice vote.

9. CONTINUED HEARINGS

9A. MOD10-00008: ROBERT SADEGHI

Planning Commission consideration for approval of a Modification of previously approved Conditional Use Permit (CUP68-32) and Precise Plan of Development (PRE05-00047) to allow the addition of a drive-thru carwash on property located in the C3-PP Zone at 5404 190th Street.

Recommendation: Approval

Planning Assistant Yumul introduced the request and noted supplemental material consisting of correspondence received after the agenda item was completed.

Robert Sadeghi, owner of West Torrance Union 76, 5404 190th Street, reported that in response to concerns discussed at the October 6, 2010 Planning Commission meeting, the layout of the carwash has been redesigned and an acoustical study was completed confirming that the carwash will comply with Torrance's Noise Ordinance. He discussed outreach efforts, explaining that he met with representatives of the Woodlake Apartments and Patio Creek Homeowners Association and provided them with copies of the new layout, the acoustical study and photographs of a carwash at a gas station in La Palma that uses the same technology. He stated that he personally offered to take them to La Palma so they could see the carwash in action, but no one took him up on

the offer and that he also offered to go door-to-door at the Woodlake Apartments distributing information packets and answering questions, but was told that this was not necessary.

With regard to concerns about the project's impact on traffic and parking, Mr. Sadeghi explained that only 4 customers per hour are expected to use the carwash and most of these will be existing customers so the project will have no impact on traffic and there is ample parking on-site so there will be no need for customers to park on the street. He voiced his agreement with the recommended conditions of approval and noted that numerous customers have signed petitions in support of the carwash, including residents of the Woodlake apartments and the surrounding area.

Commissioner Busch pointed out that several of the people who signed petitions in support of the carwash do not live in Torrance and indicated that he gives more weight to petitions signed by residents.

Commissioner Busch asked about the timeframe for completing the project, and Sean Nourani, AP & E Architects, project architect, reported that drawings will take 30-40 days to complete and construction should take 4-6 months.

Steve Materi, 5301 Halison Street, stated that he is a customer of the gas station and supports the carwash and believes the applicant has done a good job of improving the site.

Richard Welter, representing Don Wilson Builders, owner of Woodlake Apartments, stated that while the redesigned layout was an improvement, he was still concerned about noise. Referring to written material submitted for the record, he voiced his opinion that the acoustical study was seriously flawed. He maintained that the consultant who performed the acoustical study misapplied the Torrance Municipal Code and incorrectly stated that noise levels are limited to 60 dBA daytime/55 dBA nighttime when in fact they are limited to 55 dBA daytime/50 dBA nighttime. He questioned why ambient noise levels were measured between 8:00 – 9:00 p.m. when the carwash will not be operating at this time and suggested that the measurements should have been taken at peak traffic between 5:00-6:00 p.m. He stated that the service station already exceeds noise limits, but he was not asking for the problem to be corrected, only that it not be compounded by adding the carwash. He reported that he visited the La Palma carwash and observed that the doors did not always close when the carwash was in operation as evidenced by a photograph he submitted.

In response to Commissioner Weideman's inquiry, Planning Manager Lodan reported that Environmental Division staff reviewed the calculations in the acoustical study and determined that the project complies with the Noise Ordinance. He explained that ambient noise levels are measured at off-peak traffic hours because this is the more conservative approach since noise impact from machinery/equipment is exaggerated when there is less noise from traffic. He noted that the study assumes that noise mitigation measures are in place and working properly.

Commissioner Weideman questioned whether another acoustical study would be done after the carwash is operational to confirm that it complies with noise limits. Planning Manager Lodan advised that this typically is not done but could be added as a condition of approval and should the carwash exceed noise limits, additional mitigation measures would be required.

In response to Commissioner Busch's inquiry, Mr. Welter stated that he did not know whether the gas station or the carwash was built first as both were approved around the same time. He reported that approximately 20 apartments are affected by the project and related his belief that rents will eventually have to be lowered for these units due to noise from the carwash.

Trish Rutt, Redondo Beach, expressed support for the carwash.

Maria Jaques, 5244 W. 190th Street, stated that she has lived next to this gas station for 30 years and expressed concerns that the proposed project will bring more traffic and noise to this already congested intersection, increase the number of traffic accidents, and reduce the value of her property. She contended that the applicant was trying to cram too much on this property, relating her understanding that he was also proposing to add a fast food restaurant.

Commissioner Weideman noted that a fast food restaurant would require another application and Planning Commission approval. He questioned whether the gas station used to have an auto repair shop, and Ms. Jaques stated that she could not recall.

Ms. Jaques suggested that there was no need for another carwash since there are already 10 carwashes within 2 miles of the subject property.

Chairperson Horwich indicated that he was not in favor of limiting competition.

Michelle Rosenberg, 29020 Entradero, expressed concerns about the project's impact on traffic and parking. She stated that she recently had her home appraised in conjunction with refinancing and the primary reason given for reducing the value of her home was traffic noise. She also expressed concerns that delivery trucks will end up blocking Entradero since there will be no room to park on-site. She urged the Commission not to give much weight to petitions signed by people who do not live in the immediate area.

Ara Kizirian, 5129 Towers Street, voiced support for the carwash, explaining that other carwashes in the area do not have dryers so he currently uses a carwash in Redondo Beach. He related his experience that the applicant operates a well-run service station and suggested that business owners should be allowed to do what they can to improve business in a down economy.

Returning to the podium, Mr. Sadeghi reported that the consultant who performed the acoustical study was selected because he has done studies for other carwashes and has previous experience working with the City of Torrance and the hours used for measuring ambient noise were recommended by Environmental Division staff. He stated that the La Palma carwash is only required to keep exit doors closed during operation which explains why Mr. Welter observed it operating with doors open; maintained that noise from the proposed carwash with both entrance and exits doors closed will be negligible; and offered to shut down the carwash should the doors malfunction. He noted that this gas station had an auto repair garage until 2006 with doors directly facing the apartments and the proposed carwash will be much quieter by comparison. He disputed the idea that the carwash would reduce property values and suggested that to the contrary, it would be seen as an added convenience. He reported that traffic accidents at the 190th Street/Entradero intersection have been greatly

reduced since the installation of a new traffic signal approximately one year ago. He stated that he had no intention of adding a fast food restaurant to this site.

Commissioner Busch noted his disagreement with Mr. Sadeghi's contention that the carwash would enhance property values, relating his experience that this is not something an appraiser would consider.

MOTION: Commissioner Weideman moved to close the public hearing. The motion was seconded by Commissioner Busch and passed by unanimous roll call vote (absent Commissioner Browning).

Voicing support for the project, Commissioner Weideman stated that he was not particularly concerned about noise due to the acoustical study confirming compliance with noise limits and while he had been concerned about on-site circulation, he felt that this issue has been addressed by relocating the carwash to the back of the existing structure.

Commissioner Skoll indicated that he also supported the project and believed the applicant had made a concerted effort to address neighbor's concerns and mitigate the project's impact.

Commissioner Uchima proposed adding a condition requiring all delivery trucks to park on-site during deliveries to avoid blocking traffic on Entradero.

MOTION: Commissioner Weideman moved to approve MOD10-00008, as conditioned, including all findings set forth by staff, with the following modifications:

Add

- That a noise study shall be performed after the carwash has been installed to verify that it complies with the Noise Ordinance.
- That the carwash shall be shutdown if entry/exit doors are not operational.
- That all deliveries shall occur on-site.

The motion was seconded by Commissioner Skoll and passed by a 4-2 roll call vote, with Commissioners Busch and Gibson dissenting (absent Commissioner Browning).

Planning Assistant Yumul read aloud the number and title of Planning Commission Resolution No. 10-059.

MOTION: Commissioner Weideman moved to adopt Planning Commission Resolution No. 10-059 as amended. The motion was seconded by Commissioner Skoll and passed by a 4-2 roll call vote, with Commissioners Busch and Gibson dissenting (absent Commissioner Browning).

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SUPPLEMENTAL #1 TO AGENDA ITEM 9A

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT: MOD10-00008 (CUP68-32, PRE05-00047 & MOD05-00014)

LOCATION: 5404 190th Street

Staff has received the following correspondence which was submitted after the preparation of the agenda item.

Staff continues to recommend Approval of the project.

Prepared by,



Oscar Martinez
Planning Associate

Respectfully submitted,



Gregg D. Lodan, AICP
Planning Manager

ATTACHMENTS

1. Correspondence

Martinez, Oscar

From: robert sadeghi [westtorrance76@yahoo.com]
Sent: Monday, November 01, 2010 11:20 AM
To: vtokatlian@chomg.com
Cc: Martinez, Oscar
Subject: Metting Regarding Proposed Car Wash

Good morning Ms. Tokatlian,

It was a pleasure speaking with you this morning on the phone. I have received your concern through the City Staff's report on Saturday October 30th. I am meeting with Ms. Michelle Rosenberg today at 1:00 P.M. to address her concerns and go over our new car wash layout. I would be my pleasure to have a meeting with you personally so I can address any concern you might have personally. I am available anytime today or tomorrow to meet with you at your convenience. Please let me me know what time is best for you and I will make myself available. Once again, thank you very much for taking the time to speak with me this morning and look forward to meeting you before the next Public Hearing.

West Torrance 76

5404 W. 190th Street
Torrance, CA. 90503

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Tel: (310)542-0368
Fax: (310)542-7131
Email: westtorrance76@yahoo.com

Martinez, Oscar

From: Vivi Tokatlian [vtokatlian@chomg.com]
Sent: Tuesday, November 02, 2010 3:40 PM
To: Martinez, Oscar
Subject: FW: Metting Regarding Proposed Car Wash

Hello,

I spoke to Michelle Rosenberg after your meeting. She is still very uncomfortable with this car wash. I do not think you have enough room for people to somewhat "dry off" their cars after the wash. They will end up parking on Entradero. There are many schools and children around, and this is a huge concern.

Even though you insist the carwash will not be loud, I am sure it will be, even though you say there will be doors covering the wash. Any piece of big equipment will make noise. What are your hours of operation? What if the traffic does get out of hand? Will you have staff to direct the traffic? Your station is situated right behind the apartment complex, and right across the street from Mrs. Rosenberg's home. It is horrible to think that the peace and quiet that our neighborhood has at this time will become loud, dangerous, and certainly not an area that Torrance would be proud of.

I am strongly against this proposed carwash.

Viveca Tokatlian

From: robert sadeghi [mailto:westtorrance76@yahoo.com]
Sent: Monday, November 01, 2010 11:20 AM
To: vtokatlian@chomg.com
Cc: omartinez@torranceca.gov
Subject: Metting Regarding Proposed Car Wash

Good morning Ms. Tokatlian,

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11/03/2010

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Martinez, Oscar

From: Vivi Tokatlian [vtokatlian@chomg.com]
Sent: Tuesday, November 02, 2010 4:10 PM
To: 'robert sadeghi'
Cc: Martinez, Oscar
Subject: RE: Metting Regarding Proposed Car Wash

Unfortunately I will not be able to meet with you, I work late tonight, and all day tomorrow.

8pm seems very late for a carwash to stay open, especially on the weekends. You did not mention how you would manage the traffic issue and the school children. I will not be able to make the meeting, as I have a son, and again, very concerned with the traffic situation. The kids are always on their bikes and scooters. I am really worried about the increased traffic flow.

From: robert sadeghi [mailto:westtorrance76@yahoo.com]
Sent: Tuesday, November 02, 2010 4:00 PM
To: Vivi Tokatlian
Subject: Re: Metting Regarding Proposed Car Wash

Good Afternoon Ms. Tokatlian,

I have read your email and understand your concerns. And that is why I strongly recommended to meet with you personally to discuss the details. I still would love to meet with you to discuss the details of our proposed car wash. There is still enough time this afternoon or tomorrow before the public hearing for us to meet if you choose to. I strongly urge you to meet with me so I can discuss the details of your concerns. If you are unwilling to meet, please let me know so I can send you a more detailed email regarding your concerns along with the copy of the acoustical analysis and the city parking requirements. We are fully following the city's recommendation on the hours of operation which are Monday through Friday from 8:00 am 8:00 pm and Saturdays and Sundays from 9:00 am to 8:00 pm. Once again I strongly urge you to meet with me to address all your concerns. Thank you for your time and look forward to meeting with you.

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Email: westtorrance76@yahoo.com

From: Vivi Tokatlian <vtokatlian@chomg.com>
To: robert sadeghi <westtorrance76@yahoo.com>
Cc: omartinez@torrance.gov; forumal1@earthlink.net
Sent: Tue, November 2, 2010 3:37:05 PM
Subject: RE: Metting Regarding Proposed Car Wash

Hello,

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Sent: Tuesday, November 02, 2010 4:32 PM
To: Viveca Tokatlian
Cc: Martinez, Oscar
Subject: Fw: Metting Regarding Proposed Car Wash

I appreciate your concern Ms. Tokatlian. City noise ordinance allows our car wash to operate until 10 pm. Due to Staff's recommendation and consistent with other car washes in the area we have reduced the operating hours to 8 pm. Based on our car wash projections from the manufacturer, we are expected to wash between three to four cars per hour. This will not change any traffic conditions in the area. Furthermore, we have nine parking spaces plus 10 fueling stations. This exceeds the number of parking space requirements for our type of business. We are very confident that no one will dry their cars on any of the surrounding Public Streets as we have ample number of parking spaces. This car wash will be located behind the building to serve our existing gasoline and food mart customers. Car Wash will not be visible from the street. I We always have a cashier and a manager during the hours of car wash operation should their assistant be needed. We are using a state of the art on board air drier long with one of the best reverse osmosis water purifying system that combined virtually eliminate the need to customers hand drying their cars on our lot. Please let me know if I can answer any other questions for you.

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To: robert sadeghi <westtorrance76@yahoo.com>

11/03/2010

Cc: omartinez@torranceca.gov
Sent: Tue, November 2, 2010 4:10:07 PM
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Subject: RE: Metting Regarding Proposed Car Wash

Hello,

I spoke to Michelle Rosenberg after your meeting. She is still very uncomfortable with this car wash. I do not think you have enough room for people to somewhat "dry off" their cars after the wash. They will end up parking on Entradero. There are many schools and children around, and this is a huge concern.

Even though you insist the carwash will not be loud, I am sure it will be, even though you say there will be doors covering the wash. Any piece of big equipment will make noise. What are your hours of operation? What if the traffic does get out of hand? Will you have staff to direct the traffic? Your station is situated right behind the apartment complex, and right across the street from Mrs. Rosenberg's home. It is horrible to think that the peace and quiet that our neighborhood has at this time will become loud, dangerous, and certainly not an area that Torrance would be proud of.

I am strongly against this proposed carwash.

Viveca Tokatlian

From: robert sadeghi [mailto:westtorrance76@yahoo.com]
Sent: Monday, November 01, 2010 11:20 AM
To: vtokatlian@chomg.com
Cc: omartinez@torranceca.gov
Subject: Metting Regarding Proposed Car Wash

Good morning Ms. Tokatlian,

It was a pleasure speaking with you this morning on the phone. I have received your concern through the City Staff's report on Saturday October 30th. I am meeting with Ms. Michelle Rosenberg today at 1:00 P.M. to address her concerns and go over our new car wash layout. I would be my pleasure to have a meeting with you personally so I can address any concern you might have personally. I am available anytime today or tomorrow to meet with you at your convenience. Please let me know what time is best for you and I will make myself available. Once again, thank you very much for taking the time to speak with me this morning and look forward to meeting you before the next Public Hearing.

West Torrance 76

5404 W. 190th Street
Torrance, CA. 90503

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11/03/2010

any documents, files or previous e-mail messages attached to it, or e-mail sent in reply to this e-mail, may contain confidential & proprietary information. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the information contained in or attached to this message is strictly prohibited. If you received this transmission in error, please promptly notify us by reply e-mail or call me at the number shown above, and delete the original transmission without reading them or saving them to disk. Thank you very much.

Tel: (310)542-0368

Fax: (310)542-7131

Email: westtorrance76@yahoo.com

Martinez, Oscar

From: Jones, Sharron
Sent: Tuesday, November 02, 2010 5:45 PM
To: Lodan, Gregg; Martinez, Oscar
Subject: FW: West Torrance 76 Car Wash Noise Study

From: DavyAssoc@aol.com [mailto:DavyAssoc@aol.com]
Sent: Tuesday, November 02, 2010 5:34 PM
To: Jones, Sharron
Subject: West Torrance 76 Car Wash Noise Study

Sharon

To clarify the calculated noise levels in our report, noise levels we measured at a car wash using Ryco equipment were assumed for this analysis. Measurements were made at a distance of 10 feet from the entrance door and the exit door. Both doors were closed during the measurements.

Noise levels at the west property line were corrected for distance. Noise levels decrease with increased distance. For every doubling of distance, noise levels decrease by 6 dB. The distance correction was the only correction for the calculated noise levels at the west property line.

At the south property line, distance corrections were also made based on the actual distance to the property line. In addition to distance, noise levels at the south property line were also corrected for directionality. That means that if noise is transmitting out of a stack or a tunnel like this car wash, noise levels straight out of the tunnel (0 degrees) are greater than noise levels to the side (90) degrees) at the same distance. Based on data published in the literature and our own corroborating measurements on other noise stack or tunnel projects this value at 90 degrees is approximately 8 dB. This value was utilized in our calculations.

Let me know if you have any additional questions.

Bruce A. Davy, P.E.

Davy & Associates, Inc.
2100 North Sepulveda Blvd Suite 42
Manhattan Beach, CA 90266

T: (310) 802-8900
F: (310) 802-8002
M: (310) 721-6117

davyassoc@aol.com

Martinez, Oscar

From: robert sadeghi [westtorrance76@yahoo.com]
Sent: Tuesday, November 02, 2010 6:16 PM
To: Viveca Tokatlian
Cc: Martinez, Oscar
Subject: Fw:
Attachments: West Torrance 76 CWP.pdf; WT76 Sound Study.pdf

Dear Ms. Tokatlian

Attached please find a copy of the sound study along with the copy of the presentation since you are not available to meet in person. I am confident that this professional sound study presented to the City will satisfy your concerns. Should you have further questions regarding the parking requirements please contact Mr. Oscar Martinez (310) 618-5990 our planning coordinator. I assure you that we are meeting and exceeding all city requirements and promise that you along with all our neighbors will enjoy our car wash for many years to come. Lastly, our projected four to five cars using our car wash per our being able to enter and exit through all four drive ways will not any impact neither to the traffic patterns or the safety of our children in the area. I hope I have addressed all your concerns. Please feel free to contact me personally at (310) 936-3525 or through email. Thank you for your time.

West Torrance 76

5404 W. 190th Street
Torrance, CA. 90503

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Tel: (310)542-0368
Fax: (310)542-7131
Email: westtorrance76@yahoo.com

----- Forwarded Message -----

From: robert sadeghi <westtorrance76@yahoo.com>
To: westtorrance76@yahoo.com
Cc: alcalderas83@gmail.com; robert.1349@yahoo.com

11/03/2010

Sent: Tue, November 2, 2010 3:58:05 PM

Subject:

West Torrance 76

5404 W. 190th Street
Torrance, CA. 90503

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Tel: (310)542-0368

Fax: (310)542-7131

Email: westtorrance76@yahoo.com

Davy
& Associates, Inc.
Consultants in Acoustics

2100 Sepulveda Blvd, Suite 42, Manhattan Beach, CA 90266, Tel: (310) 802-8900, Fax: (310) 802-8002, e-mail: davyassoc@aol.com

JN2010-48

October 27, 2010

Mr. Robert Sadeghi
West Torrance 76
5404 W 190th Street
Torrance, CA 90503

SUBJECT: ACOUSTICAL ANALYSIS
West Torrance 76 Car Wash, Torrance, California

Dear Robert:

Enclosed are copies of our completed Acoustical Analysis for your proposed car wash on 190th Street in Torrance, California.

The results of our analysis indicate that the car wash will comply with the requirements of the Torrance City Noise Ordinance with the mitigation discussed in this report. If you have any questions concerning the enclosed report, please call me.

It has been a pleasure working with you on this project.

Sincerely,

DAVY & ASSOCIATES, INC.

Bruce A. Davy

Bruce A. Davy, P.E.
President

BD/kbd

Enclosure

(See pages 12-13 for Municipal Code references)

**Davy
& Associates, Inc.**
Consultants in Acoustics

2100 Sepulveda Blvd, Suite 42, Manhattan Beach, CA 90266, Tel: (310) 802-8900, Fax: (310) 802-8002, e-mail: davyassoc@aol.com

JN2010-48

ACOUSTICAL ANALYSIS

**West Torrance 76 Car Wash
Torrance, California**

FOR

**West Torrance 76
Torrance, California**

October, 2010

1.0 Introduction

At the direction of **West Torrance 76, Davy & Associates, Inc.** has completed an acoustical analysis to determine compliance with the Torrance City Noise Ordinance at the south and west property lines.

Noise levels measured on a similar car wash were used to calculate noise levels at these property lines.

2.0 Project Description

The proposed car wash tunnel will have walls and a roof of 7/8" stucco over metal lath over building framing. The car wash tunnel will be attached to the south side of the existing Market Building. Entrance to the car wash tunnel will be from the east with the exit to the west.

3.0 City of Torrance Noise Ordinance Requirements

The site is located in Region 4 as defined in the Torrance Municipal Code Article 7-General Noise Regulations. The allowable noise levels for noise receivers located on residential land in Region 4 are 55 dBA during daytime hours and 50 dBA during nighttime hours. However, noise sources on land zoned for commercial purposes can produce noise levels at their property line of up to 60 dBA during daytime hours and 55 dBA during nighttime hours. Both of the above criteria are increased for noise sources that are not operating continuously, as set forth in Section 46.7.2(c) of the Torrance Municipal Code.

Section 46.2.6 also states that noise levels for machinery, equipment, fans, air conditioners, and similar devices shall not exceed a value that is 5 dB above the ambient noise level at a residential property line.

To determine compliance with this standard, ambient noise levels were measured at the south property line and the west property line where there are apartment buildings. The results of these measurements are summarized in Section 4.0 of this report.

The hours of operation for the Car Wash will be 8:00 a.m. to 8:00 p.m. Monday through Friday and 9:00 a.m. to 8:00 p.m. on Saturday and Sunday.

This is not the correct application of the code. 5dBA can be added provided per Section 46.7.2(c) 3a provided "noise occurs less than 5 hours per day or less than 1 hour per night". The car wash is proposed to operate 12 hours/ day.

SECTION 46.2.6 - MACHINERY, EQUIPMENT, FANS AND AIR CONDITIONING.
It shall be unlawful for any person to operate any machinery, equipment, pump, fan, air conditioning apparatus or similar mechanical device in any manner so as to create any noise which would cause the noise level at the property line of any residential land to exceed the ambient noise level by more than five (5) decibels.

4.0 Ambient Noise Measurements

Environmental noise levels were monitored at the site on October 25, 2010 between the hours of 8:00 p.m. and 9:00 p.m. These measurements were repeated on October 26, 2010 between the morning hours of 9:00 a.m. and 10:00 a.m. Ambient noise levels at both property line locations are dominated by traffic on 190th Street to the north of the site.

Environmental noise levels were measured with a precision integrating LD 820 sound level meter that had been calibrated with a B&K 4230 Acoustical Calibrator immediately prior to use. The sound level meter measures and displays the equivalent noise level (LEQ), as well as the maximum and the minimum noise levels during the measurement period. The results of the ambient noise measurements are summarized in Table 1. Ambient Noise Measurement Logs are attached to this report.

Table 1

Measured Ambient Noise Levels in dB

<u>Time</u>	<u>Property Line</u>	<u>LEQ</u>
8:00 - 9:00 p.m.	West	60.8 dBA
8:00 - 9:00 p.m.	South	56.1
9:00 -10:00 a.m.	West	62.6
9:00 -10:00 a.m.	South	58.4

This calculation is during a quieter period when the proposed car wash is not even proposed to be open. Why not test sound levels during 5 to 6 pm period when noise levels are higher!

8 to 9 am period has greater traffic and higher noise levels. Test is not during peak period.

Based on the ambient noise data listed in Table 1, the minimum ambient noise level plus 5 dB at the west property line is 65.8 dBA. At the south property line, the minimum ambient noise level plus 5 dB is 61.1 dBA.

Since noise sources on commercially zoned property can generate noise levels at their property lines of up to 60 dBA during daytime hours and the Carwash will only operate during daytime hours, the criteria for compliance with the requirements of the City of Torrance is 60 dBA at both the west property line and the south property line.

Site is allowed an additional 5dBA in accordance to Section 46.2.6 to the ambient noise level. The sound study failed to consider the noise already generated by the propane tank fillings, pumps, TVs on the pumps, air compressors, and air conditioning units. You cannot add on another 5dBA to the equipment noises already generated by the site.

In accordance to Section 47.2.a.1)- the following limits apply to Residential properties abutting commercial properties, noise limits are restricted to 55 dBA during the day and 50dBA during the night.
 In accordance to Section 47.2.c - Corrections to the Noise Limits shall be applied where appropriate. This section allows that "if noise is not continuous, one of the following corrections to the limits shall be applied: noise that occurs less than 5 hours per day or less than 1 hour per night can add 5dBA to the allowed noise level."
 Since the car wash is proposed to operate 12 hours /day, then additional 5dBA would not be added.
 This sound study has applied Section 47.2.c correctly and the maximum allowed dBA is 55dBA not 60dBA.

5.0 Car Wash Noise Source Analysis

Overall A-weighted noise levels were measured at a Ryco Manufacturing Car Wash with dryer. These noise levels were utilized to calculate noise levels at both the west property line and the south property line. The analysis of property line noise levels was completed with the roll-up doors closed on both the exit and entrance of the Car Wash.

Where is this location?

The measured noise levels at both the exit and entrance at a distance of 10 feet from the car wash building were utilized to start the analysis. The measurements were made with both doors closed. The measured noise levels at 10 feet are summarized in Table 2.

Car wash starts process before doors close.

Table 2

Measured Noise Levels in dB at 10 feet for Ryco Equipment

<u>Equipment</u>	<u>Exit Noise Level</u>	<u>Entrance Noise Level</u>
Ryko	68.5	71.3

The data listed in Table 2 was utilized to calculate noise levels at the west property line and the south property line for both the exit and entrance to the Car Wash. A directivity effect was included to account for the fact that noise levels to the side will be less than those measured straight out of or into the Car Wash tunnel. Both the entrance and exit doors were assumed to be closed for this analysis.

The results of this analysis are summarized in Table 3.

How was this data applied? There are no calculations and no location map. It is impossible for the City's environmental section to ascertain whether the methodology is correct. Typically supporting calculations are provided to the City for their verification. Would a structure report not include structural calculations? Would a title 24 report lack its calculations? What facts are different about this car wash versus the proposed cash wash?

The car wash exit tunnel faces directly at the Woodlake Apartments. While no discussion as to why this was applied, on the face of the report, it looks like the assumption is erroneous.

When I spoke with the environment section on 11/2/10, no one understood calculation. How did sound consultant arrive at these numbers? What time of day is it applicable to? How does the noise level go down by building a car wash? Wasn't the sound during the day 62.6 dBA on West Side and 58.4 on South Side (which aren't the peak hours) higher?

Table 3
Calculated Noise Levels in dB at the South and the West Property Lines for Ryco Equipment

<u>Property Line</u>	<u>Exit Noise Level</u>	<u>Entrance Noise Level</u>
West	55.8 dBA	53.9 dBA
South	53.8	56.6

As can be seen from the calculated results in Table 2, noise levels at the west property line and at the south property line are in compliance with City of Torrance Noise Ordinance.

5.0 Recommended Noise Mitigation Measures

- 5.1 Install a 7 foot high wall at the entrance end of the Car Wash. This wall should be a continuation of the south wall of the Car Wash and should continue to within 5 feet of the east edge of the existing Market. This wall can be studs and stucco or wood or concrete block.
- 5.2 The doors at both ends of the Car Wash should be fitted with weatherstripping seals. Both sets of doors will need to be closed when the Car Wash is in operation.
- 5.2 The man door in the south wall should be a steel panel filled commercial door fitted with seals on the sides and top. The seals should be provided by the door manufacturer. A bottom seal by the door manufacturer shall also be provided. The laboratory test rating shall be a minimum of STC 35 as tested in an independent, accredited laboratory in accordance with the procedures of ASTM E-90.

Other omissions in the acoustical report:

1. What about the sound being generated by vacuum equipment?
2. Additional traffic will be generated. How about the additional noise from the cars?
3. How do you calculate when the clients pull out of wash and park in the space along the west boundary where they will dry their cars? The noise from of the radios and talking adjacent to our property?
4. What happens when the car wash doors don't close? See attached exhibit of similar car wash located in La Palma where that happened.

6.0 Summary of Results

The results of this analysis indicate that the noise levels generated by the Car Wash will be in compliance with the City of Torrance Noise Ordinance with the noise mitigation measures described in Section 5.0.

Bruce A. Davy

Bruce A. Davy, P.E.
Davy & Associates, Inc.
I.N.C.E. Board Certified

BD/kbd

SITE MONITORING NOISE ANALYSIS

JN2010-48

PROJECT: West Torrance 76 Car Wash
 LOCATION: West Property Line
 TEST DATE: October 25, 2010
 START TIME: 8:00 P.M.
 END TIME: 9:00 P.M.
 EQUIPMENT USED: LD 820 SLM
 1/2" Random Incidence Mic
 Windscreen
 B&K 4230 Calibrator
 Tripod
 Wind Speed Indicator
 Micronta Thermometer/Hygrometer

TEMPERATURE: 68°f
 RELATIVE HUMIDITY: 65%
 WIND: 0-2 mph

LEQ:	60.8	L90:	52.5
LMAX:	79.4	L50:	58.3
LMIN:	49.1	L25:	62.1
CNEL:	64.8	L8:	64.5
LDN:	64.8	L2:	66.6
		L1:	68.8

DAVY
& ASSOCIATES, INC.
 Consultants in Acoustics

SITE MONITORING NOISE ANALYSIS

JN2010-48

PROJECT: West Torrance 76 Car Wash

LOCATION: South Property Line

TEST DATE: October 25, 2010

START TIME: 8:00 P.M.
END TIME: 9:00 P.M.

EQUIPMENT USED: LD 820 SLM
1/2" Random Incidence Mic
Windscreen
B&K 4230 Calibrator
Tripod
Wind Speed Indicator
Micronta Thermometer/Hygrometer

TEMPERATURE: 68°f

RELATIVE HUMIDITY: 65%

WIND: 0-2 mph

LEQ:	56.1	L90:	49.5
LMAX:	70.9	L50:	54.8
LMIN:	46.0	L25:	57.4
CNEL:	60.1	L8:	59.1
LDN:	60.1	L2:	61.1
		L1:	62.9

DAVY
& ASSOCIATES, INC.
Consultants in Acoustics

SITE MONITORING NOISE ANALYSIS

JN2010-48

PROJECT: West Torrance 76 Car Wash

LOCATION: West Property Line

TEST DATE: October 26, 2010

START TIME: 9:00 A.M.

END TIME: 10:00 A.M.

EQUIPMENT USED: LD 820 SLM
 1/2" Random Incidence Mic
 Windscreen
 B&K 4230 Calibrator
 Tripod
 Wind Speed Indicator
 Micronta Thermometer/Hygrometer

TEMPERATURE: 65°f

RELATIVE HUMIDITY: 60%

WIND: 0-2 mph

LEQ:	62.6	L90:	56.5
LMAX:	73.4	L50:	60.8
LMIN:	50.7	L25:	63.5
CNEL:	64.6	L8:	66.1
LDN:	64.6	L2:	68.9
		L1:	70.0

**DAVY
 & ASSOCIATES, INC.**
 Consultants in Acoustics

SITE MONITORING NOISE ANALYSIS

JN2010-48

PROJECT: West Torrance 76 Car Wash
 LOCATION: South Property Line
 TEST DATE: October 26, 2010
 START TIME: 9:00 A.M.
 END TIME: 10:00 A.M.
 EQUIPMENT USED: LD 820 SLM
 1/2" Random Incidence Mic
 Windscreen
 B&K 4230 Calibrator
 Tripod
 Wind Speed Indicator
 Micronta Thermometer/Hygrometer

TEMPERATURE: 65°F

RELATIVE HUMIDITY: 60%

WIND: 0-2 mph

LEQ:	58.4	L90:	52.5
LMAX:	74.1	L50:	57.1
LMIN:	47.3	L25:	59.0
CNEL:	60.4	L8:	61.6
LDN:	60.4	L2:	64.8
		L1:	66.1

**DAVY
 & ASSOCIATES, INC.**
 Consultants in Acoustics

SECTION 46.2.6. - MACHINERY, EQUIPMENT, FANS AND AIR CONDITIONING.

It shall be unlawful for any person to operate any machinery, equipment, pump, fan, air conditioning apparatus or similar mechanical device in any manner so as to create any noise which would cause the noise level at the property line of any residential land to exceed the ambient noise level by more than five (5) decibels.

SECTION 46.7.2. - NOISE LIMITS.

To provide for methodical enforcement and to give reasonable notice of the performance standards to be met, the foregoing intent is expressed in the following numerical standards. For purposes of this Chapter, the City is divided into regions as set forth in Exhibit A.

a)
Noise Limits on Residential Land. It shall be unlawful for any person within the City of Torrance (wherever located) to produce noise in excess of the following levels as received on residential land owned or occupied by another person within the designated regions. In addition to the noise limits stated herein, the noise limits set forth in Sec. 46.7.2.b) shall also be complied with.

1)
For noise receivers located on residential land, for measurement positions five hundred (500) feet or more distant from the boundaries of Regions 1 and 2, the following limits apply:

REGION (in which noise receiver is located)	NOISE LEVEL, db	
	Day	Night
3	50	45
4	55	50

2)
For noise receivers located on residential land, for positions within five hundred (500) feet from the boundary of Region 1 or 2, the following limits apply:

Five (5) dB above the limits set forth in Section 46.7.2.a) 1 above, or 5 dB above the ambient noise level, whichever is the lower number.

b)
Noise Limits at Industrial and Commercial Boundaries:

1)
Noise Sources in Region 1: It shall be unlawful for any person in Region 1 to produce noise levels at the boundary of Region 1 in excess of 70 dB during the day or 65 dB during the night.

2)
Noise Sources in Region 2: It shall be unlawful for any person in Region 2 to produce noise levels at the boundary of Region 2 in excess of 60 dB during the day or 55 dB during the night.

3)
Noise Sources in All Remaining Industrial Use Land: It shall be unlawful for any person on industrial use land outside Region 1 and 2 to produce noise levels at his own property boundary in excess of 60 dB during the day or 55 dB during the night.

4)
Noise Sources on All Land Use for Commercial Purposes: It shall be unlawful for any person on land used for commercial purposes to produce noise levels at his own property boundary in excess of 60 dB during the day or 55 dB during the night.

In addition to the noise limits set forth herein (Sec. 46.7.2.b), the noise limits set forth in Sec. 46.7.2.(a) shall also be complied with.

c)
 Corrections to the Noise Limits: The numerical limits given in Sec. 46.7.2.(a) and (b) shall be adjusted by addition of the following corrections where appropriate.

Noise Conditions	Correction to the Limits, decibels
1. Noise contains a steady, audible tone, such as a whine, screech or hum	-5
2. Noise is a repetitive impulsive noise, such as hammering or riveting	-5
3. If the noise is not continuous, one of the following corrections to the limits shall be applied:	
a) Noise occurs less than 5 hours per day or less than 1 hour per night	+5
b) Noise occurs less than 90 minutes per day or less than 20 minutes per night	+10
c) Noise occurs less than 30 minutes per day or less than 6 minutes per night	+15
4. Noise occurs on Sunday morning (between 12:01 A.M. and 12:01 P.M. Sunday)	-5

AGENDA ITEM 9A

TO: Members of the Planning Commission

FROM: Development Review Division

SUBJECT: MOD10-00008 (CUP68-32, PRE05-00047 & MOD05-00014)

LOCATION: 5404 190th Street

On October 6, 2010, the Planning Commission continued MOD10-00008 to the November 3, 2010 hearing to allow the applicant to meet with neighbors and redesign their project in response to Commission and neighbor concerns. The applicant has submitted revised plans and technical sound study and has met with neighbors. The project is now ready to be brought back before the Planning Commission.

The applicant has relocated the proposed car wash tunnel to be behind the existing building. The revised plans indicate that the car wash tunnel will be 19-feet 2-inches from the southerly property line, approximately 43-feet 6-inches to the westerly property line and 74-feet from the easterly property line. Vehicles will enter the tunnel in a westerly direction with vehicle queuing wrapped around the easterly and southerly sides of the existing building. The applicant has eliminated the parking spaces in the rear to provide a drive aisle and has proposed seven (7) parking spaces along the westerly property line. Staff recommends that the drive aisle along the rear of the property be limited to one-way, in a westerly direction, as it is only 14-feet 6-inches wide.

As the Commission may recall, the previous proposal had the car wash tunnel located 10-feet from the westerly property line and staff was concerned with on-site circulation as vehicles would queue behind the building restricting access to parking spaces. Staff was also concerned with the proximity of the car wash tunnel exit and the westernmost driveway of the site.

The applicant has also provided an acoustical analysis done by an acoustical consultant to staff for review (Attachment #3). The report indicates that the car wash will be able to meet City of Torrance noise ordinance requirements of 60db during the day and 55db at night along property lines with the incorporation of certain mitigation measures. The first mitigation measure is to provide a 7-foot high wall at the entrance of the car wash that is a continuation of the southerly car wash wall. Staff notes that the applicant has incorporated this into the plans and is treated with materials compatible to the proposed car wash tunnel. The second measure is to provide weatherstripping seals on the roll up doors and to have the doors remain closed during the operation of the car wash. The third measure is to have the man door on the southerly side of the car wash be made of steel and fitted with seals on the sides, top and bottom.

In the judgment of staff, the applicant has revised the proposal to alleviate staff's on-site circulation concerns and noise concerns. With the incorporation of the acoustical consultant's mitigation measures, the car wash will be able to meet the City of Torrance

Noise Ordinance. Staff notes that the applicant has been working with the Environmental Division to address the noise complaints regarding the television screens. The applicant has provided letters of support (Attachment #6) and additional information regarding the car wash operation (Attachment #7). Therefore staff can now recommend approval of the project as conditioned.

The applicant is advised that Code requirements have been included as an attachment to the staff report, and are not subject to modification.

PROJECT RECOMMENDATION: APPROVAL

FINDINGS OF FACT IN SUPPORT OF APPROVAL OF THE REQUEST:

Findings of fact in support of approval of the Modification are set forth in the attached Resolution.

Prepared by,



Oscar Martinez
Planning Associate

Respectfully submitted,



for: Gregg D. Lodan, AICP
Planning Manager

Attachments:

- 1) Revised Resolution
- 2) Code Requirements
- 3) Acoustical Analysis
- 4) Previous Staff Report & Supplemental
- 5) Items submitted at 10/6/10 Planning Commission Hearing
- 6) Letters of Support
- 7) Additional Information Provided by the Applicant
- 8) Site Plan, Floor Plan & Elevations

REVISED PLANNING COMMISSION RESOLUTION NO. 10-059

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (CUP68-32, PRE05-00047 AND MOD05-00014) AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE ADDITION OF A DRIVE-THRU CAR WASH AT AN EXISTING SERVICE STATION ON PROPERTY LOCATED IN THE C3-PP ZONE AT 5404 190TH STREET.

MOD10-00008 (CUP68-32, PRE05-00047 AND MOD05-00014):
ROBERT SADEGHI

WHEREAS, the Planning Commission of the City of Torrance at its meeting of September 4, 1968, approved Conditional Use Permit 68-32 filed by Union Oil Company to operate a gasoline service station at the southwest corner of 190th Street and Entradero Avenue; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of February 1, 2006, approved a Precise Plan of Development 05-00047 to allow the expansion and façade remodel of an existing service station in conjunction with a Modification 05-00014 to allow the sale of beer and wine on property located in the C3-PP Zone at 5404 190th Street; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on October 6, 2010, to consider an application for a Modification 10-00008 of a previously approved Conditional Use Permit filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street; and

WHEREAS, the Planning Commission of the City of Torrance continued the matter to November 3, 2010; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on November 3, 2010, to consider an application for a Modification 10-00008 of a previously approved Conditional Use Permit filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 2 of the Torrance Municipal Code; and

WHEREAS, the construction of new commercial structures less than 2,500 square feet are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, Section 15303, Class 3(e); and

WHEREAS, the Planning Commission of the City of Torrance does hereby find

and determine as follows:

- a) That property for which this Modification is applied for is located at 5404 190th Street;
- b) That the property for which this Modification is applied for is described as Assessor's Parcel Number 7520-009-010;
- c) That the proposed operation of a service station with a car wash is conditionally permitted within C3-PP Zone and complies with all of the applicable provisions of the Torrance Municipal Code, as conditioned;
- d) That the proposed operation of a service station with a car wash will not impair the integrity and character of the zoning district because service stations with car washes are conditionally permitted in the C3-PP Zone;
- e) That the subject site is physically suitable for a service station with a car wash because the site in which the proposed car wash is located on is developed with a service station and provides adequate parking for the uses, as conditioned;
- f) That the proposed service station with a car wash is compatible with the existing nearby land uses because the proposed car wash, as conditioned, will not interfere with existing uses in the immediate area;
- g) That the service station with a car wash will be compatible with existing and proposed future land uses within the C3-PP Zone and general area in which the project is located in as service stations with car washes are conditionally permitted in the zone;
- h) That the proposed service station with a car wash will encourage and be consistent with the orderly development of the City as provided for in the General Plan because service stations with car washes are conditionally permitted in this zone;
- i) The proposed service station with car wash will not discourage the appropriate existing or planned future use of surrounding property because the development furthers the goals of the General Plan and the proposed operation will not conflict with the surrounding uses, as conditioned;
- j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed operation is not detrimental to public health and safety;
- k) That there will be adequate provisions for public access to serve the proposed use because this property can be accessed via a driveway off of 190th Street and Entradero Avenue;
- l) That the proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of person located in the area;
- m) That the proposed use will not produce any or all of the following results:
 - Damage or nuisance from noise, smoke, odor, dust or vibration,
 - Hazard from explosion, contamination or fire,
 - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles;

WHEREAS, the Planning Commission at its meeting of October 6, 2010, considered MOD10-00008 (CUP68-32, PRE05-00047 and MOD05-00014) filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street APPROVED the project by the following role call vote;

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that MOD10-00008 (CUP68-32, PRE05-00047 and MOD05-00014) filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street is hereby APPROVED subject to the following conditions:

1. That the use of the subject property for a service station with a car wash shall be subject to all conditions imposed in Modification 10-00008 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Modification 10-00008 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That within 30 days of the final public hearing, the applicant shall remove the "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
4. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
5. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape plant materials, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees; (Development Review)

6. That the applicant shall plant and train shrubs to grow as tall as the propane tank to further screen the propane tank to the satisfaction of the Community Development Director; (Development Review)
7. That the applicant shall use a horizontal propane tank, located at the northeast corner of the property to the satisfaction of the Community Development Director; (Development Review)
8. That the applicant shall relocate vacuums, air/water dispenser, or any other appurtenances, so that they do not encroach into required drive aisles or the public right-of-way and to maintain a maximum distance from residential uses; (Development Review)
9. That the applicant shall upgrade the existing trash enclosure to provide a decorative trellis top with solid underlayment to the satisfaction of the Community Development Director; (Development Review)
10. That the roll-up doors to the car wash shall be lowered during car wash operation; (Development Review)
11. That the car wash shall not use buzzers, bells, or sound mechanisms in any aspect of the carwash operation, and that the applicant shall use a system of illuminated signs to indicate users to either advance or stop to the satisfaction of the Community Development Director; (Development Review)
12. That the applicant shall perform a noise attenuation report done by a professional noise consultant which verifies that this use is in compliance with the Noise Ordinance and shall not create a nuisance to neighboring properties. Noise levels shall be predicted for 10 years after building permit application; (Environmental)
13. That mechanical and electrical equipment, including roof mounted equipment shall be screened from view with materials that are compatible with the main building. Staff approval of screening materials are required; (Environmental)
14. That signage for this use requires a separate submittal and approval; (Environmental)
15. That new or relocated parking spaces must be double-line striped and sized to meet Torrance Code; (Environmental)
16. That the hours of operation for the car wash shall be limited between the hours of 8am to 8pm Monday thru Friday and 9am to 8pm Saturday and Sunday; (Environmental)
17. That the fuel pump TVs be operated with sound between the hours of 9am to 9pm Monday thru Saturday with no sound on Sundays or legal holidays; (Environmental)

18. That the applicant shall incorporate the following noise mitigation measures into the project:

- Install a 7 foot high wall at the entrance end of the Car Wash. This wall should be a continuation of the south wall of the Car Wash and should continue to within 5 feet of the east edge of the existing Market. This wall can be studs and stucco or wood or concrete block.
- The doors at both ends of the Car Wash should be fitted with weatherstripping seals. Both sets of doors will need to be closed when the Car Wash is in operation.
- The man door in the south wall should be a steel panel filled commercial door fitted with seals on the sides and top. The seals should be provided by the door manufacturer. A bottom seal by the door manufacturer shall also be provided. The laboratory test rating shall be a minimum of STC 35 as tested in an independent, accredited laboratory in accordance with the procedures of ASTM E-90.

19. That all conditions of CUP68-32, PRE05-00047 & MOD05-00014 shall be complied with;

Introduced, approved and adopted this 3rd day of November 2010.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, GREGG LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 3rd day of November 2010, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission

CODE REQUIREMENTS

The following is a partial list of Code requirements applicable to the proposed project. All possible Code requirements are not provided here and the applicant is strongly advised to contact each individual department for further clarification. The Planning Commission may not waive or alter the Code requirements. They are provided for information purposes only.

Building & Safety:

- Obtain all necessary permits

Environmental:

- New or relocated parking spaces must be double-line striped and sized to meet Torrance Code.
- Per TMC 95.3.15 Compressed air and water facilities shall be provided for public use at no cost.

Davy
& Associates, Inc.
Consultants in Acoustics

2100 Sepulveda Blvd, Suite 42, Manhattan Beach, CA 90266, Tel: (310) 802-8900, Fax: (310) 802-8002, e-mail: davyassoc@aol.com

JN2010-48

October 27, 2010

Mr. Robert Sadeghi
West Torrance 76
5404 W 190th Street
Torrance, CA 90503

SUBJECT: ACOUSTICAL ANALYSIS
West Torrance 76 Car Wash, Torrance, California

Dear Robert:

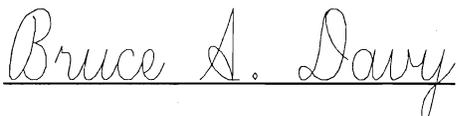
Enclosed are copies of our completed Acoustical Analysis for your proposed car wash on 190th Street in Torrance, California.

The results of our analysis indicate that the car wash will comply with the requirements of the Torrance City Noise Ordinance with the mitigation discussed in this report. If you have any questions concerning the enclosed report, please call me.

It has been a pleasure working with you on this project.

Sincerely,

DAVY & ASSOCIATES, INC.



Bruce A. Davy, P.E.
President

BD/kbd

Enclosure

Davy
& Associates, Inc.
Consultants in Acoustics

2100 Sepulveda Blvd, Suite 42, Manhattan Beach, CA 90266, Tel: (310) 802-8900, Fax: (310) 802-8002, e-mail: davyassoc@aol.com

JN2010-48

ACOUSTICAL ANALYSIS

**West Torrance 76 Car Wash
Torrance, California**

FOR

**West Torrance 76
Torrance, California**

October, 2010

1.0 Introduction

At the direction of **West Torrance 76, Davy & Associates, Inc.** has completed an acoustical analysis to determine compliance with the Torrance City Noise Ordinance at the south and west property lines.

Noise levels measured on a similar car wash were used to calculate noise levels at these property lines.

2.0 Project Description

The proposed car wash tunnel will have walls and a roof of 7/8" stucco over metal lath over building framing. The car wash tunnel will be attached to the south side of the existing Market Building. Entrance to the car wash tunnel will be from the east with the exit to the west.

3.0 City of Torrance Noise Ordinance Requirements

The site is located in Region 4 as defined in the Torrance Municipal Code Article 7-General Noise Regulations. The allowable noise levels for noise receivers located on residential land in Region 4 are 55 dBA during daytime hours and 50 dBA during nighttime hours. However, noise sources on land zoned for commercial purposes can produce noise levels at their property line of up to 60 dBA during daytime hours and 55 dBA during nighttime hours. Both of the above criteria are increased for noise sources that are not operating continuously, as set forth in Section 46.7.2(c) of the Torrance Municipal Code.

Section 46.2.6 also states that noise levels for machinery, equipment, fans, air conditioners, and similar devices shall not exceed a value that is 5 dB above the ambient noise level at a residential property line.

To determine compliance with this standard, ambient noise levels were measured at the south property line and the west property line where there are apartment buildings. The results of these measurements are summarized in Section 4.0 of this report.

The hours of operation for the Car Wash will be 8:00 a.m. to 8:00 p.m. Monday through Friday and 9:00 a.m. to 8:00 p.m. on Saturday and Sunday.

4.0 Ambient Noise Measurements

Environmental noise levels were monitored at the site on October 25, 2010 between the hours of 8:00 p.m. and 9:00 p.m. These measurements were repeated on October 26, 2010 between the morning hours of 9:00 a.m. and 10:00 a.m. Ambient noise levels at both property line locations are dominated by traffic on 190th Street to the north of the site.

Environmental noise levels were measured with a precision integrating LD 820 sound level meter that had been calibrated with a B&K 4230 Acoustical Calibrator immediately prior to use. The sound level meter measures and displays the equivalent noise level (LEQ), as well as the maximum and the minimum noise levels during the measurement period. The results of the ambient noise measurements are summarized in Table 1. Ambient Noise Measurement Logs are attached to this report.

Table 1

Measured Ambient Noise Levels in dB

<u>Time</u>	<u>Property Line</u>	<u>LEQ</u>
8:00 - 9:00 p.m.	West	60.8 dBA
8:00 - 9:00 p.m.	South	56.1
9:00 -10:00 a.m.	West	62.6
9:00 -10:00 a.m.	South	58.4

Based on the ambient noise data listed in Table 1, the minimum ambient noise level plus 5 dB at the west property line is 65.8 dBA. At the south property line, the minimum ambient noise level plus 5 dB is 61.1 dBA.

Since noise sources on commercially zoned property can generate noise levels at their property lines of up to 60 dBA during daytime hours and the Carwash will only operate during daytime hours, the criteria for compliance with the requirements of the City of Torrance is 60 dBA at both the west property line and the south property line.

5.0 Car Wash Noise Source Analysis

Overall A-weighted noise levels were measured at a Ryco Manufacturing Car Wash with dryer. These noise levels were utilized to calculate noise levels at both the west property line and the south property line. The analysis of property line noise levels was completed with the roll-up doors closed on both the exit and entrance of the Car Wash.

The measured noise levels at both the exit and entrance at a distance of 10 feet from the car wash building were utilized to start the analysis. The measurements were made with both doors closed. The measured noise levels at 10 feet are summarized in Table 2.

Table 2

**Measured Noise Levels in dB at 10 feet
for Ryco Equipment**

<u>Equipment</u>	<u>Exit Noise Level</u>	<u>Entrance Noise Level</u>
Ryko	68.5	71.3

The data listed in Table 2 was utilized to calculate noise levels at the west property line and the south property line for both the exit and entrance to the Car Wash. A directivity effect was included to account for the fact that noise levels to the side will be less than those measured straight out of or into the Car Wash tunnel. Both the entrance and exit doors were assumed to be closed for this analysis.

The results of this analysis are summarized in Table 3.

Table 3**Calculated Noise Levels in dB at the South and the West Property Lines for Ryco Equipment**

<u>Property Line</u>	<u>Exit Noise Level</u>	<u>Entrance Noise Level</u>
West	55.8 dBA	53.9 dBA
South	53.8	56.6

As can be seen from the calculated results in Table 2, noise levels at the west property line and at the south property line are in compliance with City of Torrance Noise Ordinance.

5.0 Recommended Noise Mitigation Measures

- 5.1 Install a 7 foot high wall at the entrance end of the Car Wash. This wall should be a continuation of the south wall of the Car Wash and should continue to within 5 feet of the east edge of the existing Market. This wall can be studs and stucco or wood or concrete block.
- 5.2 The doors at both ends of the Car Wash should be fitted with weatherstripping seals. Both sets of doors will need to be closed when the Car Wash is in operation.
- 5.2 The man door in the south wall should be a steel panel filled commercial door fitted with seals on the sides and top. The seals should be provided by the door manufacturer. A bottom seal by the door manufacturer shall also be provided. The laboratory test rating shall be a minimum of STC 35 as tested in an independent, accredited laboratory in accordance with the procedures of ASTM E-90.

6.0 Summary of Results

The results of this analysis indicate that the noise levels generated by the Car Wash will be in compliance with the City of Torrance Noise Ordinance with the noise mitigation measures described in Section 5.0.

A handwritten signature in cursive script that reads "Bruce A. Davy". The signature is written in black ink and is positioned above a solid horizontal line.

Bruce A. Davy, P.E.
Davy & Associates, Inc.
I.N.C.E. Board Certified

BD/kbd

SITE MONITORING NOISE ANALYSIS

JN2010-48

PROJECT: West Torrance 76 Car Wash
 LOCATION: West Property Line
 TEST DATE: October 25, 2010
 START TIME: 8:00 P.M.
 END TIME: 9:00 P.M.
 EQUIPMENT USED: LD 820 SLM
 1/2" Random Incidence Mic
 Windscreen
 B&K 4230 Calibrator
 Tripod
 Wind Speed Indicator
 Micronta Thermometer/Hygrometer
 TEMPERATURE: 68°f
 RELATIVE HUMIDITY: 65%
 WIND: 0-2 mph

LEQ:	60.8	L90:	52.5
LMAX:	79.4	L50:	58.3
LMIN:	49.1	L25:	62.1
CNEL:	64.8	L8:	64.5
LDN:	64.8	L2:	66.6
		L1:	68.8

**DAVY
 & ASSOCIATES, INC.**
 Consultants in Acoustics

SITE MONITORING NOISE ANALYSIS

JN2010-48

PROJECT: West Torrance 76 Car Wash

LOCATION: South Property Line

TEST DATE: October 25, 2010

START TIME: 8:00 P.M.

END TIME: 9:00 P.M.

EQUIPMENT USED: LD 820 SLM
 1/2" Random Incidence Mic
 Windscreen
 B&K 4230 Calibrator
 Tripod
 Wind Speed Indicator
 Micronta Thermometer/Hygrometer

TEMPERATURE: 68°f

RELATIVE HUMIDITY: 65%

WIND: 0-2 mph

LEQ: 56.1 L90: 49.5

LMAX: 70.9 L50: 54.8

LMIN: 46.0 L25: 57.4

CNEL: 60.1 L8: 59.1

LDN: 60.1 L2: 61.1

L1: 62.9

DAVY
& ASSOCIATES, INC.
 Consultants in Acoustics

SITE MONITORING NOISE ANALYSIS

JN2010-48

PROJECT: West Torrance 76 Car Wash

LOCATION: West Property Line

TEST DATE: October 26, 2010

START TIME: 9:00 A.M.

END TIME: 10:00 A.M.

EQUIPMENT USED: LD 820 SLM
 1/2" Random Incidence Mic
 Windscreen
 B&K 4230 Calibrator
 Tripod
 Wind Speed Indicator
 Micronta Thermometer/Hygrometer

TEMPERATURE: 65°f

RELATIVE HUMIDITY: 60%

WIND: 0-2 mph

LEQ: 62.6 L90: 56.5

LMAX: 73.4 L50: 60.8

LMIN: 50.7 L25: 63.5

CNEL: 64.6 L8: 66.1

LDN: 64.6 L2: 68.9

L1: 70.0

DAVY
& ASSOCIATES, INC.
 Consultants in Acoustics

SITE MONITORING NOISE ANALYSIS

JN2010-48

PROJECT: West Torrance 76 Car Wash

LOCATION: South Property Line

TEST DATE: October 26, 2010

START TIME: 9:00 A.M.

END TIME: 10:00 A.M.

EQUIPMENT USED: LD 820 SLM
 1/2" Random Incidence Mic
 Windscreen
 B&K 4230 Calibrator
 Tripod
 Wind Speed Indicator
 Micronta Thermometer/Hygrometer

TEMPERATURE: 65°f

RELATIVE HUMIDITY: 60%

WIND: 0-2 mph

LEQ: 58.4 L90: 52.5

LMAX: 74.1 L50: 57.1

LMIN: 47.3 L25: 59.0

CNEL: 60.4 L8: 61.6

LDN: 60.4 L2: 64.8

L1: 66.1

DAVY
& ASSOCIATES, INC.
 Consultants in Acoustics

AGENDA ITEM NO. 11B

CASE TYPE AND NUMBER: Modification, MOD10-00008 (CUP68-32, PRE05-00047 & MOD05-00014)

NAME: Robert Sadeghi

PURPOSE OF APPLICATION: Request for approval of a Modification of a previously approved Conditional Use Permit, Precise Plan and Modification to allow for the addition of a drive-thru car wash on property located in the C3-PP Zone.

LOCATION: 5404 190th Street

ZONING: C3-PP: Solely Commercial – Precise Plan Overlay

ADJACENT ZONING AND LAND USE:

North: City of Redondo Beach

South: R-3: Multi-Family Residential

East: C-2: Auto Repair

West: R-3: Multi-Family Residential

GENERAL PLAN DESIGNATION: General Commercial

COMPLIANCE WITH GENERAL PLAN:

This site has a General Plan designation of General Commercial which allows a maximum floor area ratio of 0.6. The General Commercial designation is intended to permit a wide range of commercial uses which serve both community and regional needs. Regional shopping centers, professional and medical office projects, corridor commercial districts, food and beverage establishments, entertainment facilities, financial institutions, automotive sales and repair operations are all permitted uses in the General Commercial areas.

The existing service station and the proposed drive through car wash is consistent with the General Commercial land use designation. The subject property is adjacent to multiple-family residences to the west and south. Consideration of potential noise and vibration impacts generated by the car wash to nearby residential uses shall be made to ensure that these impacts are adequately addressed and mitigated.

EXISTING IMPROVEMENTS AND/OR NATURAL FEATURES:

The subject property is currently developed with a gasoline station with a convenience store.

ENVIRONMENTAL FINDINGS:

The construction of new commercial structures less than 2,500 square feet are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, Section 15303, Class 3(e).

BACKGROUND AND ANALYSIS:

On September 4th 1968, the Planning Commission approved a Conditional Use Permit (CUP68-32) to allow the construction and operation of a service station. On February 15, 2006, The Planning Commission approved a Modification of the existing Conditional Use Permit to allow the sale of beer and wine for off-premise consumption in conjunction with a Precise Plan of Development to allow exterior modifications of the existing service station. The applicant is now requesting approval of a Modification to allow the construction and operation of an automatic car wash on site.

The site measures 18,331 square feet and is located on the southwest corner of Entradero and 190th Street. The site is currently accessed via four driveways, two driveways on each street and the existing building on site measures 1,613 square feet. As proposed, the service station provides 9 parking spaces and 9 are required.

The proposed car wash building is 16-feet 6-inches wide by 42-feet long and has a height of 17-feet 1-inch to the top of the parapet. The building will provide the code required 10-foot westerly side setback from residential properties, a 26-foot northerly side setback, a 57-foot rear setback and will be separated from the main building by 17-feet 6-inches. In order to accommodate the new car wash building, the applicant is proposing to convert existing parallel stalls along the rear of the building to angled stalls, relocate parking spaces along the west, air/water dispenser and propane fuel tank to the northeast corner of the property and also relocate an existing electrical enclosure and EVR tank to the east side of the building. Staff notes that the relocated propane tank will be placed in an existing landscape planter area where a portion of existing landscaping will be removed. As two parking spaces are also being relocated to that area, additional landscaping will be installed and should make up the difference for the loss of landscaping in that area.

The entrance to the car wash is proposed from the rear and exits toward 190th Street. Customers who wish to use the car wash would do so via a one-way driveway behind the building to get to the entrance of the wash tunnel. The Transportation Planning staff is concerned with the potential conflict for those exiting the car wash tunnel and those entering the site from the westerly 190th Street driveway. The applicant contends that the car wash users will exit the tunnel in 5-minute intervals, and as traffic is not continuous due to the time delay, such concerns are minimized to the extent possible. The plans indicate a self serve vacuum at the rear of the existing convenience store. Staff recommends that the vacuums, or any other appurtenances, be relocated so that they do not encroach into required drive aisles or the public right-of-way and to maintain a maximum distance from residential uses.

The proposed car wash building will feature cement plaster painted to match the existing building, stone veneer along the base, trim along the top of the building and a roll up door for the entrance and exit of the tunnel. Should this project be approved, staff recommends that the roll-up doors be lowered when not operating.

Staff also recommends that no upright propane tanks be allowed and that it shall be painted green to blend with the landscaping. Staff further recommends that shrubs be planted and trained to grow as high as the tank to further screen it from view. Staff notes that additional landscaping will be provided along the northeast corner and along the westerly side yard between the car wash building and property line. Staff recommends that the area not be used as a storage area for the service station.

The applicant has indicated that they are seeking approval to operate the car wash from 7am to 10pm daily, the existing operating hours of the service station. The Environmental Division has recommended that the applicant submit a noise attenuation study prepared to their satisfaction to ensure that noise produced by the car wash operation will be mitigated to within Municipal Code restrictions. Staff notes that the most recent car wash the Planning Commission approved (CUP07-00002) limited the hours of operation to 7am to 8pm daily. Due to the proximity of this car wash to residential uses, staff recommends the hours of operation be limited between 8am to 8pm Monday thru Friday and 9am to 8pm Saturday and Sunday. Due to past noise complaints from the apartments related to pumping station TVs, the Code Enforcement Division recommends that these TVs be operated between the hours of 9am to 9pm Monday thru Saturday with no operation on Sundays or legal holidays.

Although the applicant has provided plans that are consistent with the General Plan land use designation, setbacks, parking and landscaping, staff cannot support the project as proposed as staff is concerned with potential on-site circulation issues and potential noise concerns with the adjacent residential uses as there have been noise complaints in the past. Based on the findings of this report and those set forth in the attached resolution, staff recommends denial without prejudice of this request.

The applicant is advised that Code requirements have been included as an attachment to the staff report.

PROJECT RECOMMENDATION: DENIAL WITHOUT PREJUDICE

FINDINGS OF FACT IN SUPPORT OF DENIAL WITHOUT PREJUDICE OF THE REQUEST:

Findings of fact in support of Denial without Prejudice of the Modification are set forth in the attached Resolution.

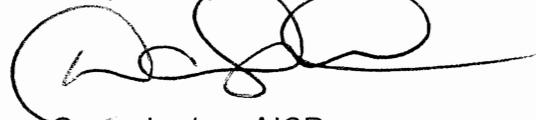
RECOMMENDED CONDITIONS, IF REQUEST IS APPROVED: Should the Planning Commission consider approval of the subject request, a list of recommended Conditions for the project is set forth in Attachment #3.

Prepared by,



Oscar Martinez
Planning Associate

Respectfully Submitted,



for: Gregg Lodan, AICP
Planning Manager

Attachments:

1. Resolution
2. Location and Zoning Map
3. Recommended Conditions if Approved
4. Code Requirements
5. Planning Commission Resolution #68-32, 06-022 and 06-023
6. Site Plan, Floor Plan and Elevations

PLANNING COMMISSION RESOLUTION NO. 10-059

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, DENYING WITHOUT PREJUDICE A MODIFICATION OF A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (CUP68-32, PRE05-00047 AND MOD05-00014) AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE ADDITION OF A DRIVE-THRU CAR WASH ON PROPERTY LOCATED IN THE C3-PP ZONE AT 5404 190TH STREET.

MOD10-00008 (CUP68-32, PRE05-00047 AND MOD05-00014):
ROBERT SADEGHI

WHEREAS, the Planning Commission of the City of Torrance at its meeting of September 4, 1968, approved Conditional Use Permit 68-32 filed by Union Oil Company to operate a gasoline service station at the southwest corner of 190th Street and Entradero Avenue; and

WHEREAS, the Planning Commission of the City of Torrance at its meeting of February 1, 2006, approved a Precise Plan of Development 05-00047 to allow the expansion and façade remodel of an existing service station in conjunction with a Modification 05-00014 to allow the sale of beer and wine on property located in the C3-PP Zone at 5404 190th Street; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on October 6, 2010, to consider an application for a Modification 10-00008 of a previously approved Conditional Use Permit filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 2 of the Torrance Municipal Code; and

WHEREAS, the construction of new commercial structures less than 2,500 square feet are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act, Section 15303, Class 3(e); and

WHEREAS, the Planning Commission of the City of Torrance does hereby find and determine as follows:

- a) That property for which this Modification is applied for is located at 5404 190th Street;
- b) That the property for which this Modification is applied for is described as Assessor's Parcel Number 7520-009-010;
- c) The subject site is not physically suitable for the proposed car wash because it provides inadequate on-site circulation;
- d) The proposed location, size, design, and operating characteristics of the drive thru car wash, as conditioned, would be detrimental to the public interest, health, safety,

convenience or welfare, or to the property of persons located in the area;

WHEREAS, the Planning Commission at its meeting of October 6, 2010, considered MOD10-00008 (CUP68-32, PRE05-00047 and MOD05-00014) filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street Denied Without Prejudice the project by the following role call vote;

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that MOD10-00008 (CUP68-32, PRE05-00047 and MOD05-00014) filed by Robert Sadeghi to allow the addition of a drive thru car wash on property located in the C3-PP Zone at 5404 190th Street Denied Without Prejudice.

Introduced, approved and adopted this 6th day of October 2010.

Chairman, Torrance Planning Commission

ATTEST:

Secretary, Torrance Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, GREGG LODAN, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 6th day of October 2010, by the following roll call vote:

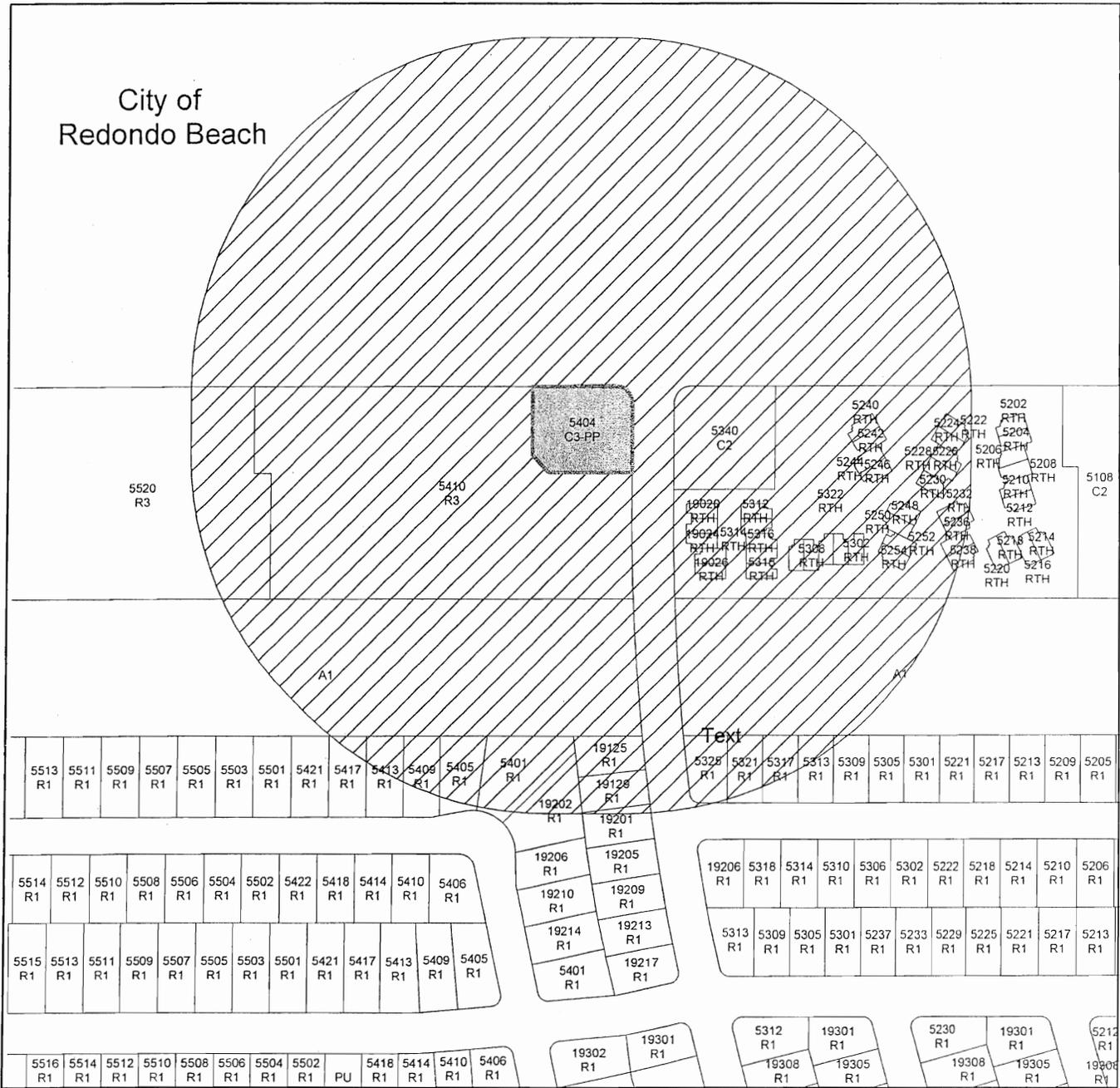
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Planning Commission



LOCATION AND ZONING MAP

5404 W. 190th Street
MOD10-00008

LEGEND

- Notification Area
- 5404 W. 190th Street

RECOMMENDED CONDITIONS, IF APPROVED:

1. That the use of the subject property for a service station with a car wash shall be subject to all conditions imposed in Modification 10-00008 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Modification 10-00008 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1;
3. That within 30 days of the final public hearing, the applicant shall remove the "Public Notice" sign to the satisfaction of the Community Development Director; (Development Review)
4. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
5. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape plant materials, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees; (Development Review)
6. That the applicant shall plant and train shrubs to grow as tall as the propane tank to further screen the propane tank to the satisfaction of the Community Development Director; (Development Review)
7. That the applicant shall use a horizontal propane tank, located at the northeast corner of the property, and painted green to the satisfaction of the Community Development Director; (Development Review)
8. That the applicant shall relocate vacuums, air/water dispenser, or any other appurtenances, so that they do not encroach into required drive aisles or the public right-of-way and to maintain a maximum distance from residential uses; (Development Review)
9. That the applicant shall upgrade the existing trash enclosure to provide a decorative trellis top with solid underlayment to the satisfaction of the Community Development Director; (Development Review)

10. That the roll-up doors to the car wash shall be lowered when not in operation; (Development Review)
11. That the area between the car wash and the westerly property line shall not be used for storage of materials, inventory or products of the service station; (Development Review)
12. That the applicant shall provide a noise attenuation report done by a professional noise consultant which verifies that this use will comply with the Noise Ordinance and shall not create a nuisance to neighboring properties. Noise levels shall be predicted for 10 years after building permit application; (Environmental)
13. That mechanical and electrical equipment, including roof mounted equipment shall be screened from view with materials that are compatible with the main building. Staff approval of screening materials are required; (Environmental)
14. That signage for this use requires a separate submittal and approval; (Environmental)
15. That new or relocated parking spaces must be double-line striped and sized to meet Torrance Code; (Environmental)
16. That the hours of operation for the car wash shall be limited between the hours of 8am to 8pm Monday thru Friday and 9am to 8pm Saturday and Sunday; (Environmental)
17. That the fuel pump TVs be operated between the hours of 9am to 9pm Monday thru Saturday with no operation on Sundays or legal holidays; (Environmental)
18. That all conditions of CUP68-32, PRE05-00047 & MOD05-00014 shall be complied with;

CODE REQUIREMENTS

The following is a partial list of Code requirements applicable to the proposed project. All possible Code requirements are not provided here and the applicant is strongly advised to contact each individual department for further clarification. The Planning Commission may not waive or alter the Code requirements. They are provided for information purposes only.

Building & Safety:

- Obtain all necessary permits

Environmental:

- New or relocated parking spaces must be double-line striped and sized to meet Torrance Code.
- Per TMC 95.3.15 Compressed air and water facilities shall be provided for public use at no cost.

PLANNING COMMISSION RESOLUTION NO. 68-32

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF TORRANCE, CALIFORNIA APPROVING
A CONDITIONAL USE PERMIT TO ALLOW THE
OPERATION OF A GASOLINE SERVICE STATION ON
THE SOUTHWEST CORNER OF 190TH STREET AND
ENTRADERO AVENUE.
(CUP 68-32 - UNION OIL COMPANY)

WHEREAS, a Conditional Use Permit application to allow the operation of a gasoline service station on the southwest corner of 190th Street and Entradero Avenue was considered by the Planning Commission at its meeting of September 4, 1968; and

WHEREAS, the Planning Commission, by the following roll call vote approved CONDITIONAL USE PERMIT 68-32, subject to certain conditions:

AYES: COMMISSIONERS: Alter, Armstrong, Brewster, Shelbourn,
Uyeda, and Chairman Halstead.
NOES: COMMISSIONERS: None.
ABSENT: COMMISSIONERS: Post.

NOW, THEREFORE, BE IT RESOLVED that Conditional Use Permit 68-32, filed by Union Oil Company to allow the operation of a gasoline service station in the C-2 zone on property located at the southwest corner of 190th Street and Entradero Avenue and described as a portion of the 1028.61 acre tract of land in the Rancho San Pedro allotted to Maria de los Reyes Dominguez, is hereby approved subject to the following conditions:

1. That a 3 foot planter area be established on the south and west property lines immediately in front of the 6 foot high slump stone block walls per Exhibit A.
2. That there be an additional parkway tree on 190th Street.
3. That the building design be modern with gable roofs and with liberal use of decorative masonry in the construction of all buildings, walls, and planters.
4. That the plan of development including elevations and architecture as depicted on the rendering submitted to and approved by the Planning Commission, herein marked Exhibit "A", be a part of this approval and that all construction be in accordance therewith.
5. That the posts supporting the canopy be veneered with the same building material as the building facade.
6. That elevations be compatible with the surrounding area.
7. That parking be provided in accordance with the City Code and that the improvement of the entire property not otherwise utilized be paved in accordance with requirements for paving of a parking lot as set forth in the City Code.

8. That grading be in conformance with the requirements of the Public Works Director, but such grading must not be in conflict with the plan approved by the Planning Commission. In other words if the development is to be located at ground level it shall not be placed at a much higher or much lower elevation as a result of grading.
9. That drive approaches be limited to the maximum width presently permitted by the City. If a greater width is desired, that any approach be with the consent of the Director of Public Works.
10. That all requirements of the Engineering and other Departments be met, said conditions to include satisfactory location of drive aprons.
11. That emergency shut-offs be installed per Fire Department standards.
12. That the trash area and the storage of all trash bins be in an area enclosed on all sides, said enclosure to be of sufficient height to completely screen all trash and trash containers and be constructed of a material compatible with the main building.
13. That there be no open storage of trash or other materials awaiting pick-up. All trash and similar materials to be enclosed completely with a masonry solid wall. The wall to be masonry if detached.
14. That all motor and body work other than fan belt, tire repair, brake adjustment, and other light work shall be done inside the building.
15. That all new and used merchandise shall be stored and displayed within the service station building, except new and reconditioned tires, batteries, accessories and lubrication items which are maintained in movable or enclosable cabinets or racks especially designed for the display and sale of said merchandise.
16. That no used or discarded automobile parts or equipment or permanently disable junk, or wrecked vehicles shall be located outside the service station building except within an enclosed trash storage area.
17. That all painting, body and fender repair, tire recapping, and the rental of other heavy equipment and the sale and rental of other merchandise, other than specified above, be excluded. Other uses if permitted in the zone where the automobile service station is located, may be conducted in conjunction with an automobile service station, unless otherwise prohibited, and shall be subject to the limitations of said zone.
18. That no trucks be stored on the property.
19. That there be no outside storage of used or new merchandise except as specifically approved by the Planning Commission.

20. That all conditions and limitations made a part of the granting of a conditional use permit for a service station by the City be continually posted within the building in a conspicuous place so all employees can see it.
21. That the premises not be used for the construction of any additional buildings or for the rental of trailers or other equipment stored outside, nor for the storage of trucks, selling of automobiles, trucks, etc., without the express approval of the Planning Commission.
22. That automobile repair work be limited to only minor tune-up, muffler replacement, and brake relining. All work to be conducted entirely within the building.
23. That landscaping be provided to the satisfaction of the Planning Commission upon recommendation by the Plot Plan Review Committee. Such landscaping shall include trees, shrubs, and ground cover with mostly 5 gallon and larger plants. Planters are to be located along adjacent streets, at intersections, and adjacent to buildings.
24. That a permanent water sprinkler system be installed for the entire development, particularly including any landscaped area and parkway tree wells within public rights-of-way.
25. That parkway trees be provided per City Code and if insufficient space is available for the required number of trees, that the size of street tree be increased to a minimum of 15 gallon.
26. That all planters be a minimum of 6 inches in height, and be constructed of decorative masonry with the exception of those planters in the parkway areas which need not be raised except in whatever manner might be necessary to prevent gasoline or other poisonous liquids from flowing from the gasoline service station onto the planted areas.
27. That all shrubs being provided in the planter areas be of a minimum 5 gallon size.
28. That all landscaped areas be continuously maintained.
29. That landscaping be provided along street frontages as required by Section 75.3.2 h) of Division 9 of the City Code.
30. That all signs comply with applicable City Code sections.
31. That all signs be reviewed by the Planning Commission or Sign Review Committee. These to be limited to 25 feet in height maximum and to otherwise be in conformance with the sign regulations. One price panel to be permitted as well as small savings stamps, tircs, no smoking, etc. signs.
32. That no pennants, banners, flags, etc., be permitted except one flag of the United States and one flag of the State of California.

33. That all outside displays be limited to the following:
- a. Not more than 10 tires;
 - b. One windshield wiper display rack;
 - c. One closeable display rack for additives and canned lubricating oils; and
 - d. Three vending machines for soft drinks, cigarettes and candy.
34. That lights be directed away from residential areas.
35. That lights be as low as possible and be of a reflective intensity not disruptive to adjoining residences.
36. That six foot high decorative masonry walls be constructed adjacent to residential uses and must decrease in height to front yard so as to be compatible with adjacent land.
37. That any significant deviation in the grading plan which would result in a substantially higher wall than that indicated on the plan would require further review by the Planning Commission.
38. That the station be operated at all times in a manner that would not constitute a nuisance to adjacent residential property owners. Determination as to whether a nuisance exists or not would be by the Planning Commission.
39. That all gongs and bells for the signal system be mounted inside the building and kept as quiet as possible so as to avoid unnecessary disturbance to adjacent residential areas.
40. That hours of operation be limited so that the station will not be in operation nor the parking lot swept between the hours of 11:00 p.m. until 6:00 a.m. seven days a week. No impact wrenches or other noisy equipment will be operated after 8:00 p.m. in the evening and no trash pick-up on Saturday or Sunday mornings.
41. That the corner planter be moved onto private property.
42. That tree wells be left in area where sidewalk is being reconstructed.

Introduced, approved, and adopted this 18th day of September, 1968.

s/ David B. Halstead
Chairman, Torrance Planning Commission

ATTEST:

s/ James C. Hagaman
Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 06-022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW EXTERIOR AND INTERIOR MODIFICATIONS IN CONJUNCTION WITH THE EXPANSION OF A CONVENIENCE STORE INTO EXISTING SERVICE BAYS AT AN EXISTING SERVICE STATION ON PROPERTY LOCATED IN THE PRECISE PLAN OVERLAY IN THE C-3 ZONE AT 5404 190TH STREET.

PRE05-00047: TAIT & ASSOCIATES, INC. (JOSE GANDARA) (CONOCO PHILLIPS COMPANY C/O CLOVER TRUST)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on September 4, 1968, and approved a Conditional Use Permit (CUP68-32), filed by Union Oil Company, to allow the operation of a gasoline service station on property located in the C-2 Zone on the southwest corner of 190th and Entradero; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on February 1, 2006, to consider an application for a Precise Plan of Development filed by Tait & Associates, INC. (Jose Gandara) (Conoco Phillips Company C/O Clover Trust) to allow exterior and interior modifications in conjunction with the expansion of a convenience store into three existing service bays at an existing service station on property located in the Precise Plan Overlay in the C-3 Zone at 5404 190th Street; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 2 of the Torrance Municipal Code; and

WHEREAS, Additional service and minor alterations of an existing public or private structure or facilities involving negligible or no expansion of use beyond that previously existing are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act Section 15301; and

WHEREAS, the Planning Commission of the City of Torrance does hereby find and determine as follows:

- a) That the property under consideration is located at 5404 190th Street;
- b) That the property is described as Parcel 10, Page 9, Book 7520, as per map recorded in the office of the Los Angeles County Recorder, State of California;

- c) That this Precise Plan makes provisions for the utilization and design of buildings and other improvements, the height and bulk of buildings, and the open spaces. The plans demonstrate that the footprint will increase by a total of 115.5 square feet to accommodate the equipment enclosure which minimally affects the open space and still allows adequate circulation on the site as conditioned;
- d) That this Precise Plan demonstrates limitations on the location of buildings and other improvements with respect to existing or planned rights-of-way and establishing precise locations for planned rights-of-way. The plans submitted demonstrate that the location of the building is not changing and the proposed changes do not affect any existing rights-of-way;
- e) That this Precise Plan will accomplish the systematic execution of the general plan because the existing use as a service station and the proposed convenience store expansion are compatible with the General Plan land use designation of Local Commercial;
- f) That the zoning for the subject property is C-3 Zone and the existing and proposed uses are conditionally permitted within the C-3 Zone and complies with all of the applicable provisions of the Torrance Municipal Code;
- g) The subject property is physically suitable for the proposed modifications because it is an existing land use, there is adequate area for the required parking, access ways and landscaping as conditioned.
- h) The proposed use will not be detrimental to the public health, safety or welfare or to the property of persons located in the vicinity thereof because the sale of beer and wine for off site consumption is an existing use and is governed by local and State law and is conditionally permitted within the C-3 Zone and Local Commercial Designation.
- i) The proposed improvements will continue the existing sales of convenience and gasoline and beer and wine items are not inconsistent with similar operations throughout the City.
- j) There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety.
- k) There is adequate access to the site provided from 190th Street and Entradero by way of the existing driveways that will be improved with radius type driveways to provide for easier and safer ingress/egress to the site, as conditioned.

- l) The proposed uses will not produce any or all of the following results:
- Damage or nuisance from noise, smoke, odor, dust or vibration,
 - Hazard from explosion, contamination or fire,
 - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

WHEREAS, the Planning Commission at its meeting of February 1, 2006, considered PRE05-00047 filed by Tait & Associates, INC (Jose Gandara) (Conoco Phillips Company C/O Clover Trust) to allow the sale of beer and wine for off-premises consumption at an existing service station on property located in the Precise Plan Overlay in the C-3 Zone at 5404 190th Street and approved the project by the following role call vote;

AYES: COMMISSIONERS: BROWNING; FAUK; HORWICH; CHAIRPERSON
UCHIMA

NOES: COMMISSIONERS: BUSCH, GIBSON

ABSENT: COMMISSIONERS: DREVNO

ABSTAIN: COMMISSIONERS: NONE

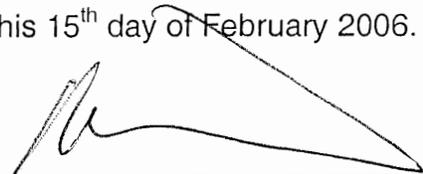
NOW, THEREFORE, BE IT RESOLVED that PRE05-00047 filed by Tait & Associates, INC (Jose Gandara) (Conoco Phillips Company C/O Clover Trust) to allow the sale of beer and wine for off-premises consumption at an existing service station on property located in the Precise Plan Overlay in the C-3 Zone 5404 190th Street on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the subject property shall be approved for exterior and interior modifications in conjunction with the expansion of an existing convenience into existing service bays at an existing service station is subject to all conditions imposed in Planning Commission MOD05-00014 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said development and use shall be established and constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Precise Plan is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period of time as provided for in Section 92.27.2;

3. That the applicant shall comply with all conditions in MOD05-00014; (Development Review);
4. That the applicant shall comply with all conditions approved under CUP68-32;
5. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape plant materials, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees; (Development Review)
6. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
7. That an exterior lighting plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits to ensure that no lighting shines into the residential properties to the east of the subject site; (Development Review)
8. That the applicant shall provide a circulation plan demonstrating how one way traffic will move through parking area and access the 5 parallel spaces on the southerly portion of the property; (Development Review)
9. That the windows proposed along the street elevations shall remain clear and uncovered by merchandise and signage to the satisfaction of the Community Development Director; (Development Review)
10. That the trash enclosure shall provide decorative trellis roof covering shall be constructed and screened to the satisfaction of the Community Development Director; (Development Review)
11. That the applicant shall work with the Environmental Division to develop a separate sign program for new signage that shall include the removal of the existing pole sign to the satisfaction of the Community Development Director with appeal rights to the Environmental Quality Commission; (Environmental- Revised)
12. That the applicant shall provide room within the trash enclosure to hold recyclable materials; (Environmental)
13. That the applicant shall provide graffiti proof film or similar protectant on windows; (Environmental)
14. That the applicant shall upgrade the existing overhead-fed street lighting and utility system and replace with an underground-fed marbelite street lighting and utility system around the property on Carson Street and Crenshaw Boulevard; (Transportation Planning)

- 15. That the applicant shall reconstruct the existing driveways on Entradero and 190th Street to 30 feet wide commercial radius type with depressed back of walk and wheelchair ramps to the satisfaction of the Community Development Director; (Engineering- Revised)
- 16. ~~That the applicant shall close the existing driveway on 190th near the intersection with full height curb, gutter and sidewalk to match existing; (Deleted by Engineering Division)~~

Introduced, approved and adopted this 15th day of February 2006.



Torrance Planning Commission Chair

ATTEST:



Secretary, Torrance Planning Commission

PLANNING COMMISSION RESOLUTION NO. 06-023

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (CUP68-32) AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW BEER AND WINE SALES FOR OFF-PREMISE CONSUMPTION ON PROPERTY LOCATED IN THE PRECISE PLAN OVERLAY IN THE C-3 ZONE AT 5404 190TH STREET.

MOD05-00014: TAIT & ASSOCIATES, INC. (JOSE GANDARA) (CONOCO PHILLIPS COMPANY C/O CLOVER TRUST)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on September 4, 1968, and approved a Conditional Use Permit (CUP68-32), filed by Union Oil Company, to allow the operation of a gasoline service station on property located in the C-2 Zone on the southwest corner of 190th and Entradero; and

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on February 1, 2006, to consider an application for a Modification of a previously approved Conditional Use Permit (CUP68-32) filed by Tait & Associates, INC. (Jose Gandara) (Conoco Phillips Company C/O Clover Trust) to allow beer and wine sales for off-premise consumption at an existing service station on property located in the Precise Plan Overlay in the C-3 Zone at 5404 190th Street; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 2 of the Torrance Municipal Code; and

WHEREAS, Additional service and minor alterations of an existing public or private structure or facilities involving negligible or no expansion of use beyond that previously existing are Categorically Exempted by the Guidelines for Implementation of the California Environmental Quality Act Section 15301; and

WHEREAS, the Planning Commission of the City of Torrance does hereby find and determine as follows:

- a) That the property under consideration is located at 5404 190th Street;
- b) That the property is described as Parcel 10, Page 9, Book 7520, as per map recorded in the office of the Los Angeles County Recorder, State of California;
- c) That the zoning for the subject property is C-3 Zone and the existing and proposed uses are conditionally permitted within the C-3 Zone and complies with all of the applicable provisions of the Torrance Municipal Code;

- d) The subject property is physically suitable for the proposed modifications because it is an existing land use, there is adequate area for the required parking, access ways and landscaping as conditioned.
- e) The proposed use will not be detrimental to the public health, safety or welfare or to the property of persons located in the vicinity thereof because the sale of beer and wine for off site consumption is an existing use and is governed by local and State law and is conditionally permitted within the C-3 Zone and Local Commercial Designation.
- f) The proposed improvements will continue the existing sales of convenience and gasoline and beer and wine items are not inconsistent with similar operations throughout the City.
- g) There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety.
- h) There is adequate access to the site provided from 190th Street and Entradero by way of the existing driveways that will be improved with radius type driveways to provide for easier and safer ingress/egress to the site, as conditioned.
- i) The proposed uses will not produce any or all of the following results:
 - Damage or nuisance from noise, smoke, odor, dust or vibration,
 - Hazard from explosion, contamination or fire,
 - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles.

WHEREAS, the Planning Commission at its meeting of February 1, 2006, considered MOD05-00014 filed by Tait & Associates, INC (Jose Gandara) (Conoco Phillips Company C/O Clover Trust) to allow the sale of beer and wine for off-premises consumption at an existing service station on property located in the Precise Plan Overlay in the C-3 Zone at 5404 190th Street and approved the project by the following role call vote;

AYES: COMMISSIONERS: BROWNING; FAUK; HORWICH; CHAIRPERSON
UCHIMA

NOES: COMMISSIONERS: BUSCH; GIBSON

ABSENT: COMMISSIONERS: DREVNO

ABSTAIN: COMMISSIONERS: NONE

NOW, THEREFORE, BE IT RESOLVED that MOD05-00014 filed by Tait & Associates, INC (Jose Gandara) (Conoco Phillips Company C/O Clover Trust) to allow the sale of beer and wine for off-premises consumption at an existing service station on property located in the Precise Plan Overlay in the C-3 Zone 5404 190th Street on file in the Community Development Department of the City of Torrance, is hereby APPROVED subject to the following conditions:

1. That the subject property shall be approved for the sale of beer and wine for off-premises consumption is subject to all conditions imposed in Planning Commission MOD05-00014 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said development and use shall be established and constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That if this Modification is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period of time as provided for in Section 92.27.2;
3. That the applicant shall comply with all conditions in PRE05-00047; (Development Review- Added)
4. That the applicant shall comply with all conditions approved under CUP68-32;
5. That a landscape plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits and shall be implemented prior to occupancy. The plan shall utilize drought resistant/xeriscape plant materials, and shall provide state-of-the-art water saving irrigation system and/or drip irrigation for larger shrubs and trees; (Development Review)
6. That exterior color and material samples shall be submitted to the Community Development Department for approval prior to the issuance of any building permits; (Development Review)
7. That an exterior lighting plan shall be submitted to the Community Development Department for approval prior to the issuance of any building permits to ensure that no lighting shines into the residential properties to the east of the subject site; (Development Review)
8. That the applicant shall provide a circulation plan demonstrating how one way traffic will move through parking area and access the 5 parallel spaces on the southerly portion of the property; (Development Review)

9. That the windows proposed along the street elevations shall remain clear and uncovered by merchandise and signage to the satisfaction of the Community Development Director; (Development Review)
10. That the trash enclosure shall provide decorative trellis roof covering shall be constructed and screened to the satisfaction of the Community Development Director; (Development Review)
11. That the applicant shall work with the Environmental Division to develop a separate sign program for new signage that shall include the removal of the existing pole sign to the satisfaction of the Community Development Director with appeal rights to the Environmental Quality Commission; (Environmental- Revised)
12. That the applicant shall provide room within the trash enclosure to hold recyclable materials; (Environmental)
13. That the applicant shall provide graffiti proof film or similar protect ant on windows; (Environmental)
14. That the applicant shall upgrade the existing overhead-fed street lighting and utility system and replace with an underground-fed marbelite street lighting and utility system around the property on Carson Street and Crenshaw Boulevard; (Transportation Planning)
15. That the applicant shall reconstruct the existing driveways on Entradero and 190th Street to 30 feet wide commercial radius type with depressed back of walk and wheelchair ramps to the satisfaction of the Community Development Director; (Engineering- Revised)
16. That the applicant shall close the existing driveway on 190th near the intersection with full height curb, gutter and sidewalk to match existing; (Engineering)

Introduced, approved and adopted this 15th day of February 2006.



Torrance Planning Commission Chair

ATTEST:



Secretary, Torrance Planning Commission

SUPPLEMENTAL #1 TO AGENDA ITEM 11B

TO: Members of the Planning Commission

FROM: Development Review Division

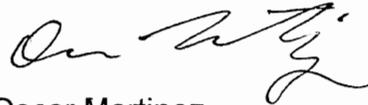
SUBJECT: MOD10-00008 (CUP68-32, PRE05-00047 & MOD05-00014)

LOCATION: 5404 190th Street

Staff has received the following correspondence which was submitted after the preparation of the agenda item.

Staff continues to recommend Denial Without Prejudice of the project.

Prepared by,



Oscar Martinez
Planning Associate

Respectfully submitted,



Gregg D. Lodan, AICP
Planning Manager

ATTACHMENTS

1. Correspondence

Martinez, Oscar

From: Vivi Tokatlian [vtokatlian@chomg.com]
Sent: Wednesday, October 06, 2010 1:04 PM
To: Martinez, Oscar
Subject: Meeting 10/6/10

Dear Torrance City Council,

I received notice of a petition for a drive-through car wash at 5404 W. 190th St. in Torrance. I am very concerned about this for several reasons. My biggest concern is the increased traffic that would be flowing through Entradero. Already, we are so congested with people cutting through to go to all major schools, Bert Lynn, Towers and West High School, that I can't imagine the increase in traffic a car wash would incur. Already the 76 Station is so crowded that people park on Entradero to walk to the mini-mart and I am sure that all of this back-up traffic will be right on Entradero, in front of our homes.

Obviously the noise pollution is another factor. We already endure a lot of noise from the traffic on 190th St., and the noise would increase considerably with the car wash, honking and people trying to park and dry off their cars on Entradero, right in front of our homes.

For me personally, I recently purchased my home last year, and worked very hard to achieve this goal. I am a single parent, and I am very proud of my achievement, however, I know that this will affect my value greatly. To work so hard, and then have my value drop because I live next to noisy car wash seems very unfair.

I also wonder how the City Council would react to having a car wash put near their homes. I understand small business is important in this economy, but for homeowners, there has to be a consideration of what increased traffic and noise would do to our neighborhood, and the value of our homes.

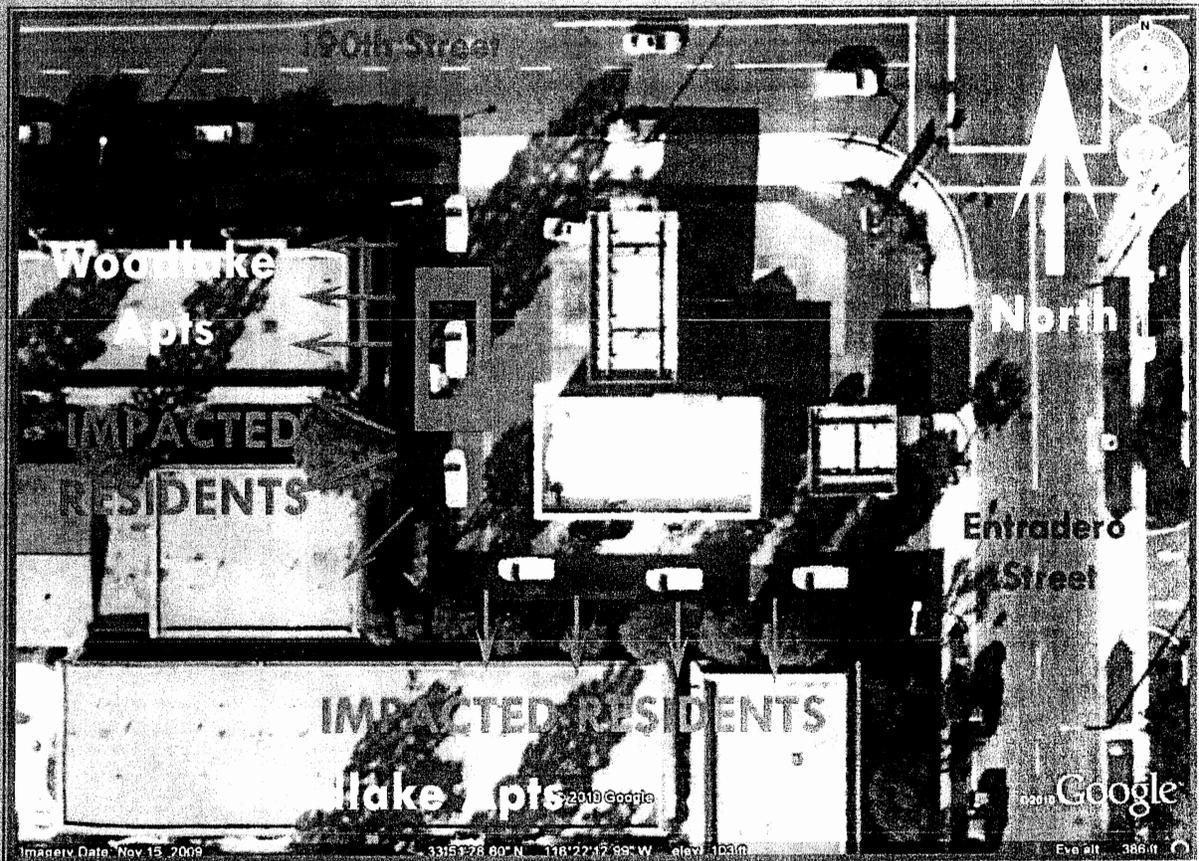
Patio Creek HOA is very concerned about this, and would hope that the council will acknowledge and deny this request.

Thank you,

Viveca Tokatlian
5320 W. 190th St.
Torrance, CA 90503
310 963 8027

Torrance Planning Commission Meeting
October 6, 2010
Item 11B: MOD10-00008
Applicant: Robert Sadeghi

Actual View of Proposed Project

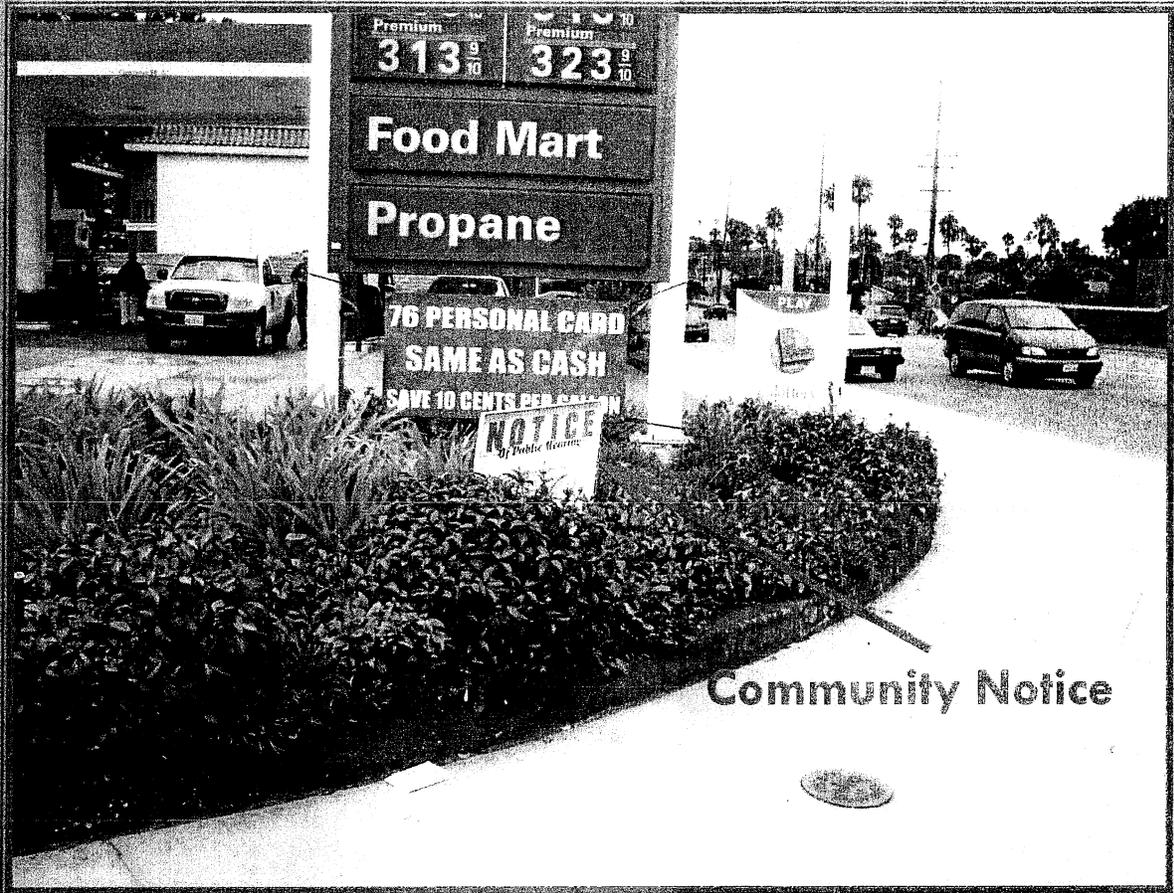


Submitted to the
Planning Commission
at the 10/6/10
Public Hearing.

Torrance Planning Commission Meeting
October 6, 2010
Item 11B: MOD10-00008
Applicant: Robert Sadeghi



**Torrance Planning Commission Meeting
October 6, 2010
Item 11B: MOD10-00008**



Community Notice

Attn

OSCAR MARTINEZ

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, _____, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

[Empty rectangular box for customer comment]

Signature:

[Handwritten signature]

First name:

MARIA VANA

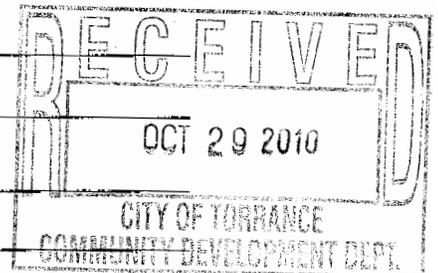
Last name:

Address:

3350 WOODLAKE, TORRANCE

Phone number:

310-933-9861



Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, SCOTT TORRE, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

THE 76 STATION STAFF & OWNER ARE GREAT & I HAVE BEEN A FANTASTIC ADDITION TO OUR NEIGHBORHOOD! MY WIFE & I ARE ON FIRST NAME BASIS WITH EVERYONE THERE & VISIT EVERYDAY FOR OUR SMALL MORNING NEEDS OR FUEL. THEY RUN A SMOOTH, CLEAN, FRIENDLY BUSINESS INSIDE & OUT!! MY FAMILY WOULD BENEFIT WITH THE ADDITION OF THE CAR WASH & I AM CONFIDENT IT WOULD BE RUN EFFECTIVELY!

Signature: _____

First name: _____

Last name: _____

Address: _____

Phone number: _____

Scott Torre
SCOTT
TORRE
5128 TOWERS ST. TORRANCE, CA
(310) 657-6063 90503

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

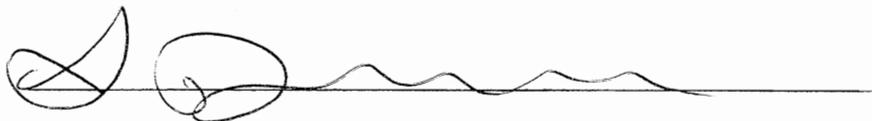
I, Shannon Augustus, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I wish that we could have a car wash in the neighborhood that is ~~so~~ close would be very nice, the people here need something nice like this.

Signature:



First name:

Shannon Augustus

Last name:

Augustus

Address:

(Woodcrest APTS.)
5520 West 190th # 211 Torrance, CA 90503

Phone number:

310) 497-0838

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Cliff Muelot, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Been coming for awhile, think it will be a good addition to the community and I live right next door and will use it often. All concerns have been addressed for the noise. I fully support the project and looking forward to using car wash in the future.

Signature: _____



First name: _____

Cliff

Last name: _____

Muelot

Address: _____

5410 W. 190th St #9 Torrance CA 90503

Phone number: _____

(310) 372-8320

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Michael Covatta

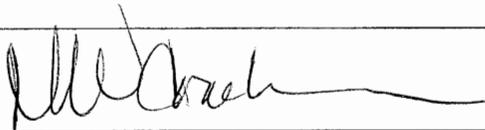
, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Would love car wash this close
Live next door in Woodlake Apts.
and support this —

Signature:



First name:

Michael

Last name:

Covatta

Address:

5410 W 190th St #55

Phone number:

310 - 924 - 9947

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Poly Flushko, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

BRING A CAR WASH

Signature:



First name:

Last name:

Flushko

Address:

5410 W 190th TORRANCE 90503

Phone number:

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, NIGEL CONNA, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Signature: _____

First name: _____

Last name: _____

Address: _____

Phone number: _____

[Handwritten Signature]

NIGEL

CONNA

5410 W 190TH ST - 71

TORRANCE - 310.951.0042

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

Justin Horvath

, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Wood Lake Apt.
Convenience and speed

Signature: 

First name: Justin

Last name: Horvath

Address: 5520 W. 190th Wood Lake Apt Torrance

Phone number: 310 413.2206

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Cynthia Lee, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I think a car wash would be good.

Signature: Cynthia Lee
 First name: Cynthia Lee
 Last name: Lee
 Address: 5520 W. 190th ST Torrance Ca.
 Phone number: 310 214 6631
Wood Crest Apt.

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Jonathan Group, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Come in all the time - Great Gas station.
I'm all for having a quick & easy
car wash so close to me.

Signature: 

First name: Jonathan

Last name: Group

Address: 5610 190th st Torrance CA 90503

Phone number: 517 944 0570

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Paul Brown, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Signature: Paul Brown

First name: Paul

Last name: Brown

Address: 5520 W 190th St. #310 542-1426

Phone number: Woodcrest

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Peter Lough, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

This station is a focal point of our neighborhood and is a terrific service station and we could well benefit having a car wash. Thank you

Signature: _____

First name: _____

Last name: _____

Address: _____

Phone number: _____

Peter Lough
PETER
LOUGH
2004 ENTRADERO

310 396 7763

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

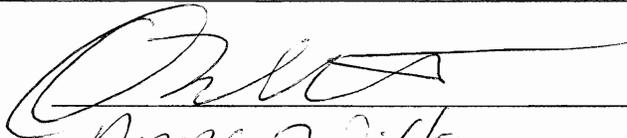
I, Anne Wilkins, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

good deal!

Signature:



First name:

Anne Wilkins

Last name:

Wilkins

Address:

20134 Entradero Ave Torrance

Phone number:

310 938-8856

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Peter Hanna, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Great Gas Station, would love a car wash!

Signature:



First name:

Peter

Last name:

Hanna

Address:

19817 Entradero Ave, Torrance, CA

Phone number:

310-214-0103

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Andrew Stuver, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Been coming for years, I think
a car wash would be great!!!

Signature:



First name:

Andrew

Last name:

stuver

Address:

5406 Towers St Torrance

Phone number:

310 371-5696

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

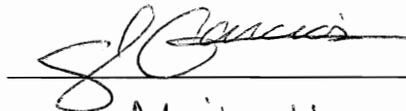
I, Michelle Garcias, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I think it would be an excellent idea. A car wash would be the best.

Signature:



First name:

Michelle

Last name:

Garcias

Address:

3707 Garnet St. #309 Torrance

Phone number:

(310) 619-1985

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Pat Bohlen, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

YES, THAT'S AN EXCELLENT IDEA,
WE DO NEED A CAR WASH IN
THIS NEIGHBORHOOD.

Signature: Pat Bohlen

First name: Pat Bohlen

Last name: Bohlen

Address: PO Box 7334, Torrance, CA

Phone number: (310) 890 5346

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Raymond HIRIDA, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Do Not Oppose Proposed CAR WASH
IDEA, THINK IT WILL BE GOOD FOR THE
NEIGHBORHOOD.

Signature:

Raymond HIRIDA

First name:

Raymond

Last name:

HIRIDA

Address:

5330 HALISON ST. TORR/CA 90503

Phone number:

(310) 921-2888

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Joseph Alioto, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I believe the drive thru car wash would well benefit our community.

Signature:

Joseph Alioto

First name:

Joseph ~~Alioto~~

Last name:

Alioto

Address:

~~927~~ 20501 Anza Ave 90503

Phone number:

310 376-0124

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, RICARDO REAL JR, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

IT IS VERY WELL MANAGED AND MAINTAINED AND IS AN ASSET TO OUR COMMUNITY.

Signature: RICARDO REAL JR
 First name: RICARDO
 Last name: REAL JR
 Address: 5401 ARVADA ST TORRANCE 90503
 Phone number: 310-370-2845

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Don Philbrick, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I AM IN FULL SUPPORT OF A MUCH NEEDED
CAR WASH.

Signature:

Don Philbrick

First name:

DON

Last name:

Philbrick

Address:

20112 WAYNE AVE Torrance

Phone number:

310-370-0556

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Frank Calandrino, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I think it would be a great addition for a carwash, It would benefit me greatly to be able to wash my car.

Signature:

Frank Calandrino

First name:

Frank

Last name:

Calandrino

Address:

3525 ANZA AVE

Phone number:

(310) 832-1287

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, DALE MORRIS, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

CAR WASH WOULD BE OF GREAT USE
TO ME SINCE I ONLY LIVE A BLOCK
AWAY.

Signature:

Dale Morris

First name:

DALE MORRIS

Last name:

MORRIS

Address:

19202 BECKWORTH AVE, Torrance

Phone number:

714 414 7387

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Chris Wells, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

'We need a car wash in this area!
I come in this station all the time
& these guys are great & very
respectful.

Signature: Chris Wells
First name: Chris Wells
Last name: Wells
Address: 5326 Norton St. Torrance CA 90503
Phone number: _____

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Jeremy Hall, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I'm okay with this - need a wash!

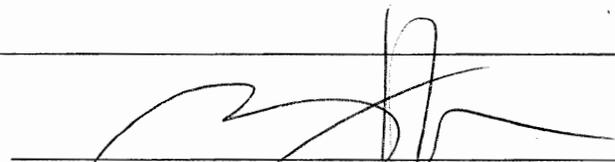
Signature:

First name:

Last name:

Address:

Phone number:



 Jeremy ~~Hall~~

 Hall

 19917 Marsel Ave 90503

 310 562 9065

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Thomas Calhoun, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

This is my neighborhood station and would love a car wash in this location

Signature:



First name:

Thomas

Last name:

Calhoun

Address:

19517 Flavian Ave, Torrance, CA 90503

Phone number:

424-241-8895

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Michelle Sox, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I go outside of Torrance for a drive thru car wash and would love to have one here where I get fuel in my neighborhood.

Signature:

Michelle Sox

First name:

Michelle

Last name:

Sox

Address:

4136 Konya Drive, Torrance, CA 90503

Phone number:

310-214-0213

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, JOHN PARK, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

PLEASE!

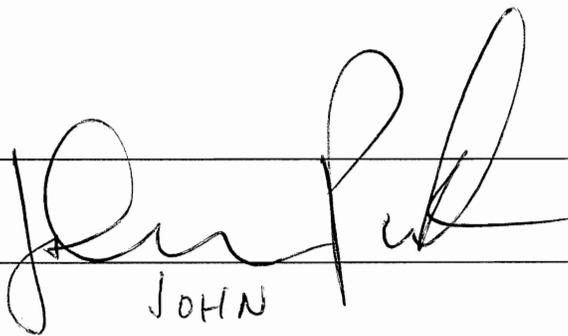
Signature: _____

First name: _____

Last name: _____

Address: _____

Phone number: _____



JOHN

PARK

20807 HIGGINS CT. TORRANCE, CA 90503

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Jessica Cascio, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I think it is a fantastic idea. It is a perfect location and convenient. It will be the icing on the cake for an already awesome gas station.

Signature:

Jessica Cascio

First name:

Jessica

Last name:

Cascio

Address:

2519 190th Street, RB, CA

Phone number:

310-753-6855

Petition for Car Wash

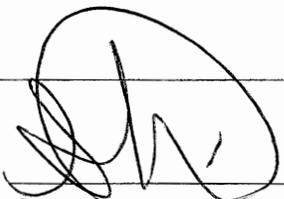
5404 W 190th Street
Torrance, CA. 90503

I, Deen Sheikh, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Always great service.
Prices are the best around.
And I would like to get my car washed
here on my spare time

Signature: 

First name: Deen

Last name: Sheikh

Address: 2205 Belmont Ln Redondo beach, CA

Phone number: (310) 487-4681

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Suzanne Levenson, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

As a busy mom w/ a car filled w/ kid stuff and dog toys, I use the drive thru on Hawthorne many miles away when I can, but it's VERY inconvenient. Please install one!

Signature: _____

First name: _____

Last name: _____

Address: _____

Phone number: _____

Suzanne

Suzanne

Levenson

2734 Fisk Lane RB

310-245-1940

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, CHRISTINA LEE, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

THIS IS MY PREFERRED GAS STATION - EVERYONE IS ALWAYS VERY FRIENDLY. WOULD LOVE A DRIVE-THRU CAR WASH. LAST TIME I HAD TO GO ALL THE WAY TO MANHATTAN BEACH TO FIND ONE.

Signature: _____

First name: _____

Last name: _____

Address: _____

Phone number: _____



CHRISTINA

LEE

615 N. LUCCA AVE #A REDONDO BEACH, CA 90277

(417) 818-5696

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Steve Petos, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

The business already offers excellent service
I am in complete agreement with offering
additional services.
I would gladly welcome a new car wash as
an alternative to others in the area that lack
in service and quality.

Signature: _____

Steve Petos

First name: _____

Steve

Last name: _____

Petos

Address: _____

312 937-8648

Phone number: _____

515 The Village #201 Inscope 3, RB CD 90277

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, DIANNE Whitney, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I have been coming here for years. The service is excellent and I always buy my gas here and think that a car wash would be great. I would definitely use it when I get gas.

Signature: _____

Dianne Whitney

First name: _____

DIANNE

Last name: _____

Whitney

Address: _____

2722 185 St Redondo Beach CA

Phone number: _____

310 941-4613

40278

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, David Perdue, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

A Car Wash would be a great addition to this 76 station. It is close to my house, I come here almost daily and the car wash is something that I would definitely use.
Thank you.

Signature:

David Perdue

First name:

David

Last name:

Perdue

Address:

819 Anita St, Redondo Bch, CA 90278

Phone number:

(310) 971-0811

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

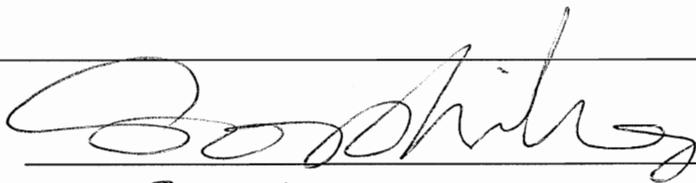
I, Sophia Kong, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

BEST, most friendly Gas station in the neighborhood. I look to the friendly faces everytime I come in. Great people! Great spot!

Signature: _____



First name: _____

Sophia

Last name: _____

Kong

Address: _____

1207 Amethyst St. Redondo Beach

Phone number: _____

310-318-9828

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Courtney Baker, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I've been a customer at 76 for quite a while and would like the convenience of a car wash.

Signature: 

First name: Courtney

Last name: Baker

Address: 2510 181th R.B

Phone number: (310) 318-5645

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, TERRENCE CONNOR, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

GREAT STATION - GREAT CUSTOMER SERVICE - ALL - THESE ARE THE TYPE FOLKS THAT DON'T NEED RULES BECAUSE THEY WILL DO WHAT RIGHT ANYWAY.

Signature:

Terrence Connor

First name:

TERRENCE

Last name:

CONNOR

Address:

2004 SPEYER LN #2 REDONDO BEACH, CA

Phone number:

310 379 9013

90278

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Tyler Meick, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I live & work in this area,
All staff is friendly & helpful and
would see these car wash as a
welcome addition to this area.

Signature:

Tyler Meick

First name:

Tyler

Last name:

Meick

Address:

1312 Amethyst #C Redondo Beach, CA 90277

Phone number:

(310) 406-5762

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, ERIN RICE, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

This would be a welcome addition to our neighborhood, and would also add additional revenue for our city!
A great Idea!!!

Signature:

Erin Rice

First name:

ERIN RICE

Last name:

RICE

Address:

2219 Nelson Ave R.B.

Phone number:

310-995-8777.

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, SHARDON PIETSCH, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I LOVE THE IDEA OF HAVING A CAR WASH AT THIS LOCATION. IT WOULD BE A WONDERFUL ADDITION TO THE AREA.

Signature:

Sharon M. Pietsch

First name:

SHARDON

Last name:

PIETSCH

Address:

2003 SPEYER LN.

Phone number:

(310) 619-6984

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Richard T. Hawkins, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Will look forward to using the New Car Wash, Enjoy being a regular customer @ 76 station & store. Very friendly service!

Signature:

Richard Hawkins

First name:

Richard

Last name:

Hawkins 2003 SPEYER LN

Address:

~~Hawkins~~ 2003 SPEYER LN

Phone number:

310-486-9979

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, PAUL HJORTING, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I HAVE BEEN COMING HERE ALMOST EVERYDAY FOR YEARS, HAVE BEEN A RESIDENT OF THE AREA FOR 36 YEARS AND THINK A CAR WASH WOULD BE A GOOD ADDITION TO THE LOCATION

Signature: 

First name: PAUL

Last name: HJORTING

Address: 1800 GRANT AVE A.B.

Phone number: 310 379 9088

Petition for Car Wash

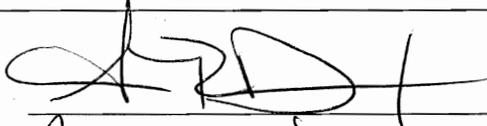
5404 W 190th Street
Torrance, CA. 90503

I, ANTHONY DIXON, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I live across street. A car
WASH would be great & convenient.
Lets do it!

Signature: 

First name: ANTHONY ~~DIXON~~

Last name: DIXON

Address: 515 Meyer Ln # 42 Redondo Beach

Phone number: 213.407.7012 90278

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Samantha Griffin, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

World love a Car wash here!

Signature:

Samantha Griffin

First name:

Samantha

Last name:

Griffin

Address:

1700 Belmont Ln. R.B.

Phone number:

798-0808

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

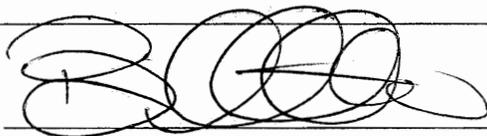
I, Lorena Betterton, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I would love to have a carwash @ this location, it would be very convenient.

Signature:



First name:

LORENA

Last name:

BETTERTON

Address:

2222 Harriman Ln #4 RB

Phone number:

310-707-8883

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, LINDA ANTUNI, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

GREAT CUSTOMER SERVICE ALWAYS. A
CARWASH WOULD BE A GREAT ADDITION
TO THE NEIGHBOURHOOD

Signature: 

First name: LINDA

Last name: ANTUNI

Address: 503 GREEN LANE, REDONDO BEACH, CA

Phone number: 823. 377. 2212

Petition for Car Wash

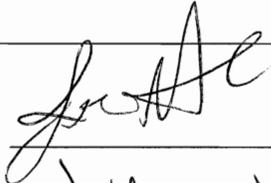
5404 W 190th Street
Torrance, CA. 90503

I, JONATHAN GONZALEZ, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

SINCE I HAVE BEEN USING THIS 76 STATION AS MY PREFERRED GAS STATION A CAR WASH WOULD GREATLY INCREASE ITS CONVENIENCE.

Signature: 

First name: JONATHAN

Last name: GONZALEZ

Address: 704 HIGH LANE APT #13

Phone number: (310) 896 8418

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Katherine Frisinger, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I would appreciate having a car wash near my residence in an area I feel safe in. West Torrance 76 fits both of those criteria.

Signature: _____



First name: _____

Katherine

Last name: _____

Frisinger

Address: _____

521 N. Francisco Ave #1 Redondo Beach 90277

Phone number: _____

310 549 7066

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Katina Kostoulas, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

They are great! Helpful and professional.

Signature:

Katina Kostoulas

First name:

Katina

Last name:

Kostoulas

Address:

2404 Marshall Field Ln B R. Bch, Ca, 90278

Phone number:

310 376-7341

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

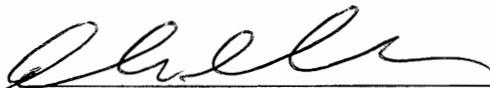
I, Al Chacon, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

The station is always considerate of its patrons

Signature:



First name:

Al

Last name:

Chacon

Address:

2503 184 St. Redondo bch.

Phone number:

310-408-5627

Petition for Car Wash

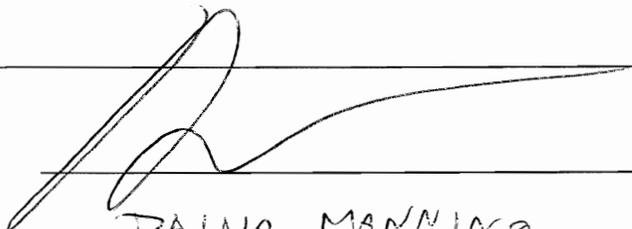
5404 W 190th Street
Torrance, CA. 90503

I, D. MANNING, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I shop/refuel here all the time & would welcome a car wash.

Signature:

First name:

DAINA MANNING

Last name:**Address:**

201 S. BROADWAY REDONDO BCH

Phone number:

310-493-6281

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, DAN MURRAY, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Allow to BUILD- Good Fa BUSINESS

Signature:

Dan Murray

First name:

DANIEL MURRAY

Last name:

MURRAY

Address:

20415 ANZA #4 TORRANCE

Phone number:

310 995 0354

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Jim Fung, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I think that having a carwash here would be great, I have to travel to M. Beach to get my car washed. Having one here ~~would~~ would be very convenient

Signature:



First name:

Jim Fung

Last name:

Fung

Address:

1521 Aviation Blvd R.B. 90277

Phone number:

310-937-8000

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

Mark Matsan

, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Great Idea for local neighborhood
I would support this Business
and bring many customers to support
it. Great Management & clean store.

Signature:

Mark Matsan

First name:

Mark

Last name:

Matsan

Address:

5516 Kanya Dr

Phone number:

310 944-9235

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Vicky Ezzell, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Very convenient. No other drive-through car wash close by. VE

Signature:

Vicky Ezzell

First name:

Vicky ~~Ezzell~~

Last name:

Ezzell

Address:

722 N. Maria R.B

Phone number:

(310) 376-6023

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, ERNE BECKER, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

TOTALLY SUPPORT THIS PROJECT.
WOULD BE GREAT FOR THE AREA -

Signature:



First name:

ERNE BECKER

Last name:

Address:

312 DIAMOND ST RB

Phone number:

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Mike Mason, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I approve & think it will be
a nice convenience.

Signature: 

First name: Mike

Last name: Mason

Address: 2713 182nd place, RB CA 90278

Phone number: _____

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Chris Shy, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

We need a good car
WASH That won't cost too much
and is local in the area.

Signature:

Chris Shy

First name:

Chris Shy

Last name:

Address:

1919 Morgan Ln #5 Torrance CA 90503

Phone number:

310-989-6152

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Kailyn Rutledge, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Everytime I come here Im greeted with friendly and convenient assistance.

Signature:

Kailyn Rutledge

First name:

Kailyn

Last name:

Rutledge

Address:

2501 Armour Ln

Phone number:

50 572-8376

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Kevin Hart, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

would be convinient & cant
imagine why not.

Signature:

Kevin Hart

First name:

Kevin

Last name:

Hart

Address:

2505 Armour Ln

Phone number:

310 819 7929

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Blake Sherwood, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I'm looking forward to having a car wash local area.

Signature:

Blake Sherwood

First name:

Blake

Last name:

Sherwood

Address:

722 mariposita Blvd

Phone number:

(310) 938-5199

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Jessica Xanthogiorgis, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I think the carwash idea is great.

Moving from Redondo Beach to Torrance Nov. 1st
237th St

Signature: _____

First name: _____

Last name: _____

Address: _____

Phone number: _____



 Jessica

 Xanthogiorgis

 226 N Juanita Ave Redondo Beach

 310 365-9914

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

Trisha Rutt
I, Trisha Rutt, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Very Nice Employees
Been coming for years.
and would really like
the car wash & drive
real close,

Signature: Trisha RuttFirst name: TrishaLast name: RuttAddress: 516 Blossom LnPhone number: 424 212 2512

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Alexi Xanthopoulos, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I would really like a car wash around here
I would definitely use it.
Moving to Torrance 237th St.

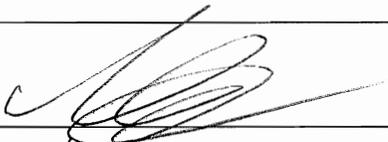
Signature: _____

First name: _____

Last name: _____

Address: _____

Phone number: _____



Alexis

Xanthopoulos

226 N Yucca Ave. Redondo Beach, CA 90277

310-413-7617

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Wis Suarez, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

They have the best customer service.
And provide me with plenty of Deals on all
the products I love.

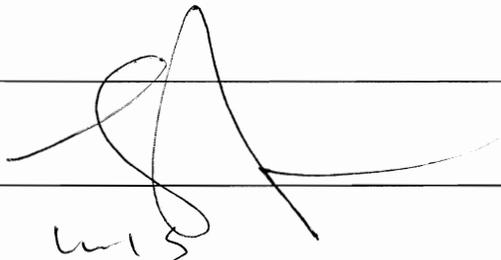
Signature: _____

First name: _____

Last name: _____

Address: _____

Phone number: _____



Wis

SUAREZ

TORRANCE CA.

424-477-8824

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

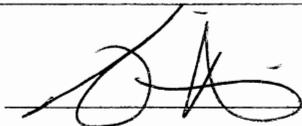
I, STEVE PICETTI, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

I SUPPORT THE NEW CAR WASH. WE NEED IT.

Signature:



First name:

STEVE PICETTI

Last name:

↓

Address:

1820 SPRECKELS LN,

Phone number:

310 437 9670

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, David Renard, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

As a regular customer of W. Torrance 76, I am glad to hear of the addition of an automated car wash to their services. It will be with much pleasure that I endorse this venture.

Signature: 

First name: David

Last name: Renard

Address: 521 N. Francisco Ave #1, 90277

Phone number: 310 669 1035

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Kevin Utley, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Signature:

Kevin Utley

First name:

KEVIN UTLEY

Last name:

UTLEY

Address:

19922 SATEE AVE

Phone number:

310-371-7449

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Kristi Gill, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Signature: Kristi Gill

First name: KRISTI

Last name: GILL

Address: 19922 Saitel Avenue

Phone number: (310) 371-7449

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Todd Ezzell, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Signature:

Todd E Ezzell Sr

First name:

Todd

Last name:

Ezzell

Address:

722 N MARIA AVE

Phone number:

310 376-6023

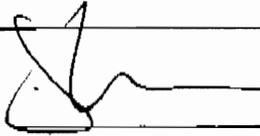
Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, JEREMY VAN WIER, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Signature: 

First name: JEREMY

Last name: VAN WIER

Address: 415 N. BROADWAY 613 REDONDU BEACH, CA. 90277

Phone number: _____

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, CHRISTINA OEURAN, agree with the following statement: -----

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Signature: _____

Christina Oeuran

First name: _____

CHRISTINA

Last name: _____

OEURAN

Address: _____

415 N. Broadway #108, Redondo Beach, CA
90277

Phone number: _____

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, _____, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Signature:

Waliunna G Azim

First name:

Waliunna G

Last name:

Azim

Address:

813 Anita St Redondo Beach CA 90256

Phone number:

310 484 9815

Petition for Car Wash

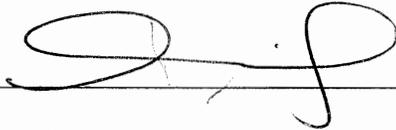
5404 W 190th Street
Torrance, CA. 90503

I, EVA SIEG, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Signature: _____



First name: _____

EVA

Last name: _____

SIEG

Address: _____

1262 BERYL ST UNIT 31, PB, CA 90278

Phone number: _____

(310) 971-1221

Petition for Car Wash

5404 W 190th Street
Torrance, CA. 90503

I, Audrey Pyon, agree with the following statement:

I have made West Torrance 76 my choice of fueling and grocery needs since the first remodel that took place in 2007. I appreciate the friendly and courteous treatment that I receive every time I visit the site. I am of firm belief that the proposed drive-through car wash attached to the back of the building will be a great addition to the neighborhood and certainly an added value for customers like me. I am in full support of this project and look forward to use the new car wash at West Torrance 76 for many years to come.

Customer Comment:

Signature:

Audrey Pyon

First name:

AUDREY

Last name:

PYON

Address:

634 D MEYER LN RB 90278

Phone number:

(310) 561-4815

West Torrance 76 Drive-Thru Project



MOD10-00008: ROBERT SADEGHI
PLANNING COMMISSION CONSIDERATION FOR APPROVAL OF
A MODIFICATION OF
PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (CUP68-
32) AND PRECISE PLAN
OF DEVELOPMENT (PRE05-00047) TO ALLOW THE ADDITION
OF A DRIVE-THRU CAR
WASH ON PROPERTY LOCATED IN THE C3-PP ZONE AT 5404
190TH STREET.
(RES. NO. 10-059)

PROPOSED AIRLIFT DOORS ENTRANCE AND EXIT



- ✓ Designed Specifically for Carwash Environments
- ✓ Corrosion Resistant Hardware
- ✓ Available with Patented Strapeze® Counterbalance System



- Aluminum framed polycarbonate section
- Plastic or stainless steel hinges
- Stainless steel shaftline
- Stainless steel bearing plates
- Stainless steel bearings
- E-coat corrosion resistant cable drums
- 3" bearingless car wash rollers

Alaska Extreme Door Details

Airlift's Exclusive
Strapeze Counterbalance System

100,000 Cycle Torsion Springs

Features a heavy duty nylon strap rated for over 2000 lbs!

PVC guide tube included

Patented Technology!

Maintenance free!

Smooth operation!

Spring doors available in all sizes

Recommended for both manual and automated doors

Galvanized or stainless steel Springs available

AIRLIFT DOORS, INC. Call toll free
www.AirliftDoors.com 888.368.4403

AIRLIFT DOORS POLYCARBONATE SPECIFICATIONS

SDP Polycarbonate*	
Overall Thickness	16 mm ± .1 mm (0.63" ± 0.04")
Skin Thickness (approx.)	1.3 mm (0.05")
Rib Thickness	0.8 mm (0.03")
Area Weight	Approximately 4 kg/m ² (92 psf)
Heat Transfer Coefficient, U (U)	Heat Transfer Coefficient
- Summer conditions 3.2 W/m ² /°C	3.2 W/m ² /°C (0.55 BTU/hour sq ft /°F)
- Winter conditions 3.2 W/m ² /°C	3.3 W/m ² /°C (0.58 BTU/hour sq ft /°F)
Thermal resistance, RSI (R) value	Thermal resistance
- Summer conditions 0.31	1.82° F/ BTU /hour sq ft (10.3R)
- Winter conditions 0.31	1.72° F/ BTU /hour sq ft (9.7R)
Maximum service temperature without load	116° F (50° C)
Polycarbonate Colours	Light transmittance
Clear	73%
Light Bronze	50%
Dark Bronze	21%
Average sound reduction	Solar transmission
24 db	74%
	56%
	29%
	Shading coefficient
	0.91
	0.78
	0.54

SOUND SPECS



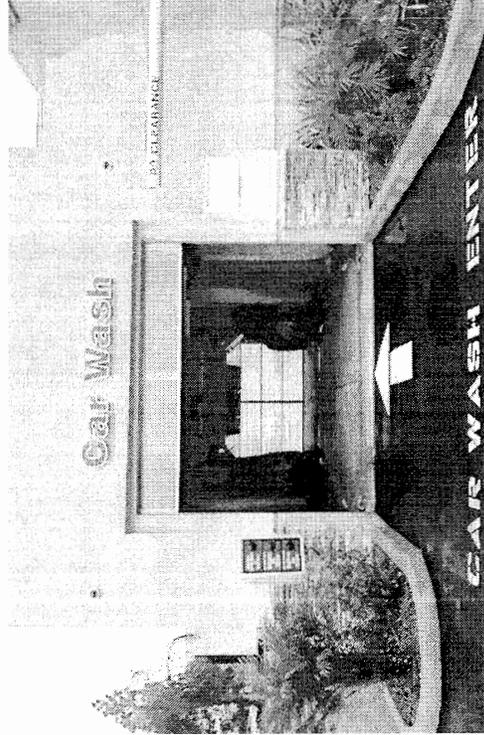
Fire Precaution: SDP double skinned sheets are produced from molding compounds which are combustible thermoplastics. Precautions used to protect combustibles from flames and high heat sources should also be observed with these materials. SDP sheets usually burn rapidly to completion if not extinguished. The products of combustion, if sufficient air is present, are carbon dioxide and water. However, in many fires, sufficient air will not be available and toxic carbon monoxide will be formed, as it will form other common combustible material. We urge good judgment in the end use of these versatile materials and recommend that building codes be followed carefully to assure they have been used properly. Access panels may be required for evacuation area venting of rooms glazed with SDP sheets. SDP sheets burn more rapidly than their solid counterparts. Noncombustible end caps must be used to prevent flame from contacting the open ends of SDP sheets.

Important Notice: The information and statements herein are believed to be reliable but are not to be construed as a warranty or representation for which we assume legal responsibility. Users should undertake sufficient verification and testing to determine the suitability for their own

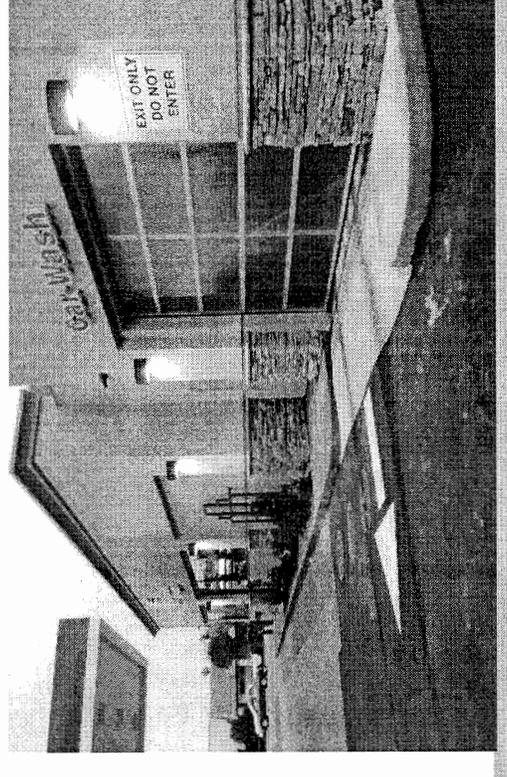
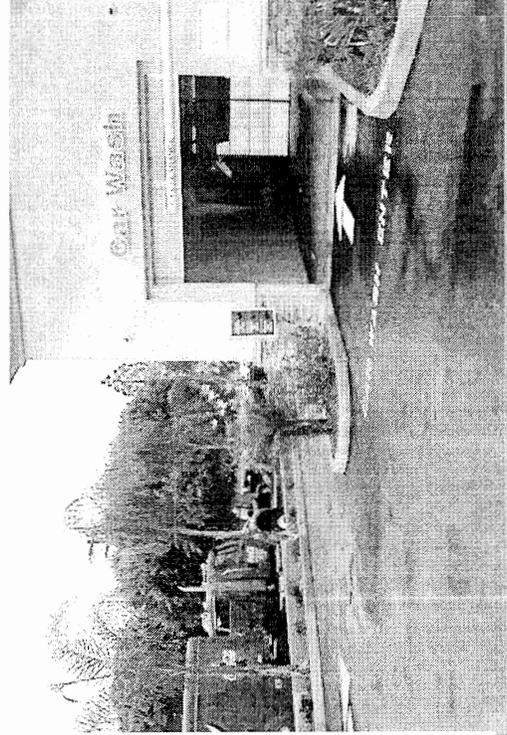
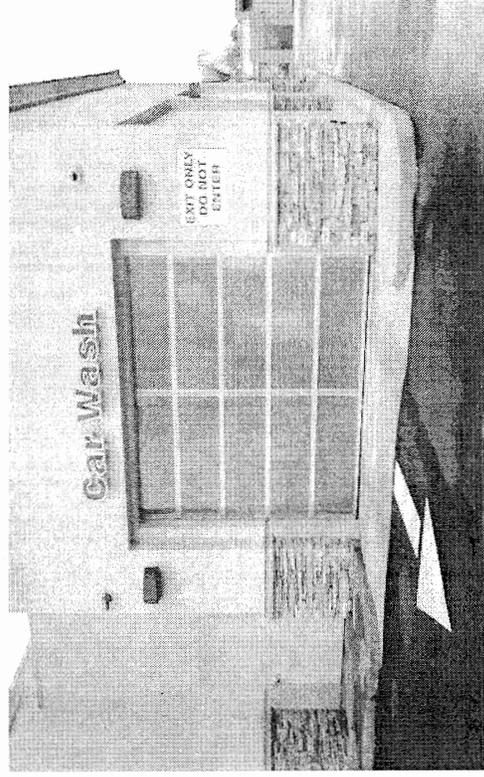
SIMILAR 76 LOCATION IN LA PALMA, CA. WITH AIRLIFT DOORS



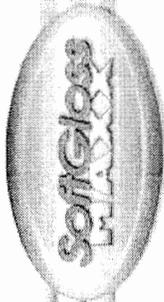
Car Wash Entrance



Car Wash Exit



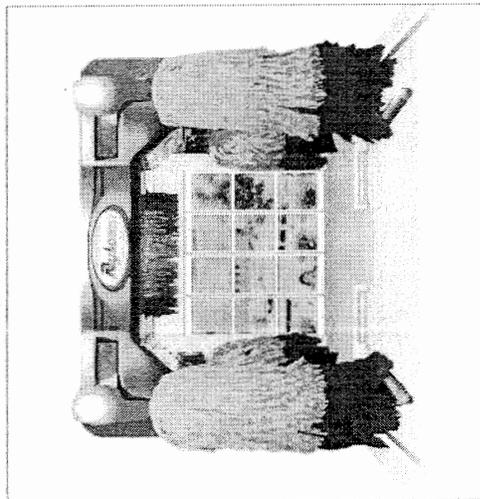
PROPOSED CAR WASH UNIT



Designed for all sized vehicles and high throughput for maximum profitability, the SoftGloss MAXX has enjoyed great success in the car wash industry. The combination of FoamBrite wash material and technical advancements makes the SoftGloss MAXX a car wash industry icon when it comes to automatic vehicle wash systems

SOFTGLOSS MAXX FEATURES

- FoamBrite Brushes
- Tall Front Arms
- Split Hub Arm Design
- Foam Bath
- Aluminum Frame
- Soft Rear Oscillation
- Dual Bay Plates
- Mirror Rinse
- Variable Wash Speed
- Top Brush Interrupt
- Electric Motors
- Large Vehicle Opening
- Amp Sensing Sensors
- Ultrasonic Mapping
- In-Bay Touch Screen Control Box



OFF BOARD ARCHES

NEWLY DESIGNED OFF-BOARD ARCHES PROVIDE INCREASED THROUGHPUT AND SPEED, REDUCING THE TIME A CAR IS POSITIONED UNDERNEATH THE ENTRY. THE OFF-BOARD ARCHES AESTHETIC DESIGN COMMUNICATES VALUE TO THE CUSTOMER AND PROVIDES THE ABILITY TO ADD RINSE/BEHANT OPTIONS TO THE WASH PACKAGE. ARCHES ARE AVAILABLE IN RED, BLUE OR GREY



RAIN SHIELD PROTECTANT

PROVIDES A PROFIT GENERATING OPPORTUNITY THAT ENHANCES COLOR AND SHINE ON A VEHICLE. PROTECTS VEHICLE SURFACES AND GLASS AGAINST CORROSION AND UV RAYS. WATER REPELLENT COATING PROTECTS AGAINST OXIDATION AND IMPROVES VISIBILITY.



ROTARY WHEEL BLASTER

THE POWERFUL WHEEL BLASTER PROVIDES BETTER CLEANING AND THE OPPORTUNITY FOR AN UP-SELL FEATURE ON THE CAR WASH. THE INTEGRATED ROTATING WHEEL AND ROCKER PANEL BLASTER PROVIDES THE ULTIMATE CLEANING IMPACT DUE TO ITS 90 DEGREE TURBO NOZZLES.



BUG BUSTER

A FOAMING CHEMICAL APPLICATION APPLIED TO THE GRILL AND WINDSHIELD OF THE VEHICLE FOR AN ADJUSTABLE TIME AFTER THE VEHICLE IS POSITIONED ON THE TREADLE PLATE. ADJUSTABLE DWELL TIME FOR SEASONAL VARIATIONS IS ALSO AVAILABLE. FLOOR MOUNTED AND DESIGNED TO BE APPLIED TO ALL TYPES OF VEHICLE FRONT GRILLES AND WINDSHIELDS, HELPING TO REMOVE THE DEBRIS ON THESE AREAS.



ON-BOARD DRY

A REVENUE GENERATING FEATURE THAT WILL INCREASE WASH UPGRADE RATES. THE ON-BOARD DRY FEATURES TWO POWERFUL OSCILLATING HP FANS THAT PROVIDE A QUICK AND SATISFYING DRYING RESULT TO ANY VEHICLE.



IN-BAY TOUCH SCREEN CONTROL BOX

THE TOUCH SCREEN CONTROL BOX ALLOWS AN OPERATOR TO MAKE ADJUSTMENTS AND VIEW DIAGNOSTIC CODES IN THE BAY. THE CONTROL BOX LETS OPERATORS MAKE CHANGES TO WASH PACKAGE, TUNING AND SPEED FROM ON-SITE.



**SOUND STUDY CONDUCTED BY
DAVY & ASSOCIATES**



ATTENTION 76 CUSTOMERS

IN CONSIDERATION OF OUR NEIGHBORS WE ASK THAT YOU KEEP YOUR NOISE LEVEL TO A MINIMUM. PLEASE KEEP YOUR RADIO TO A MINIMUM VOLUME WHILE ON OUR PROPERTY. SHOULD YOUR RADIO BE LOUD, WE WILL PROMPTLY ASK YOU TO LEAVE. THANK YOU FOR YOUR UNDERSTANDING.

**WEST TORRANCE 76
MANAGEMENT**



CAR WASH INVESTMENT PLANNING

ROLL OVER CAR WASH SYSTEM PROJECTIONS

ESTABLISHED FUEL STATION WITH CONVIENIENCE STORE

The National average for car washes sold is normally related to the amount of fuel sold.

The formula used is one car per one thousand gallons of fuel sold. 100,000 gallons of fuel sold per month equals 1,000 car washes sold.

This formula holds true in Southern California, as over 90% of our customers average one car per 1,000 gallons of fuel sold.

Bob Collins
Central California Manager
Ryko Manufacturing Company
1815 N. Orangethorpe Park Suite D
Anaheim, CA 92801

Martinez, Oscar

From: robert sadeghi [westtorrance76@yahoo.com]
Sent: Friday, October 29, 2010 10:03 AM
To: Martinez, Oscar
Subject: Fw: Outcast Volume

West Torrance 76

5404 W. 190th Street
Torrance, CA. 90503

CONFIDENTIALITY NOTICE: The content of the email transmission and any documents, files or previous e-mail messages attached to it, or e-mail sent in reply to this e-mail, may contain confidential & proprietary information. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the information contained in or attached to this message is strictly prohibited. If you received this transmission in error, please promptly notify us by reply e-mail or call me at the number shown above, and delete the original transmission without reading them or saving them to disk. Thank you very much.

Tel: (310)542-0368
Fax: (310)542-7131
Email: westtorrance76@yahoo.com

----- Forwarded Message -----

From: Mathew McLean <mathew.mclean@outcast.net>
To: "westtorrance76@yahoo.com" <westtorrance76@yahoo.com>
Sent: Fri, October 29, 2010 9:24:35 AM
Subject: Outcast Volume

Hello Robert,

I wanted to let you know we were able to set the volume levels to "0" for Sundays effective immediately. I hope this solves your issues with your neighbors and if there are any problems please let me know. I have set myself a reminder to follow up with you at the end of February to revisit this.

Thanks,

Mathew

MATHEW McLEAN

10/29/2010

ACCOUNT MANAGER

OUTCAST

T 310 526 8563

F 310 496 0852

OUTCAST.NET

MATHEW.MCLEAN@OUTCAST.NET

WE VOTE **NO** for a new DRIVE-THROUGH
CAR WASH AT 5404 W 190TH STREET

- ✓ Too much noise
- ✓ Too much traffic
- ✓ Too close to residential housing

- ✓ Poor Design
- ✓ Area overbuilt already
- ✓ Neighborhood doesn't need it

ADDRESS	SIGNATURE
5410 W. 190 th St. Torrance	Marjorie Prohaska
5410 W. 190 th St. Torrance	Ronald [unclear]
5410 W. 190th St. Torrance	[Signature]
5410 W. 190 th St Torrance Ca 90505	[Signature]
" " "	[Signature]

To the Planning Commission and City Council:

WE VOTE **NO** for a new DRIVE-THROUGH
CAR WASH AT 5404 W 190TH STREET

- ✓ Too much noise
- ✓ Too much traffic
- ✓ Too close to residential housing

- ✓ Poor Design
- ✓ Area overbuilt already
- ✓ Neighborhood doesn't need it

ADDRESS	SIGNATURE
540 W 190 th ST 90503	
5410 W. 190 th ST # 64	
5410 W 190 th ST # 72	S. Datar
5410 W 190 th ST # 72	
5410 W 190 th ST # 49	
5410 W. 190 th ST. # 68	
5410 W. 190 th ST # 68	
5410 W. 190 th ST. # 66	Makiara Maldonado
5410 W. 190 th ST. # 50	
5410 W 190 th ST # 73	
5410 N. 190 th ST. # 73	R.P.
5410 W 190 th ST. # 54	
5410 W - 190 th ST. # 78	Gene Berte
5410 W. - 190 th ST. # 71	
5410 W. 190 th ST.	

To the Planning Commission and City Council:

WE VOTE **NO** for a new DRIVE-THROUGH
CAR WASH AT 5404 W 190TH STREET

- ✓ Too much noise
- ✓ Too much traffic
- ✓ Too close to residential housing

- ✓ Poor Design
- ✓ Area overbuilt already
- ✓ Neighborhood doesn't need it

ADDRESS	SIGNATURE
5410 W 190TH ST. #69	Jill Miller
5410 W 190 #67	CLAUDIA SCHOEMANN
5410 W 190 #67	THOMAS SCHOEMANN
5410 W 190 #67	JOHN McCLARY
5410 W. 190 #52	Dee DuVall
5410 W 190 #72	A. Kunte
5410 W. 190 #72	S. Kunte
5410 W. 190 th St. #76	Choon Huh + Roman Hoggatt
5410 W. 190 th #71	WEIDI SMITH
" " #69	OLIVIA GUTIERREZ
" " #61	Norma Hupke
" " #74	Ilka Davidson
" " #74	Elder David - Elder Davidson
5410 W. 190 th St #79	Jon Rapp
5410 W. 190 th St #80	Samuel Han
5410 W. 190 th #72	P. Kunte
5410 W. 190 th	Frank Myers
" " #77	Brittany Cantelo

To the Planning Commission and City Council:

WE VOTE **NO** for a new DRIVE-THROUGH
CAR WASH AT 5404 W 190TH STREET

- ✓ Too much noise
- ✓ Too much traffic
- ✓ Too close to residential housing

- ✓ Poor Design
- ✓ Area overbuilt already
- ✓ Neighborhood doesn't need it

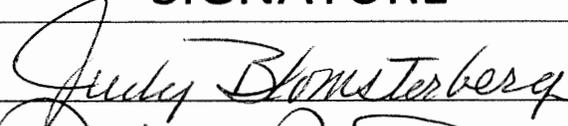
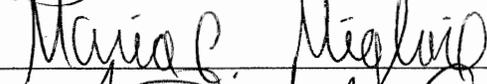
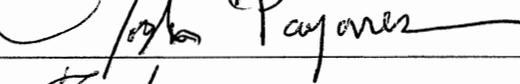
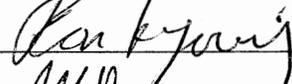
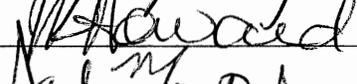
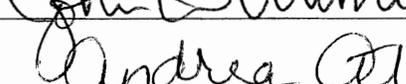
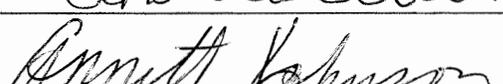
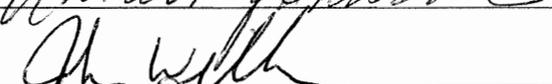
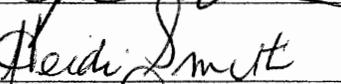
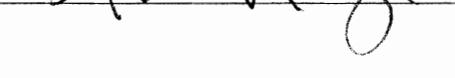
ADDRESS	SIGNATURE
5410 W. 190 th St, Torrance #86	Nancy Smith
5410 W. 190 St # 91	Oliver Villareal
5410 W. 190 th St. # 97	Maria L. Piter
5410 W 190 th St # 96	Jenny MDA
5410 W 190 th St # 85	Bob
5410 W. 190 th St. # 7	Carolyn
5410 W. 190 th St # 8	Richard
5410 W. 190 th St. # 83	R.S.
5410 W. 190 th St. # 81	Christine Conest
5410 W. 190 th # 92	Michael
5410 W 190 St #17	Kevin Blomstadius
5410 W. 190 th St. #14	Joseph Harbitt
5410 W 190 th St # 29	Heralyn Francey
5410 W 190 th St # 95	Joe
5410 W 190 th St # 95	Robert Fuller
5410 W. 190 th St. # 34	Joe
5410 W. 190 th St. # 4	Constance Kares
5410 W. 190 th St. # 12	Beth Zugratt

To the Planning Commission and City Council:

WE VOTE **NO** for a new DRIVE-THROUGH CAR WASH AT 5404 W 190TH STREET

- ✓ Too much noise
- ✓ Too much traffic
- ✓ Too close to residential housing

- ✓ Poor Design
- ✓ Area overbuilt already
- ✓ Neighborhood doesn't need it

ADDRESS	SIGNATURE
5410 W 190 th St. ^{Torrance} CA 90503	
5410 W 190 th St ^{TORRANCE} CA 90503	
5410 W. 190 th St. ^{Torrance} CA 90503	
5410 W. 190 th St. #30 ^{TORRANCE} CA 90503	
5410 W. 190 th ST. #34 ^{TORRANCE} CA 90503	
5410 W 190 th St #65 ⁹⁰⁵⁰³	
5410 W 190 th St #59 ^{TORRANCE, CA}	
5410 W. 190 th ST #41 ^{TORRANCE, CA}	
5410 W. 190 th St #21 ^{Torrance CA} 90503	
5410 W. 190 th St Apt #33	
5410 W. 190 th St apt 99	
5410 W 190 th St #70	
5410 W. 190 th #42	
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5410 W 190 th #71	
5410 W 190 th St #37	

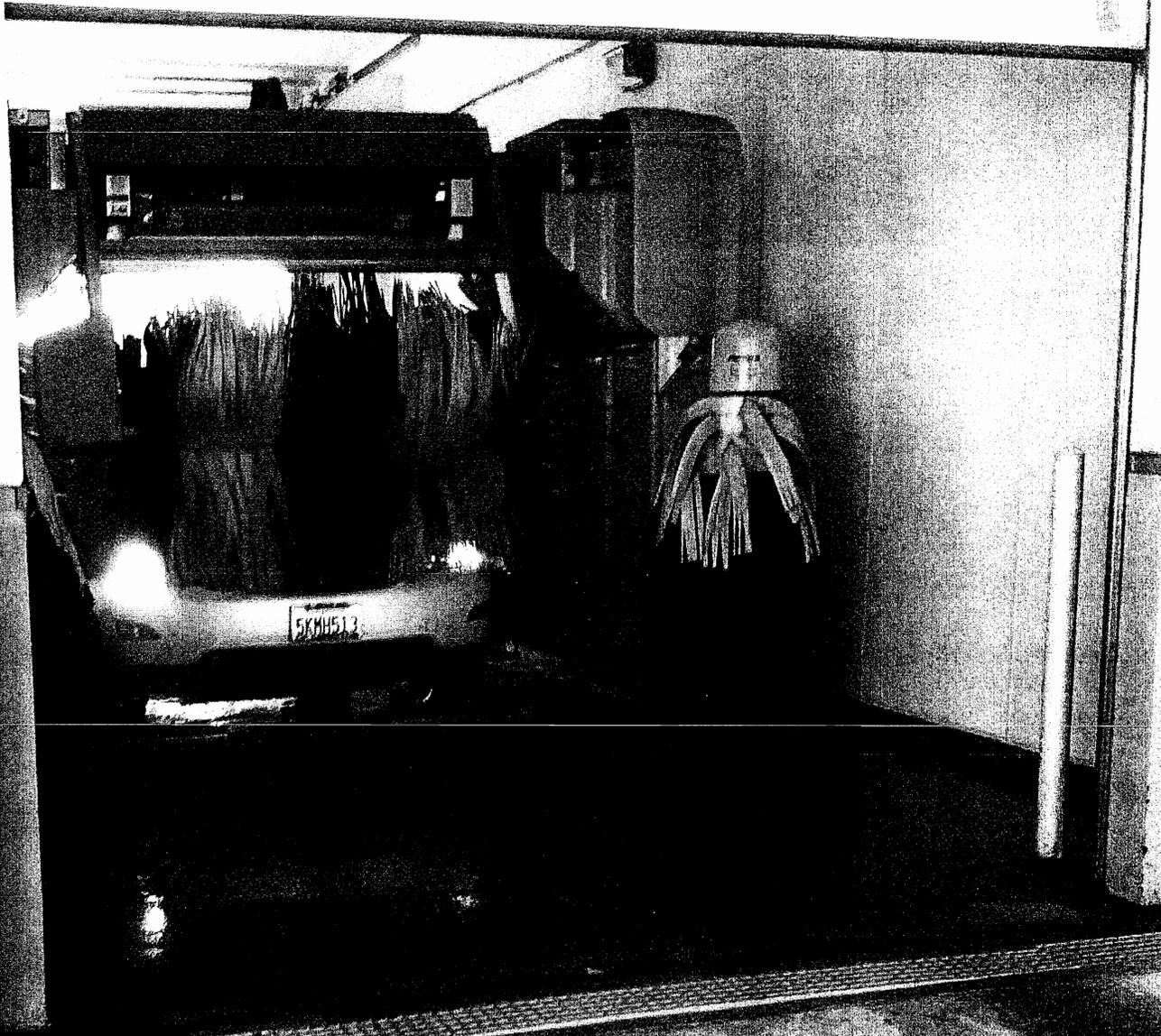
To the Planning Commission and City Council:¹⁹⁸

WE VOTE **NO** for a new DRIVE-THROUGH
CAR WASH AT 5404 W 190TH STREET

- ✓ Too much noise
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ADDRESS	SIGNATURE
5410 ^{W. 190TH ST.} #37 TORRANCE	
5410 190 TH ST #93	
5410 190 TH ST #93	
4445 SEPULVEDA BLVD TORRANCE	
5410 190 TH ST #93	
5410 190 TH ST #84 TORRANCE CA 90503	
5410 W 190 TH ST #48 TORRANCE 90503	
14752 CRENSHAW #103 GARDENA 90248	
5410 W. 190 TH #52 TORRANCE 90503	
5410 W. 190 TH #58 TORRANCE 90503	Natalie T.
5410 W 190 #64 TORRANCE 90503	
5410 W 190 TH ST TORRANCE #78	
5410 W. 190 TH STREET #26	
5410 W. 190 TH STREET #2	
29220 COYTANIS TORRANCE	
5410 W. 190 TH ST #94	
5410 W 190 TH ST #94	
5410 W. 190 TH STREET	

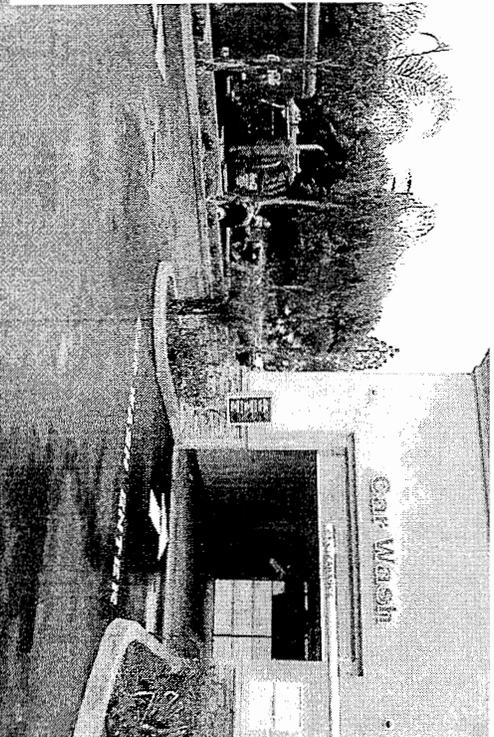
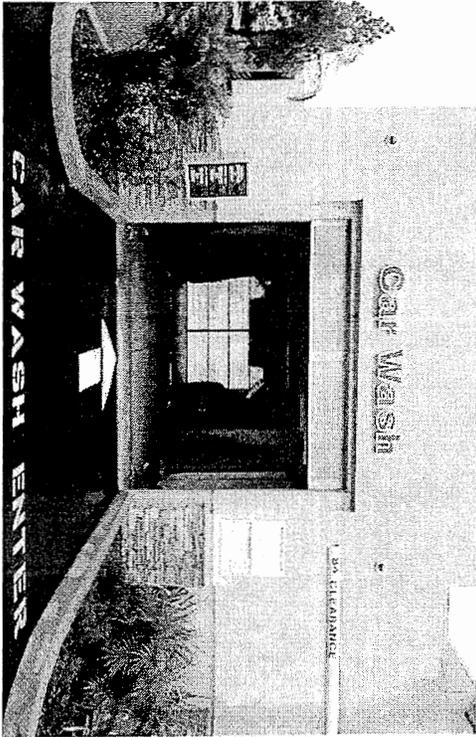


76 Station Car Wash in La Palma

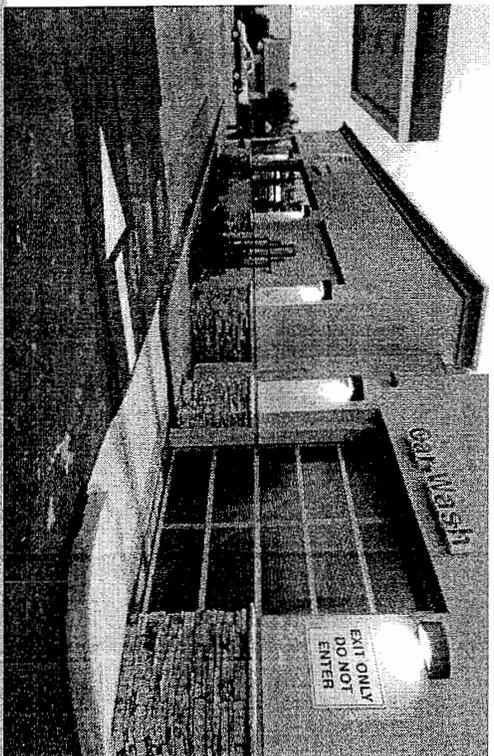
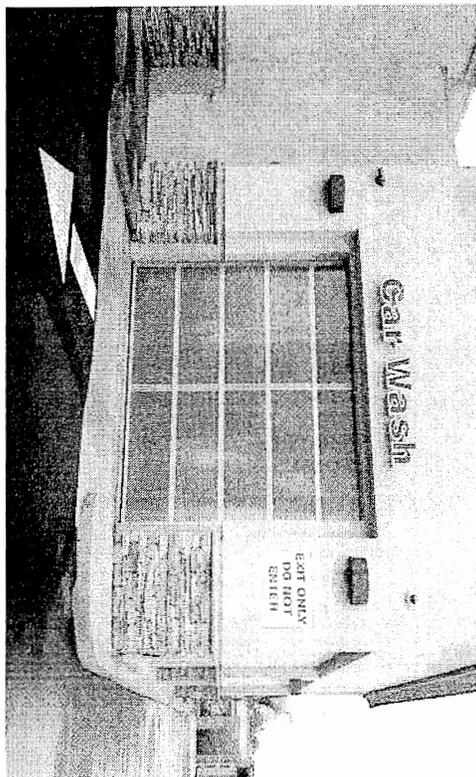


SIMILAR 76 LOCATION IN LA PALMA, CA. WITH AIRLIFT DOORS

Car Wash Entrance



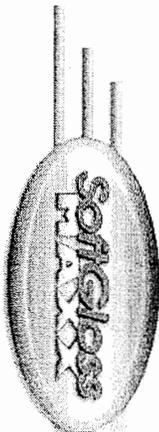
Car Wash Exit



Door did not close correctly!



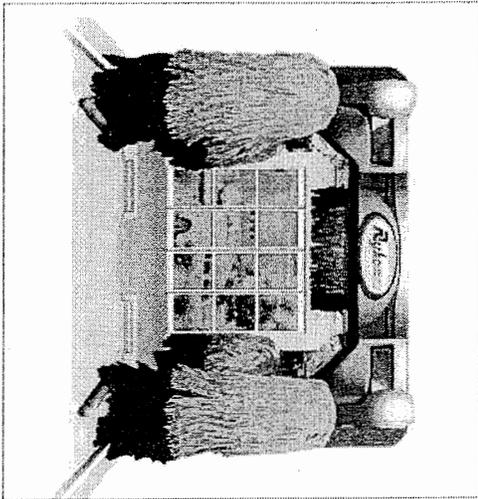
PROPOSED CAR WASH UNIT



Designed for all sized vehicles and high throughput for maximum profitability, the SoftGloss MAXX has enjoyed great success in the car wash industry. The combination of FoamBrite wash material and technical advancements makes the SoftGloss MAXX a car wash industry icon when it comes to automatic vehicle wash systems

SOFTGLOSS MAXX FEATURES

- FoamBrite Brushes
- Tall Front Arms
- Split Hub Arm Design
- Foam Bath
- Aluminum Frame
- Soft Rear Oscillation
- Dual Bay Plates
- Mirror Rinse
- Variable Wash Speed
- Top Brush Interrupt
- Electric Motors
- Large Vehicle Opening
- Amp Sensing Sensors
- Ultrasonic Mapping
- In-Bay Touch Screen Control Box



OFF BOARD ARCHES
NEWLY DESIGNED OFF-BOARD ARCHES PROVIDE INCREASED THROUGHPUT AND SPEED. REDUCING THE TIME A CAR IS POSITIONED UNDERNEATH THE CANOPY. THE OFF-BOARD ARCHES AESTHETIC DESIGN COMMUNICATES VALUE TO THE CUSTOMER AND PROVIDES THE ABILITY TO ADD RINSE/BLEACH OPTIONS TO THE WASH PACKAGE. ARCHES ARE AVAILABLE IN RED, BLUE OR GREY

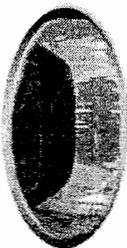
RAIN SHIELD PROTECTANT
PROVIDES A PROTECTANT GENERATING CAPABILITY THAT ENHANCES COLOR AND SHINE ON A VEHICLE. PROTECTS VEHICLE SURFACES AND GLASS AGAINST CORROSIVES AND UV RAYS. WATER REPELLENT COATING PROTECTS AGAINST OXIDATION AND IMPROVES VISIBILITY.

ROTARY WHEEL BLASTER

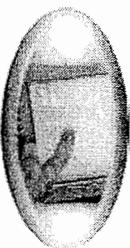
THE POWERFUL WHEEL BLASTER PROVIDES BETTER CLEANING AND THE OPPORTUNITY FOR AN UP-CELL FEATURE ON THE CAR WASH. THE INTEGRATED ROTARY WHEEL AND ROLLER PANEL BLASTER PROVIDES THE ULTIMATE CLEANING IMPACT DUE TO ITS 0 DEGREE TURBO NOZZLES.

BUG BUSTER

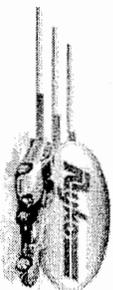
A FOAMING CHEMICAL APPLICATION APPLIED TO THE GRILL AND WINDSHIELD OF THE VEHICLE FOR AN ADJUSTABLE TIME AFTER THE VEHICLE IS POSITIONED ON THE TRUCKLE PLATE. ADJUSTABLE DWELL-TIME FOR SEASONAL VARIATIONS IS ALSO AVAILABLE. FLOOR SCOURERS ARE DESIGNED TO BE APPLIED TO ALL TYPES OF VEHICLE FRONT GRILLS AND WINDSHIELDS, HELPING TO REMOVE THE DEBRIS ON THESE AREAS.



ON-BOARD DRY
A REVENUE-GENERATING FEATURE THAT WILL INCREASE WASH USAGE RATES. THE ON-BOARD DRY FEATURE USES TWO POWERFUL OSCILLATING 10 HP FAN THAT PROVIDE A QUICK AND SATISFYING DRYING RESULT TO ANY VEHICLE.



IN-BAY TOUCH SCREEN CONTROL BOX
THE TOUCH SCREEN CONTROL BOX ALLOWS AN OPERATOR TO MAKE ADJUSTMENTS AND VIEW DIAGNOSTIC CODES IN THE BAY. THE CONTROL BOX LETS OPERATORS MAKE CHANGES TO WASH PACKAGES, TIMINGS AND SPEED FROM ON-SITE.





WIELAND ACOUSTICS, INC.
 10000 W. 160th Street, Suite 200
 Torrance, CA 90504
 Tel: 310.209.3337

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 10000 W. 160th Street, Suite 200
 Torrance, CA 90504
 Tel: 310.209.3337

www.wielandacoustics.com

December 15, 2010

Project File 10.051.00

Mr. Richard Welter
 Don Wilson Builders
 23705 Crenshaw Boulevard, Suite 200
 Torrance, CA 90510-3188

Subject: Peer Review of the Acoustical Study for the Carwash at 5404 W. 190th Street in Torrance, CA

Reference: *Acoustical Analysis, West Torrance 76 Car Wash, Torrance, California*. Davy & Associates, Inc. October, 2010.

Dear Mr. Welter:

As requested, we have conducted a review of the referenced acoustical study and have the following comments:

1. In Section 3.0, the report implies that the project has to comply with either the residential standards of 55 dBA daytime and 50 dBA nighttime or the commercial property line standard of 60 dBA daytime and 55 dBA nighttime. However, Section 46.7.2 of the City's Municipal Code states twice that both standards must be met, not one or the other.
2. In Section 3.0, the report fails to note that Section 46.7.2(c) of the Municipal Code also applies corrections for the character of the noise. Specifically, the standards are to be reduced by 5 dB for sources that contain a "steady, audible tone such as a whine, screech or hum". Tones are common in noise produced by carwash blowers and vacuums, and this correction should have been considered when assessing the impact of the project on the adjacent apartments.
3. In Section 3.0, the report fails to note that Section 46.7.2(c) of the Municipal Code also requires a 5 dB reduction for noise that is generated on a Sunday between midnight and noon. Since the carwash and other new equipment at the gas station (refer to Comment #11) will operate during these hours the correction must be applied.
4. Taking Comments #2 and #3 together, the corrected standards from Section 46.7.2 of the Municipal Code that should be applied to the proposed project are as follows:

Code Section	Base Noise Standard	Correction for Tone	Correction for Operations on Sunday Mornings	Corrected Noise Standard
46.7.2(a)(1)	55 dBA (daytime)	-5 dBA	-5 dBA	45 dBA (daytime)
46.7.2(b)(4)	60 dBA (daytime)	-5 dBA	-5 dBA	50 dBA (daytime)



In other words, the proposed carwash, together with the other new equipment associated with the project (see Comment #11) may not generate a noise level greater than 45 dBA when measured anywhere on a residential property or greater than 50 dBA when measured at any of the gas station's property lines.

5. In Section 4.0, the ambient noise levels measured between 8:00 pm and 9:00 pm are irrelevant since the carwash will not be open during those hours. They should be deleted from the report.
6. In Section 4.0, the ambient noise levels were measured on a Tuesday morning between 9:00 am and 10:00 am. However, this is not representative of the quieter times during which the carwash will operate, which are more likely to occur on a weekend when traffic flow on the nearby streets is reduced. To properly assess the potential impact of the project on the adjacent apartments, the quietest ambient noise levels that occur at the residential property lines during the hours that the carwash will operate must be known. (Refer to Comment #8, below.)
7. In Section 4.0, there is no indication that the noise from the operation of the existing gas station was filtered out of the ambient noise level measurement. This must be done in order to identify the proper ambient noise level at the residential property lines.
8. In Section 4.0, the report concludes that the appropriate noise standard to be applied to the project is 60 dBA at the property lines. However, this is incorrect for several reasons:
 - a. As stated in Comments #2 through #4, above, the corrected standard at the property line is 50 dBA according to Section 46.7.2 of the Municipal Code, not 60 dBA.
 - b. Section 46.2.6 of the Municipal Code defines another noise standard that the proposed project must comply with at the residential property lines. This standard states that "It shall be unlawful for any person to operate any machinery, equipment, pump, fan, air conditioning apparatus or similar mechanical device in any manner so as to create any noise which would cause the noise level at the property line of any residential land to exceed the ambient noise level by more than five (5) decibels". In other words, the cumulative noise level generated by the proposed project, together with the existing gas station equipment and activities (refer to Comment #13), cannot be more than 5 dB higher than the existing ambient noise level at the residential property lines. However, as indicated in Comments #6 and #7, the ambient noise level at the residential property line has not been properly measured. Therefore, at this time it isn't known whether the property line noise standard from Section 46.2.6 is more stringent than the one from Section 46.7.2. The more stringent of the two property line noise standards should be applied to the proposed project.
 - c. In addition, the corrected daytime standard of 45 dBA also has to be met on the residential property (as opposed to at the property line).
9. In Section 5.0, the report indicates that noise levels were measured at a Ryko Manufacturing Car Wash, and that the measured noise levels were used to analyze and assess the impact of the carwash. However, it is our understanding that a PDQ LaserWash System produced by PDQ Manufacturing is proposed for use at the carwash. The analysis should be repeated using measurements obtained at a carwash that uses the same equipment as is being proposed for use at the Torrance site.
10. In Section 5.0, the report doesn't explain how the estimated noise levels from the carwash were calculated and no calculations were provided for review. For example, what is the "directivity



effect” that was applied to the measured noise levels? What distances were used in the calculations? As a result, the accuracy and the adequacy of the analysis cannot be properly assessed.

11. In Section 5.0, noise from the vacuums, the new transformer, the carwash entry pad, cars idling at the carwash entrance, cars driving into and out of the carwash, and the relocated EVR equipment has not been included in the analysis of noise levels produced by the project.
12. In Section 5.0, the analysis does not take into account noise that may escape the carwash through the roof vents, and the impact this may have on nearby upper floor apartments that will overlook the carwash roof.
13. In Section 5.0, the analysis and assessment of impact do not consider the cumulative noise levels that will be generated by the existing gas station and the proposed project.

In conclusion, it is our professional opinion that the City noise standards used in the referenced noise study are incorrect. Additionally, the study does not provide sufficient information and analysis to determine whether or not the proposed project will comply with the City standards.

Thank you for this opportunity to provide you with acoustical consulting services. If you have any questions, please do not hesitate to call us at 949.474.1222.

Sincerely,

WIELAND ACOUSTICS, INC.



David L. Wieland
Principal Consultant

Davy
& Associates, Inc.
Consultants in Acoustics

2100 Sepulveda Blvd, Suite 42, Manhattan Beach, CA 90266, Tel: (310) 802-8900, Fax: (310) 802-8002, e-mail: davyassoc@aol.com

JN2010-48D

March 22, 2011

Mr. Greg Lodan
City of Torrance
3031 Torrance Blvd
Torrance, CA 90503

**SUBJECT: ACOUSTICAL ANALYSIS
West Torrance 76 Car Wash, Torrance, California**

Dear Greg:

This letter is in response to your request for information concerning the proposed West Torrance 76 Car Wash in your e-mail to Robert Sadeghi dated February 16, 2011.

The corrected standards from Section 46.7.2 of the Municipal Code that apply to the Car Wash are as follows:

Code Section	46.7.2(a) (1)	46.7.2(b)(4)
Base Standard (Daytime)	55 dBA	60 dBA
Tone Correction	-5 dB	-5 dB
Sunday Correction	-5 dB	-5 dB
Corrected Standard	45 dB	50 dB

Mr. Greg Lodan
City of Torrance

March 22, 2011
Page Two

Ambient noise levels were measured on Sunday, January 9, 2011. The hours of Car Wash operation on Sundays will be from 9:00 a.m. to 8:00 p.m. Ambient noise measurements were made at the south property line and at the west property line between 9:00 a.m. and 10:00 a.m. and again between 7:00 p.m. and 8:00 p.m. All measurements were made with a calibrated Type 1 Larson Davis sound level meter. The results of these measurements are as follows:

Measured Ambient Noise Levels in dB

<u>Time</u>	<u>Property Line</u>	<u>LEQ</u>
7:00 - 8:00 p.m.	West	60.7 dBA
7:00 - 8:00 p.m.	South	57.4
9:00 -10:00 a.m.	West	62.6
9:00 -10:00 a.m.	South	57.4

The owner of the La Palma Car Wash that utilizes the exact equipment that will be used in the proposed Car Wash was required by the City of La Palma to make noise measurements of his Car Wash. The noise measurements taken at the La Palma site were completed by Colia Acoustical Consultants which is a Torrance approved acoustical consulting firm. Their report is dated December 1, 2010.

The noise levels measured at the La Palma site were done with the blowers operating and the car wash doors open. These measured noise levels were utilized to calculate exit noise levels at the west property line and the south property line. At the west property line, the measured noise level was corrected for distance and the noise reduction of the exit door in a closed position. Noise levels for a car wash tunnel decrease at a rate of 6 dB per doubling of distance. This is calculated with the formula $20\text{Log}(d1/d2)$ where $d1$ is the distance that the measurements were taken at and $d2$ is the distance to the property line. For the south property line distance effects, the noise reduction of the door in a closed position and a factor for directivity were utilized. For a car wash tunnel, noise levels projected to the side (90 degrees) are less than the noise levels projected straight ahead. The directivity effect (DI) has been shown to be 8 dB. The results of these calculations are listed below.

Mr. Greg Lodan
City of Torrance

March 22, 2011
Page Three

**Calculated Exit Noise Levels in dB at the West
Property Lines for Ryko Equipment**

Colia Measured Noise at 61.8 feet = 65.0 dBA
 West property line is at 43 feet
 $20 \log (61.8/43)$ = + 3.1
 Noise Reduction of Door = -24
 Noise level at Property Line = 44.1 dBA

**Calculated Exit Noise Levels in dB at the South
Property Lines for Ryko Equipment**

Colia Measured Noise at 61.8 feet = 65.0 dBA
 South property line is at 19.2 feet
 $20 \log (61.8/19.2)$ = + 10.2
 Directivity effect = -8
 Noise Reduction of Door = -24
 Noise level at Property Line = 43.2 dBA

As can be seen from the calculated results noise levels from the Car Wash Exit at the west property line and at the south property line are in compliance with both Section 46.7.2.(a) and Section 46.7.2.(b) the Torrance Municipal Code - Chapter 6 - Noise Regulation.

The noise levels that were analyzed were for the Exit of the Car Wash. Noise levels from the Entrance Side of the Car Wash will be less than the Exit noise levels since the blowers are closer to the Exit. Additionally, the distance to the West property line is greater.

Mr. Greg Lodan
City of Torrance

March 22, 2011
Page Four

The noise generated by the proposed vacuum was analyzed. Measured noise levels at 40 feet were provided by JE Adams Industries. This noise level was extrapolated to the west property line which is a distance of 118 feet. Only distance effects were utilized for this calculation. The result of this analysis is listed below.

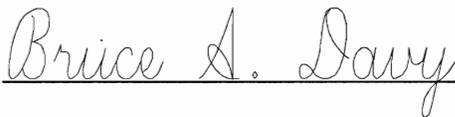
**Calculated Noise Levels in dB at the West
Property Lines for the JE Adams Vacuum**

<u>Property Line</u>	<u>Noise Level</u>
West	54.2 dBA

This noise level exceeds the allowable noise levels in Section 47.6.2. The owner agreed to not allow the vacuum to operate on Sunday morning which would increase the allowable noise level to 50 dBA. but that would still be a violation. A shielding wall was proposed that would reduce the noise level to below 50 dBA. However, the owner felt that a wall would block his main street Price Sign. Therefore, he has decided to not have a vacuum system as part of the Car Wash.

Sincerely,

DAVY & ASSOCIATES, INC.



Bruce A. Davy, P.E.
President

BD/kbd

Davy
& Associates, Inc.
Consultants in Acoustics

2100 Sepulveda Blvd, Suite 42, Manhattan Beach, CA 90266, Tel: (310) 802-8900, Fax: (310) 802-8002, e-mail: davyassoc@aol.com

JN2010-48B

January 19, 2011

Mr. Robert Sadeghi
West Torrance 76
5404 W 190th Street
Torrance, CA 90503

SUBJECT: ACOUSTICAL ANALYSIS
West Torrance 76 Car Wash, Torrance, California

Dear Robert:

In accordance with your request, I have reviewed the letter dated December 15, 2010 prepared by Wieland Acoustics. The letter was signed by David L. Wieland and is a critique of our October 27, 2010 report that discusses our analysis of your proposed car wash on 190th Street in Torrance, California.

The Wieland letter contains 13 numbered paragraphs. Our responses which follow are listed using the same paragraph numbering.

1. Section 3.0 of our report does not imply that the project must comply with either Section 46.7.2.(a) or Section 46.7.2.(b) of the Municipal Code. Both standards are discussed in the report.
2. It is our opinion that car washes do not produce noise that contains a steady tone such as a whine, screech or hum. The analysis was based on the car wash blower. However, we will accept the correction for an audible tone as listed in Section 46.7.2.(c).
3. The Wieland letter correctly points out that the Car Wash will operate on Sunday mornings and therefore, a -5 dB correction should be included as specified in Section 46.7.2.(c) of the Municipal Code.

Mr. Robert Sadeghi
West Torrance 76

January 19, 2011
Page Two

Section 46.7.2.(c) of the Municipal Code also includes corrections for noise sources that are not continuous. In a letter from the owner, Mr. Robert Sadeghi he relates that his gas station purchased 2,203,950 gallons of fuel in the 11 month period ending December, 2010. This would correspond to 6,678 gallons of fuel per day based on 11 months of 30 days.

A letter (see attached) from Ryko Manufacturing Company states that the National average for the number of car washes is related to the amount of fuel sold. Their data indicates that there is one car wash for every 100 gallons of fuel sold. With 6,678 gallons of fuel sold per day, there will be approximately 67 car washes per day.

A second letter from Ryko Manufacturing Company dated 1/14/2011 indicates a total wash and dry cycle for the Softgloss Maxx with On Board Dryer which is the equipment that will be used in this Car Wash is 6 minutes consisting of 5 minutes of wash and rinse time and 1 minute of dryer time. The total dryer (blower) time which is the only major noise source during each car wash cycle would be 67 minutes per day.

Section 46.7.2.(c) the correction for noise that occurs less than 90 minutes per day or less than 20 minutes per night is +10dB

4. Based on the information in Paragraphs 2 and 3 above, the corrected standards from Section 46.7.2 of the Municipal Code that apply to the Car Wash are as follows:

Code Section	46.7.2(a) (1)	46.7.2(b)(4)
Base Standard (Daytime)	55 dBA	60 dBA
Tone Correction	-5 dB	-5 dB
Sunday Correction	-5 dB	-5 dB
Less than 90 min Correction	+10 dB	+10 dB
Corrected Standard	55 dB	60 dB

Mr. Robert Sadeghi
West Torrance 76

January 19, 2011
Page Three

5. The hours of operation of the Car Wash as contained in the Application are 8:00 a.m. to 8:00 p.m Monday through Friday and 9:00 a.m. to 8:00 p.m. on Saturday and Sunday. Apparently, Mr. Wieland is relying on outdated and incorrect information.
6. It is standard practice in acoustical engineering work to measure traffic noise during weekdays since traffic on weekends is not typical and can vary widely depending on several conditions. However, to minimize further discussion on this point, ambient noise levels were re-measured on Sunday, January 9, 2011. The hours of Car Wash operation on Sundays will be from 9:00 a.m. to 8:00 p.m. Ambient noise measurements were made at the south property line and at the west property line between 9:00 a.m. and 10:00 a.m. and again between 7:00 p.m. and 8:00 p.m. As before, all measurements were made with a calibrated Type 1 Larson Davis sound level meter. The results of these measurements are as follows:

Measured Ambient Noise Levels in dB

<u>Time</u>	<u>Property Line</u>	<u>LEQ</u>
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9:00 -10:00 a.m.	West	62.6
9:00 -10:00 a.m.	South	57.4

These ambient noise levels are not significantly different from the ones that were listed in our report of October 27, 2010.

Mr. Robert Sadeghi
West Torrance 76

January 19, 2011
Page Four

7. Section 46.1.2.(a) of the Municipal Code defines ambient noise as follows:

Ambient noise is the all encompassing noise associated with a given environment, being usually a composite of sounds from many sources near and far, without inclusion of intruding noises from isolated identifiable sources.

The definition of ambient noise in the Los Angeles County Noise Ordinance is similar to the definition in the Torrance Municipal Code except the last phrase is "excluding the alleged intrusive noise source".

Obviously, the proposed Car Wash is an intruding noise from an isolated, identifiable source. Noise from the various activities of the existing Gas Station that has been there for years is part of the ambient as much as noise from traffic on 190th Street. There is no feasible way to separate the Gas Station noise from traffic noise on 190th Street without completely closing down the Gas Station and preventing all cars from entering the property.

8. As discussed in Paragraph 6 above, ambient noise levels that were listed in our October 27, 2010 report were measured correctly. The proposed Car Wash is allowed to produce noise levels up to 5 dB above the minimum ambient noise level. The would be 5 dB above 57.4 dBA or a value of 62.4 dBA at the south property line. At the west property line, the minimum ambient noise level is 60.7 dBA and the standard would be 65.7 dBA. The corrected daytime standard (per 46.7.2(a)(4) can not be met on the two adjacent residential properties to the west and to the south. Accurate noise measurements can not be made within 4 feet of a large reflecting surface. This means that if measurements were made on the residential side of the property line walls, there would not be enough room between the walls and the apartment buildings to satisfy this 4 foot requirement. Obviously, if the standard is met at the property line separating the Car Wash site from the immediately adjacent residential property, the standard will be met on the adjacent residential property.
9. The application submitted by West Torrance 76 proposed to utilize a Ryko Soft Gloss Maxx system with two onboard dryers. Mr. Wieland is relying on outdated and incorrect information. He has also requested that the acoustical analysis be repeated utilizing the using the measurements obtained at a carwash that uses the same equipment as is being proposed for use at the Torrance site.

Mr. Robert Sadeghi
West Torrance 76

January 19, 2011
Page Five

Since our report was submitted in October, 2010, the owner of the La Palma Car Wash that utilizes the exact equipment that will be used in the proposed Car Wash was required by the City of La Palma to make noise measurements of his Car Wash. The noise measurements taken at the La Palma site were completed by Colia Acoustical Consultants which is a Torrance approved acoustical consulting firm. Their report is dated December 1, 2010.

The noise levels measured at the La Palma site were done with the blowers operating and the car wash doors open. The results were 65.0 dBA at a distance of 61.76 feet directly in front of the car wash exit. At the car wash entrance at a distance of 23 feet, the measured results were 62.5 dBA.

The proposed Car Wash will be equipped with Airlift SDP Polycarbonate Doors that will be closed when the blowers are operating. The enclosed specifications sheet indicates that they will provide a sound reduction of 24 dB. Calculations were completed for the total noise levels at both the west and south property lines of the Car Wash site. These calculations included corrections for the sound reduction of the doors and distance effects. There were no directivity corrections included in this analysis since the Colia measurements were made for both the exit and the entrance of the La Palma car wash. The results of these calculations are listed below and are summarized on the enclosed calculation sheet.

**Calculated Noise Levels in dB at the West and the South
Property Lines for Ryko Equipment**

<u>Property Line</u>	<u>Exit Noise Level</u>	<u>Entrance Noise Level</u>
West	44.1 dBA	----
South	----	40.1 dBA

As can be seen from the calculated results noise levels at the west property line and at the south property line are in compliance with both Section 46.7.2.(a) and Section 46.7.2.(b) the Torrance Municipal Code - Chapter 6 - Noise Regulation..

Mr. Robert Sadeghi
West Torrance 76

January 19, 2011
Page Six

10. Noise level calculations are enclosed with this letter. The calculated results were described in our October 27, 2010 report. The measured source noise levels were listed in Section 5 of this report and distance effects are very simple. The report also states that a directivity was included at the south property line to account for the fact that noise levels to the side will be less than those measured straight out of the Car Wash tunnel. This term is commonly used in acoustical engineering analyses. This is now a moot point since the calculations described in this report did not include directivity effects.
11. The new vacuum will be located at the northeast corner of the Gas Station site which is as far away as it can be from the residences to the west and to the south. Noise from the vacuum drop should not be audible at either of the residences. There will be noise from the vacuum motor. The motor will be enclosed in an insulated enclosure as needed.

According to Mr. Michael Glenn of Southern Cal Edison, the transformer is silent unless it is overloaded which is not likely to happen.

Cars idling at the Car Wash entrance and entering the Car Wash should not be audible at the west and south property lines due to the acoustical shielding of the existing Market, the Car Wash Building and the concrete block wall extending to the east of the Car Wash.

Cars leaving the Car Wash will be driving slowly. During our site observations, lots of cars exited the Gas Station by driving behind the existing Market and exiting on 190th Street. They would be considered to be part of the ambient noise at the west and south property lines.

The EVR has no moving parts and does not produce noise. It is being relocated from the south of the existing Market to the east side of the Market where it will be acoustically shielded.

12. The roof vents have been eliminated from the Car Wash design. This no longer is an issue.

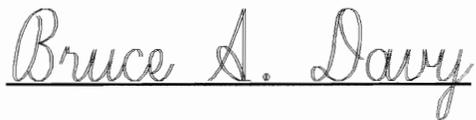
Mr. Robert Sadeghi
West Torrance 76

January 19, 2011
Page Seven

13. This issue was answered in Paragraph 7 above. The Gas Station is part of the existing ambient. There is no requirement in the Torrance Municipal Code Chapter 6 - Noise Regulation to include the Gas Station noise as a cumulative noise source when assessing noise from the Car Wash which is the intruding isolated, identifiable noise source.

Sincerely,

DAVY & ASSOCIATES, INC.

A handwritten signature in cursive script that reads "Bruce A. Davy". The signature is written in black ink and is positioned above a horizontal line.

Bruce A. Davy, P.E.
President

BD/kbd

Davy & Associates, Inc.

Consultants in Acoustics

Tel: 310-802-8900 • Fax: 310-802-8002 • e-mail: davyassoc@aol.com

Project _____

Date _____

West Torrance 76

5404 W. 190th. Street
Torrance, CA. 90503
Tel: (310) 542-0368
Fax: (310) 542-7131
Email: westtorrance76@sbcglobal.net



December 16, 2010

Mr. Davy,

Our total gasoline purchases from January through November 2010 were obtained from ConocoPhillips on December 16th, 2010. The actual number is 2,203,950 gallons over an eleven-month period.

Robert Sadeghi

West Torrance 76

Owner



CAR WASH INVESTMENT PLANNING

ROLL OVER CAR WASH SYSTEM PROJECTIONS

ESTABLISHED FUEL STATION WITH CONVIENIENCE STORE

The National average for car washes sold is normally related to the amount of fuel sold.

The formula used is one car per one hundred gallons of fuel sold. 200,000 gallons of fuel sold per month equals 2,000 car washes sold.

This formula holds true in Southern California, as over 90% of our customers average the National Formula or better.

Bob Collins
Central California Manager
Ryko Manufacturing Company
1815 N. Orangethorpe Park Suite D
Anaheim, CA 92801



1/21/2011

Robert Sadeghi
Torrance 76
5404 West 190th
Torrance, CA 90503

Robert:

As per our discussion regarding car wash cycle time of the equipment to be installed inside the wash bay at your facility, our service manager, Jose Valadez, confirmed the following information for total wash, rinse and dry cycle time.

The Softgloss Maxx with On Board Dryer has a total wash and dry cycle of six minutes. This cycle is comprised of five minutes of wash and rinse time and one minute, (60 seconds) of dryer time.

I trust this information will be of value in your planning process for the car wash operation at your facility.

Please contact me on any questions and/or information you should require for this project.

Respectfully,

Robert Collins
Central California Area Manager

West Torrance 76

5404 W. 190th. Street
Torrance, CA. 90503
Tel: (310) 542-0368
Fax: (310) 542-7131
Email: westtorrance76@yahoo.com



January 13, 2011

Mr. Davy,

Per City Staff's recommendation and Planning Commissioner's approval, our proposed car wash hours are as follows:

Monday through Friday from 8:00 a.m. to 8:00 p.m.
Saturday and Sunday from 9:00 a.m. to 8:00 p.m.

Please let me know if I can be of further assistance.

Sincerely,

Robert Sadeghi

West Torrance 76

COLIA ACOUSTICAL CONSULTANTS

177 Riverside, #F
Newport Beach, CA 92663
Certified Acoustical Consultants
Phone 714 960-7511
Fax 714 960-6775
Email: RColia@socal.rr.com

L10-129

December 1, 2010

Mr. Basam Nesheiwat
La Palma Express
5482 La Palma Avenue
La Palma, CA 90633

SUBJECT: Additional Acoustical Report of Measurement of Car Wash Blower
Noise Levels At La Palma Express @ 5482 La Palma in La Palma

Dear Mr. Nesheiwat;

This letter has been prepared to detail the results of measurements of the additional car wash/blower equipment noise levels at the La Palma Express Service Station at 5482 La Palma Avenue in La Palma. These measurements were made after full installation and car wash and blowers in operation.

The measurements were made between 11:00 A.M. and 11:30 A.M. on December 1, 2010. The measurements were made using the A-weighted scale of a Bruel and Kjaer 2230 Precision Integrating Sound Level Meter, Type I. The meter was calibrated before the measurements and was found to be within 0.1 dB of tolerance.

The new car wash is located along the western property side. The measurements were made near the exit side of the car wash at the property line, in the middle of the car wash and near the trash enclosure at the entrance side. The microphone represented an observer 5 feet tall above pad elevation.

RESULTS

At Western Property Side at Opposite Property Side:

Site 1: Measured **65.0 dBA** with blower on and car wash doors open – at exit side. Measured 68.0 dBA minus 65.3 ambient equals 65 dBA.

Site 2: Measured **59.2 dBA** with car wash and blower in operation with car wash doors open – at car wash center.

Site 3: Measured **62.5 dBA** with car was blower on, car wash doors open, at trash enclosure at entrance side.

L10-123

November 18, 2010

The City standards are 65 dBA at the property line. Thus, the car wash and rinse noise levels are less than 65 dBA, and meet the City noise standards. The car wash dryer/blower noise level is less than the City Standard of 65 dBA by at least 1 dB with car wash doors open. Thus, this value also meets the City Noise Standard.

For security the car wash entrance and exit sides of the tunnel side have been fitted with roll-up doors that can close at night.

The hours of operation of the car wash are 7 A.M. to 7 P.M.

If you have any questions regarding this information please call.

Sincerely;



Richard Colia
Certified Acoustical Consultants

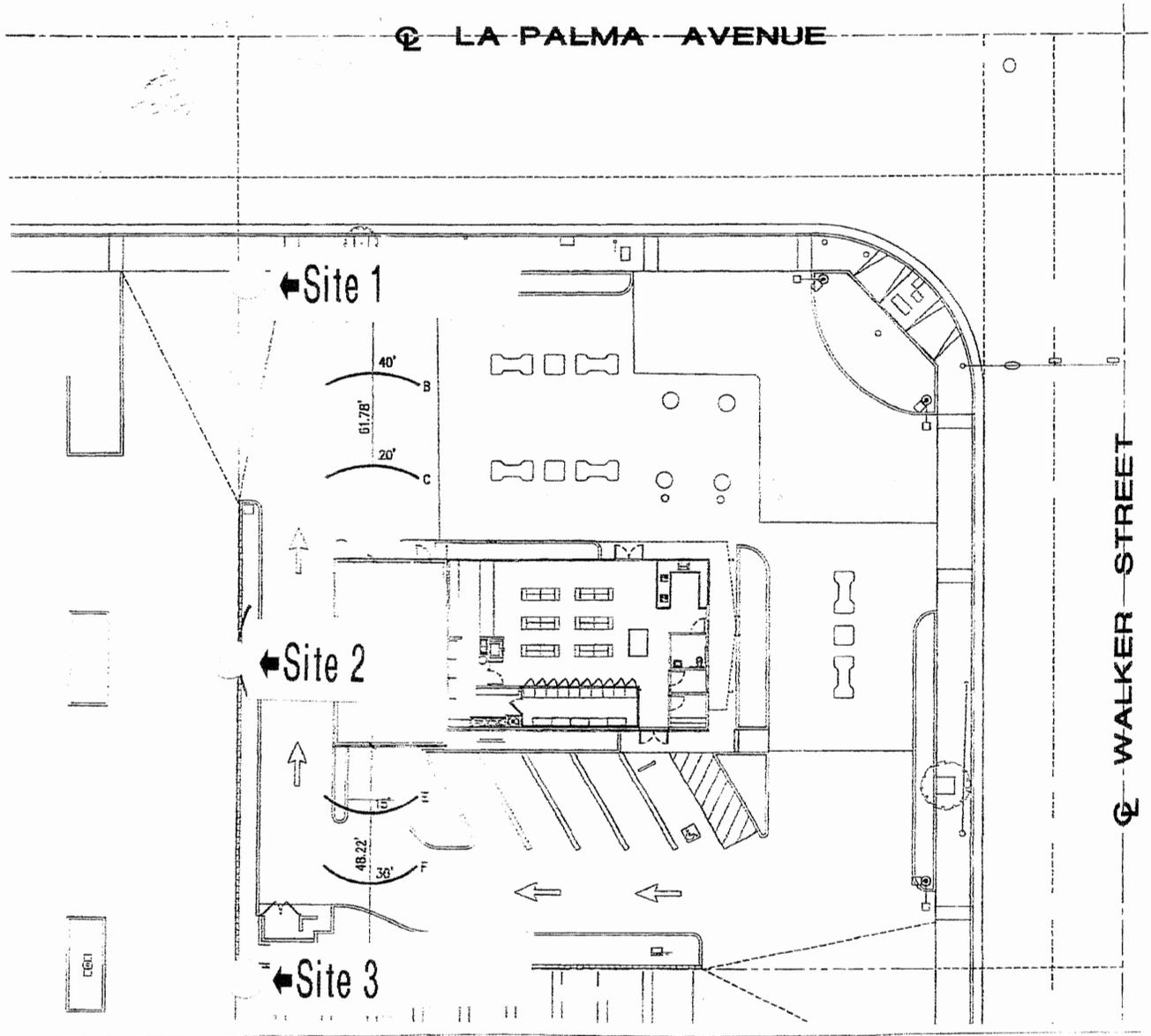


FIGURE 1: Site Plan Showing Post-Construction Noise Measurement Locations-Sites 1, 2 and 3

AIRLIFT DOORS

POLYCARBONATE SPECIFICATIONS

SDP Polycarbonate*

Overall Thickness		16 mm +/- 1 mm (0.63" + 0.04")	
Skin Thickness (approx.)		1.3 mm (0.05")	
Rib Thickness		0.8 mm (0.03")	
Area Weight		Approximately 4 kg/m ² (.92 psf)	
Heat Transfer Coefficient, 1 USI (U) -Summer conditions 3.2 W/m ² /°C -Winter conditions 3.2 W/m ² /°C		Heat Transfer Coefficient 3.2 W/m ² /°C(0.55BTU/hour sq. ft./°F) 3.3 W/m ² /°C(0.58 BTU/hour sq. ft./°F)	
Thermal resistance, RSI (R) value -Summer conditions/°F/ -Winter conditions/°F/		Thermal resistance, 1.82/°F/BTU/hour sq. ft. (10.3R) 1.72/°F/BTU/hour sq. ft. (9.7R)	
Maximum service temperature without load		116°F (50°F)	
Polycarbonate Colours	Light transmittance	Solar transmission	Shading coefficient
Clear	73%	74%	0.91
Light Bronze	50%	56%	0.78
Dark Bronze	21%	29%	0.54
Average sound reduction		24 dB	
<p>Fire Precaution: SDP double skinned sheets are produced from molding compounds which are combustible thermoplastics. Precautions used to protect combustibles from flames and high heat sources should also be observed with these materials. SDP sheets usually burn rapidly to completion if not extinguished. The products of combustion, if sufficient air is present, are carbon dioxide and water. However, in many fires, sufficient air will not be available and toxic carbon monoxide will be formed, as it will form other common combustible material. We urge good judgment in the end use of these versatile materials and recommend that building codes be followed carefully to assure they have been used properly. Access panels may be required for evacuation and venting of rooms glazed with SDP sheets. SDP sheets burn more rapidly than their solid counterparts. Noncombustible end caps must be used to prevent flame from contacting the open ends of SDP sheets.</p>			
<p>Important Notice: The information and statements herein are believed to be reliable but are not to be construed as a warranty or representation for which we assume legal responsibility. Users should undertake sufficient verification and testing to determine the suitability for their own</p>			

SOUND
SPECS



Daily Breeze

21250 HAWTHORNE BLVE, STE 170 * TORRANCE CALIFORNIA 90503-4077
Direct: (310) 543-6635 Fax: (310) 316-6827

PROOF OF PUBLICATION
(201 5.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the THE DAILY BREEZE

a newspaper of general circulation, printed and published _____

in the City of Torrance*
County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of _____

June 10, 1974

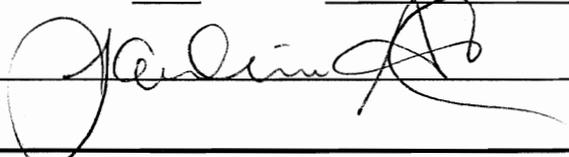
Case Number SWC7146
that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, to-wit

_____ March 26, _____

all in the year 2011

the foregoing is true and correct.
Dated at Torrance

California, this 26 March 2011



*The Daily Breeze circulation includes the following cities:
Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Rancho Palos Verdes Estates, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington

This space is for the County Clerk's Filing Stamp

RECEIVED

2011 MAR 30 AM 10:40

CITY OF TORRANCE
CITY CLERK'S OFFICE

Pro
D

DB 3-84

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Torrance City Council at 7:00 p.m., **April 5, 2011** in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

MOD10-00008 (CUP48-32, PRE05-00047 & MOD05-00014) ROBERT SADEGHI: City Council consideration of an appeal of Planning Commission approval of a Modification to allow for the addition of a drive-thru car wash at an existing service station on property located in the C3-PP Zone at 5404 190th Street.

Material can be reviewed in the Community Development Department. All persons interested in the above matter are requested to be present at the hearing or to submit their comments to the City Clerk, City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, prior to the public hearing.

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing, and further, by the terms of Resolution No. 88-19, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (310) 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's Office at (310) 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title III).

For further information, contact the **DEVELOPMENT REVIEW DIVISION** of the Community Development Department at (310) 618-5990.

SUE HERBERS
CITY CLERK

Publish: March 26, 2011

PROOF OF SERVICE BY MAIL

I, the undersigned, am a resident of the County of Los Angeles, State of California, over the age of eighteen years, and not a party to the within action. I am employed by the City of Torrance, 3031 Torrance Boulevard, Torrance California 90503.

On March 24, 2011, I caused to be mailed 83 copies of the within notification for City Council MOD10-00008 (CUP68-32, PRE05-00047, MOD05-00014): ROBERT SADEGHI to the interested parties in said action by causing true copies thereof to be placed in the United States mail at Torrance California.

I declare under penalty of perjury that the foregoing is true and correct.

Executed March 24, 2011 at Torrance, California.



(signature)

CITY OF TORRANCE
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

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For further information, contact the **DEVELOPMENT REVIEW DIVISION** of the Community Development Department at (310) 618-5990.

Publish: **March 26, 2011**

SUE HERBERS
CITY CLERK

Eighty three (83) notices mailed 03-24-11. da