



City of LYNWOOD

A City Meeting Challenges

11330 BULLIS ROAD
LYNWOOD, CALIFORNIA 90262
(310) 603-0220



NOTICE OF AVAILABILITY/INTENT TO ADOPT A NEGATIVE DECLARATION For the ROCKETBLU/ LYNWOOD EXPRESS CARWASH Project

This serves as the City of Lynwood's Notice of Availability/Intent to adopt an Initial Study/ Negative Declaration (IS/ND) for the ROCKETBLU/ LYNWOOD EXPRESS CARWASH Project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

Name of Project: ROCKETBLU/ LYNWOOD EXPRESS CARWASH Project

Project Location: 3516, 3520 and 3532 E. Imperial Highway, Lynwood, CA 90262
APNs 6173-013-004, 6173-013-005 and 6173-013-006

Application Nos.: EA No. 2019-06, CUP No. 2019-03, VAR No. 2020-01, and SPR No. 2019-69

Lead Agency: City of Lynwood, Community Development Department – Planning Division,
11330 Bullis Road, Lynwood, California 90262

Project Description: The project proposes to construct, use and maintain a new 6,288 square foot automated car wash structure and demolish three-(3), single-story structures totaling 2,484 square feet utilized for a car dealership and one-(1) storage building. The new car wash will consist of a single-story, 32-foot tall structure with a 140-foot long car tunnel, supporting equipment, lobby, office/cashier, manager's office, a breakroom, restrooms, and 27 on-site parking stalls (two-(2) handicap and two-(2) employee stalls) with 24 of these stalls designated as customer drying/vacuum stations. The proposed daily hours of operation are 7 a.m. to 9 p.m. The subject site consists of three-(3), rectangular shaped parcels totaling 37,500 square feet (0.86 acres), allowing C-2 (Light Commercial) uses, a General Plan designation of Commercial, and within "Corridor Mixed-Use 2" of the Lynwood Transit Area Specific Plan.

The project will require a Conditional Use Permit for the subject car wash use, a Site Plan Review for the structure, and also Zone Variance requests: 1) a reduced front yard setback and associated landscape buffer from 10 feet to four-(4) feet; and, 2) increased height for proposed wrought iron fencing within the front yard setback area from four-(4) feet to eight-(8) feet. A Tentative Parcel Map filing may be necessary to merge three-(3) parcels into one-(1).

NOTICE IS HEREBY GIVEN THAT the City of Lynwood proposes to adopt an IS/ND for the above-referenced project. The IS/ND is based on the finding that the project COULD NOT have a significant effect on the environment. The reasons to support such a finding are documented in the Initial Study prepared by the City.

The IS/ND and supporting materials are available for review at the following locations:

- Citywebsite:<http://lynwood.ca.us>
- Contact: Karen Figueredo, Planning Associate at (310) 603-0220, Ext 247, kfigueredo@lynwood.ca.us

Written comments regarding the proposed IS/ND must be received by the Planning Division by email or standard mail **prior to 5:00 p.m. on the last day of the 20-day public review/comment period (June 9, 2020)**. All correspondence and any questions regarding the Negative Declaration should be directed to the following

City Staff:

NAME: Karen Figueredo
TITLE: Planning Associate
ADDRESS: City of Lynwood
Community Development Department – Planning Division
11330 Bullis Road, Lynwood, California 90262
PHONE: 310.603.0220, Ext. 247
EMAIL: kfigueredo@lynwood.ca.us

Public Review Period: ***Begins – May 20, 2020*** ***Ends – June 9, 2020***

Public Hearing: Before the Planning Commission on Tuesday, June 9, 2020 @ 6 p.m. by TELECONFERENCE VIA WEBEX - participate by calling (310) 372-7549 and entering Conference Code: 852724.