Benedetti Car Wash

KEN FOLEY <kwf334@comcast.net>

Thu 9/17/2020 11:27 AM

To: ksvanstrom@cityofsebastopol.org <ksvanstrom@cityofsebastopol.org>; David Hogan <DHogan@m-group.us>

Dear Planning Director Svanstrom and Planning Commission Members,

I write in support of the application to build and install a state of the art automated car wash at the Benedetti Service Center in Sebastopol.

The project is appropriate for the existing industrial and commercial nature of the surrounding area. It is consistent with the General Plan. Planned mitigation measures are adequate to meet or exceed current City requirements.

Additionally, I like that the new car wash will use less water than standard car washes and also reclaim water for pre-washing vehicles. The addition of an Abbott Avenue exit is also a benefit to customers patronizing the service center. I look forward to getting a quality car wash in town rather than driving to Santa Rosa.

I urge the Planning Commission to support this application.

Thank you for attention to this matter.

Sincerely,

Ken Foley

334 Springdale Street

Sebastopol, CA 95472

707-829-5420

Proposed car wash in Sebastopol

Pauline Pellini <paulinepellini@gmail.com>

Thu 9/17/2020 11:32 AM

To: ksvanstrom@cityofsebastopol.org <ksvanstrom@cityofsebastopol.org>; David Hogan <DHogan@m-group.us>

Dear Kari and Dave,

I am writing to let you know that I am very supportive of a new and better car wash in Sebastopol. The two currently available are not friendly to use and not good to our environment.
I drive to Santa Rosa several times a month to have my car washed. It would be wonderful to save the time and gas to get there. It would also generate additional tax for our town.
Benedetti has been a long standing business in our community. They provide great service and also do much to support nonprofits and organizations in the community.
This project is a win, win for all the community.

Thank you for supporting this new business,
Pauline Pellini
Sebastopol resident for 63 years

Pauline Pellini
Vanguard Properties
6790 McKinley Street Suite 120
Sebastopol, CA 95472
(707) 695-5516
BRE#01249628

September 17, 2020

City of Sebastopol Planning Commission

Re: Proposed Benedetti Car Wash

Hello, My name is Isabella Yardley, I am a longtime satisfied customer of Benedetti Tire Services and Express Lube.

I was excited to hear of the proposed plan to open a car wash in Sebastopol. It is currently very inconvenient to have to go to Santa Rosa or Rohnert Park to get a good car wash.

Having the car wash in town and right next to all of my other automotive needs will be very convenient and keep more money in the city.

Your approval of this car wash would be a definite positive addition to Sebastopol.

Sincerely,

Isabel Yardley

(No subject)

Beverly Hansen <missbevie2002@aol.com>

Fri 9/18/2020 12:10 PM

To: David Hogan <DHogan@m-group.us>

Hi Mr. Hogan, I'm writing this in reference to Mark Reece going before the planning commission to submit plans for a car wash in Sebastopol. We've known Mark for many years as he's always done car maintenance and tires for all our vehicles besides he's been our customer for our janitorial service for many years. Mark will develop a high class building which Sebastopol can be proud of.

This is a service we'd like to have here in town instead of going to Santa Rosa. Now that we're getting older, it will be so convenient to have a drive thru car wash for our work van and my big Suburban car.

We consider this a plus for our city and I'm sure you know Mark will make sure this will work well for traffic flow and the new building works well with exsisting buildings.

Thank you,
Bill and Beverly Hansen
Hansen's Building Maintenance

Proposed Benedetti Car Wash

Russ Taylor <Russ@carybuilders.com>

Fri 9/18/2020 4:47 PM

To: David Hogan <DHogan@m-group.us>; ksvanstrom@cityofsebastopol.org <ksvanstrom@cityofsebastopol.org>

When I first heard about the possibility of Sebastopol getting a new state of the art car wash, it was great news. I have lived in Sebastopol for over 50 years and have always been a customer of Benedetti tire since I started driving. I have watched them grow and expand adding the Express Lube to there already great service department. With the addition of a car wash, the convenience of being able to have a one stop vehicle service facility is ideal. I know there have been many times where I planned a day of shopping out of town because I planned on having my vehicle washed and it was more convenient. A nice car wash in Sebastopol would allow more people the ability to continue shopping local.

I have kept up on the progress of the proposed car wash and believe that Benedetti Tire is doing a great job of planning this new facility. The proposed building design is consistent with the surrounding buildings and doesn't have that look of your typical car wash. The state of the art water recycle and noise reduction design and placement of equipment is showing good concern for the environment and neighbors. Along with that, the building allows for added solar panels, overall great design.

The approval of this project would be a great asset to the community. The addition of the car wash to the Benedetti Tire and Express Lube, would make for a one of a kind facility in Sonoma County.

Thank you,

Russ Taylor
Superintendent
Cary and Associates Builders, Inc.
License # 738609
O: 707-829-8589
C: 707-484-4540

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Car Wash at Benedetti Tire Service

Theresa Dutton <theresadutton50@gmail.com>

Sat 9/19/2020 1:29 PM

To: David Hogan <DHogan@m-group.us>

> Benedetti Tire Service has been in my life since I came to live in Sebastopol almost 30 years ago. Brad, and now Mark have given me excellent automotive service and always go above and beyond when it comes to customer service. I'm so thankful that I haven't had to go to Santa Rosa all these years for my automotive needs.

> It just seems fitting that Mark is now expanding his business to include a local car wash! I'm extremely happy to have this new addition to his business as well as for the benefit of our town of Sebastopol. I live on a very long dirt road and my car is always dusty. In the past, I have had to take time to drive to Santa Rosa for a car wash and now with Mark's new venture, I can stay in my own neighborhood and support Mark and Benedetti Tire Service locally.
> I completely support the addition of the car wash at the Benedetti Tire Service location and cannot wait for opening day sometime in the very near future.

> In my opinion, it's been needed in our small, special community for a very long time and thanks to Mark Reece, his vision and forethought, it will hopefully be our reality very soon. Theresa Dutton

Hello 9/18/2020

I understand there is a car wash project under consideration. I 'm a 30+ year resident of Sebastopol and I believe this is a service that is over due. With high water rates i dislike washing my cars in the driveway, it is a terrible waste, and I dislike taking my money out of town to get this service! The Benedetti team has shown in past projects quality, professionalism and environmental consideration and a need for services for our community. The proposed location would be ideal to provide a one stop shop for all our automotive services. Please consider this project for approval . Thank you.

Regards: Scott Brown

City of Sebastopol Planning Department
7120 Bodega Ave.
Sebastopol, CA 95472
ATTN: Kari Svanstrom, Director

September 16, 2020

Dear Ms. Svanstrom,

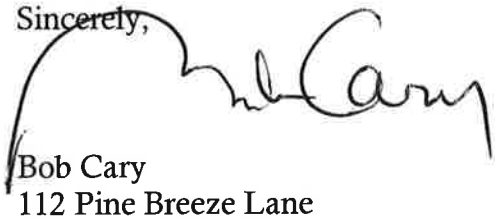
My wife and I have been active supporters of the Sebastopol community for 40 years. I spent 30 of those years as a member of the Sebastopol Rotary Club, was club president in 2002-03 and honored by the Senior Center as "Aged to Perfection" in 2014. My wife Rae was on the Chamber Board, worked at National Bank of the Redwoods and West America. She was well liked by many residents and was even selected as Citizen of the Year. Together we helped organize and produce numerous Apple Blossom Festivals and parades; enjoyed many After-Hours Chamber Mixers and have attended and supported numerous other community sponsored functions. I am proud to call Sebastopol my home.

That said, I would like to express my support for the proposed Benedetti Car Wash facility. Being retired for the last 4 years, I find myself driving to Santa Rosa to get my vehicles washed. It would sure be nice to have that service here in town. Even nicer to know "Benedetti Tire" is the developer. I've known Brad Benedetti, original owner, through business and Rotary and now Mark Reece. Both gentlemen have been wonderful supports of Sebastopol youth organizations and are always willing to donate to a good local cause.

A modern high-tech vehicle washing facility in Sebastopol, is needed and would be a wonderful community asset.

I ask that you urge Planning approval of the Benedetti Car Wash and allow locals to source vehicle wash services locally.

Sincerely,



Bob Cary
112 Pine Breeze Lane
Sebastopol, CA 95472

Kari Svanstrom

Subject: FW: New Car Wash proposal

From: Naomi Lasley <naomaze@gmail.com>
Sent: Tuesday, September 22, 2020 1:16 PM
To: Lawrence McLaughlin <lmclaughlin@cityofsebastopol.org>
Subject: New Car Wash proposal

Dear Larry McLaughlin and City Council members:

My name is Naomi Lasley, and I understand that you will be discussing the proposal for a new car wash on Hwy 12 at tonight's meeting. As a resident of Cleveland Avenue, who has lived next to the Rotten Robbie car wash for 23 years, I am in favor of this new car wash proposal.
Having another car wash, in my view, is a way to draw car wash patrons away from the traffic congestion created by Rotten Robbie facility.

Having another car wash that is not in a residential/commercial neighborhood will ease the constant use and noise and pollution that we get from the Rotten Robbie car wash. Even with the rather ineffectual noise mitigating door the car wash is still an audible presence that cannot be ignored, because the door opens up for the next customer while the dryers are still going.

So, yes, by all means, thumbs up for a new car wash that is located in an appropriate space that does not create a nuisance and impact its neighbors.

Thank you

Naomi Lasley

Kari Svanstrom

From: Mary Gourley
Sent: Tuesday, September 22, 2020 4:31 PM
To: Kari Svanstrom; Alan Montes
Subject: FW: Rotten Robbie Violation and Benedetti Car Wash Support
Attachments: RottenRobbie.jpg

Good evening
Please see email below.

Thank you
Mary Gourley
Assistant City Manager/City Clerk, MMC

-----Original Message-----
From: JACK FISHER <ajfisher@pacbell.net>
Sent: Tuesday, September 22, 2020 4:29 PM
To: neysacouncil@gmail.com; ps.sebcc@gmail.com; Michael Carnacchi <mcarnacchi@cityofsebastopol.org>; sarahgurney.seb@gmail.com; una.glass.seb@sonic.net; Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Rotten Robbie Violation and Benedetti Car Wash Support

Dear Mayor, Mary Gourley and City Council Members:

It has come to our attention that even though Rotten Robbie was finally able to fix the broken car wash entrance door, they have replaced it with an uninsulated, clear panel alternative with less noise mitigation ability. Additionally, the door is not staying closed during the entire dryer cycle, and opens early to allow the next car to enter before the entire wash/dry is complete. Both of these were requirements of the original use permit and are critical to the continuing mitigation of the noise generated.

Attached is a photo taken yesterday from the fence line of the adjacent property. The fence is being replaced, so there was a unique opportunity to show just how close their operation is to the nearest residential property.

Since the city is currently in the process of evaluating the Benedetti Car Wash proposal, we thought it would be a good time to express our full support. With proper sound mitigation, it is an appropriate use in an appropriate location. It is roughly 25 times further away from the nearest residence than what was approved for our neighborhood. Hopefully the project will be approved and serve to shift some of the burden to a more suitable location where the impacts are not so severe.

Thank you.

Donna and Jack Fisher

112 Pine Breeze Lane, Sebastopol, California 95472
Tel 707-829-8589 Fax 707-823-9760

E M[illegible] carybuilders.com
License #738609

September 17, 2020

City of Sebastopol Planning Department
ATTN: Planning Commissioner
7120 Bodega Ave.
Sebastopol, CA 95472

Dear Kari Svanstrom,

As owner of Cary & Associates Builders, Inc., I am writing to express my support for the proposed Benedetti Car Wash facility. I believe adding a state of the art, modern high-tech vehicle washing facility in Sebastopol, would be a great asset to our community.

This new facility will allow local community members to support a local business, instead of going to out of town to Santa Rosa or Rohnert park for their car washing needs.

The car wash will implement water conservation efforts that will use less water than if we washed our vehicles at home, since the facility uses reclaimed water to prewash the vehicle prior to entering the automated facility.

I urge you to approve the Benedetti Car Wash project to move ahead allowing local community members to support local businesses. Keep our hard-earned dollars local and reward long time community businesses with the ability to grow!!!

Best Regards,

Corey Cleland, CEO
Cary & Associates Builders, Inc.

City of Sebastopol Planning Department
7120 Bodega Ave.
Sebastopol, CA 95472
ATTN: Kari Svanstrom, Director

September 16, 2020

Dear Ms. Svanstrom,

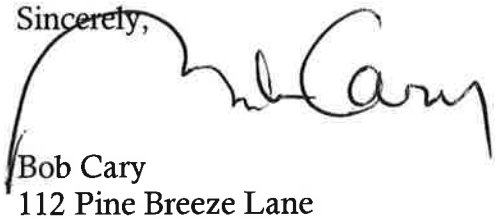
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Bob Cary
112 Pine Breeze Lane
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