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I am submitting a written public comment on the staff report regarding car washes. The background section is materially incomplete, and the timing raises questions about election-year agenda manipulation.

The staff report states that this review originated with Councilmember Dutra's November 18, 2025, request. That is false. On October 20, 2025, Planning Commissioner Yvonne Connolly formally requested an ordinance addressing car wash proliferation during commissioner comments. She provided evidence: car wash posts generate over 400 social media comments while other city topics receive minimal engagement.

That same meeting included substantive analysis. Senior Planner Monique Garibay confirmed that Planning staff merely verify zoning requirements, and applicants are free to submit permits. Commissioner Connolly then asked Assistant City Attorney Scott Porter about the Planning Commission's actual authority.

Attorney Porter explained the five required CUP findings and, critically, the City's current regulatory limitation: "If they don't have reason, they typically can't deny an applicant... Ultimately, if they follow the rules, we have to approve it."

Attorney Porter identified two regulatory solutions:

1. Moratorium - 45 days initially, extendable to 2 years maximum, goes directly to Council (In cases of an emergency or needed urgently)
2. Zone Change - Planning Commission recommendation to amend zoning code (slow and lengthy process)

Following this legal analysis, Community Development Director Ben Pongetti - the author of tonight's staff report - acknowledged saturation as a legitimate concern and stated this issue should be brought to the City Council to drive forward.

Tonight's staff report erases all of this. The Planning Commission discussion, the legal analysis, the documented community engagement, and Director Pongetti's own previous position are all omitted. Instead of the moratorium or zone change identified in October, tonight's recommendation is merely to "review information and provide direction if appropriate."

Car wash saturation has been discussed in this community for years. Yet this agenda item appears two months before Councilmember Dutra's April 2026 reelection, and I'm sure it will be positioned as his responsive initiative addressing community concerns. **#dutradelivers**

At the same November 18th City Council meeting, Councilmember Pacheco requested that

staff review massage parlors. She is not up for reelection. Her request has never been agendized.

Why is one Council member's request prioritized while another is ignored based on their election schedule? The public deserves an accurate record and accountability for selective agenda-setting that appears designed to benefit candidates during election season.

Speaking of the Planning Commission, we won't forget Vice Chair Quirk dressed as a 'Mexican criminal' while his partner dressed as an ICE agent for a costume party last April. In a majority Latino community, this is unconscionable and disqualifying. It violates every principle in the League of California Cities ethics code, the same code Council Member Warner cited as sufficient when she opposed adopting a separate ethics code for commissioners.

Community members have demanded Commissioner Quirk's removal for nearly a year. The continued refusal to act is itself a failure of leadership. If Council Member Warner truly believes the League of California Cities standards are adequate, she must support the immediate removal of Commissioner Quirk. His presence in leadership mocks our community's values and the residents he's supposed to serve. How much longer will this council ignore what the community has made crystal clear?

Ashley Reveles