

TO: Hearing Officer/Planning and Community Development Department
City of Pasadena for December 2, 2020 Special Meeting- 3:00 p.m.

FR: Dr. Gilbert Cadena and Dr. Lara Medina
Homeowners and residents at 783 N. Mentor Ave., Pasadena, CA 91104

RE: Proposed Conditional Use Permit by Chick-fil-A, Inc. at 790 N. Lake Ave., Pasadena

As homeowners and residents located directly behind the proposed Chick-fil-A, we have the serious concerns listed below that we request be addressed at the hearing on Dec. 2, 2020 and following until resolved.

- 1) The environmental impact of idling cars waiting to order and pay. We request that the project not be exempt from a California Environmental Quality Act report as exhaust fumes and car pollutants will be significant from the proposed maximum of 26 idling cars on the property.
- 2) The amount of traffic that will extend onto Lake Ave. waiting to get in the property. We have witnessed long lines of cars waiting on the street at the Chick-fil-A location on Colorado Blvd., as well as other fast food restaurants on Lake Ave. (Starbucks, Popeyes, etc.)
- 3) Extended hours beginning at 5:30 a.m. until midnight not be approved due to noise levels for residents sleeping. Hours of operation be limited to 7:00 a.m. to 10:00 p.m. as the site is located within 150 feet of a residential zoning district. We note that the hours of operation for the Colorado Blvd. location are 7:00 a.m. to 10:00 p.m. M-Th and 7:00 to 11:00 p.m. Fri-Sat.
- 4) Noise level of microphones/speakers used for ordering from cars be regulated according to sound codes and regularly monitored by the City.
- 5) Regulation and monitoring of intensity/brightness of lights shining directly into our property throughout the night.
- 6) Delivery hours be restricted to hours of operation, 7:00 a.m. to 10:00 p.m. Currently trucks are nuisance and deliver at Carl's Jr. until 1:00 a.m. and later.
- 7) Adequate ventilation to avoid the smell of cooking chicken in the direction of homes adjacent to the project. Currently there are at least four chicken outlets in the near vicinity.
- 8) Sound barrier surrounding outside dining area to avoid hearing customer conversations.

- 9) Appropriate sound barrier wall of 8 ft. between project and adjacent residential properties.
- 10) Buffer zone between outdoor dining area and/or car lanes next to adjacent properties.
- 11) Confirmation that the square footage of the proposed building is not more than the building proposed to be demolished.
- 12) How to avoid an increase of illegal passing of cars on Boylston onto Mentor Ave.
- 13) How to avoid an increase of littering of food containers and trash thrown in our backyard or on Mentor Ave. as currently occurs.
- 14) Adequate beautification of the existing property with trees and landscaping.
- 15) A discussion of Chick-fil-A, Inc. historical monetary support to anti-gay, LGBTQ, organizations and whether the City of Pasadena is willing to condone such corporate actions.