

Molinar, Tess

From: Van Patten, Jason
Sent: Wednesday, December 2, 2020 8:30 AM
To: Molinar, Tess
Cc: Yu, Beilin; Rocha, Luis
Subject: FW: CUP #6807

From: Robert M. Nelson <rmnelson2@earthlink.net>
Sent: Tuesday, December 1, 2020 10:59 PM
To: Van Patten, Jason <jvanpatten@cityofpasadena.net>
Subject: CUP #6807

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Dear Mr. Van Patten:

Dec 1, 2020

I communicate with you in connection with the application for a conditional use permit (Chickfil - A) which has been submitted for discussion at the hearing to be held on Dec 2, 2020 at 3 PM. I am a property owner on Mentor Avenue the back of which faces the lot on Lake Avenue for which the conditional use permit has been proposed.

I oppose the issuance of the permit for the following reasons:

1. The existing business (a Carl's Jr.) already degrades the neighborhood because it creates objectionable noise from early morning to late evening.
2. Despite repeated pleas from myself and neighbors to the Carl's Jr. management the business refuses to educate its clients about the need for social cleanliness. The patrons of the existing business leave the premises, frequently making an illegal right turn on Boylston Avenue and dump their refuse on Mentor avenue.
3. The existing business (Carl's) creates traffic noise late into the evening. The proposed conditional use permit would extend the existing hours further into the night. The current situation is already intolerable and the City has not properly developed and enforced a reasonable noise abatement plan on the Carl's management.

There is nothing apparent in the conditional use permit plan that has been mailed to residents that indicates a new permit would be a positive improvement to existing

conditions. In fact, the proposed extended business hours would only make matters worse.

Lastly, the adjoining properties on Mentor Avenue are landmark homes included in Pasadena's Bungalow Heaven Historic District. The aesthetic value that this district provides to Pasadena increases the value of all properties in the city. Granting of the proposed conditional use permit would decrease local property values undermining the municipal tax base. In essence, the proposal is a great blemish imposed on a work of art.

I ask that you not grant this conditional use permit.

Yours sincerely

Robert M. Nelson
775 North Mentor Avenue
Pasadena CA 91104