

TO: Hearing Officer/Planning and Community Development Department
City of Pasadena for October 6, 2021 Special Meeting- 5:30 p.m.

FR: Dr. Gilbert Cadena and Dr. Lara Medina


Homeowners and residents at [REDACTED]

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 are strongly against the conditional Use Permit and we have serious concerns listed below that we request be addressed at the hearing on October 6, 2021 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 idling cars on the property. We also request regular testing of air quality on site.
- 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) **Appropriate sound barrier wall of 8 -10 ft. between project and adjacent residential properties.** A Sound barrier to avoid hearing customer conversations, car noises and delivery trucks.
- 5) **Noise level of microphones/speakers used for ordering from cars be regulated according to sound codes and regularly monitored by the City.**
- 6) **Regulation and monitoring of intensity/brightness of lights shining directly into our property throughout the night.**
- 7) **Delivery hours be restricted to hours of operation, 7:00 a.m. to 10:00 p.m.** Trucks were a serious nuisance and deliveries were made at 1:00 a.m. and later.

- 8) **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.
- 9) **Adequate buffer zone with landscaping between outdoor dining area and/or car lanes next to adjacent properties.**
- 10) **Confirmation that the square footage of the proposed building is not more than the building proposed to be demolished.**
- 11) **Close Boylston Street.** This will avoid an increase of illegal passing of cars on Boylston onto Mentor Ave.
- 12) **How will Chick-fil-a avoid an increase of littering of food containers and trash thrown in our backyard or on Mentor Ave.** as currently occurs.
- 13) **Adequate beautification of the existing property.** Including tall trees and landscaping adjacent to property owners on Mentor Ave.
- 14) **A concern of Chick-fil-A employees and customers parking on Mentor Ave and Boylston Street.** Where will they park when the car lines get too long?
- 15) **A concern 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.

From: 
To: [Van Patten, Jason](#)
Subject: Support for CUP #6807 - Item 2E
Date: Wednesday, October 6, 2021 2:01:43 PM

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I support the new proposed Chick-fil-A on North Lake Avenue (Item 2E: CUP #6807). This is a great opportunity for the community.

It would be great to have a Chick-fil-A in my neighborhood. Yet another option for fast food! I ask that you allow them to build it.

Regards,
Saro Davi

From: [REDACTED]
To: [Van Patten, Jason](#)
Subject: Support for CUP #6807 - Item 2E
Date: Wednesday, October 6, 2021 2:19:12 PM

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I support the new proposed Chick-fil-A on North Lake Avenue (Item 2E: CUP #6807). This is a great opportunity for the community.

Thank you!
Michele Saucy

From: [REDACTED]
To: [Tam, Hayman](#)
Subject: Chick-fil-A
Date: Wednesday, October 6, 2021 4:11:04 PM

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Hello Mr. Novak,

Concerning the proposed new Chick-fil-A on Lake Street: I feel early operating hours are detrimental to nearby neighbors, especially those closest on Mentor Avenue.

Noise is an obvious nuisance to nearby residents so early in the morning, but it is also worth pointing out that diesel engine emissions from delivery trucks at early morning hours undergo very little dilution due to the typically stagnant air conditions in the early morning.

As an air quality scientist who has conducted frequent measurements in the Bungalow Heaven area where I live, I can attest that diesel emissions at these hours will result in very high concentrations of ultrafine particles, black carbon and polycyclic aromatic hydrocarbons (PAHs), among others, for several hours each morning and that these high concentrations will likely impact nearby residents.

Thank you for your consideration of the multiple possible detrimental effects of these proposed operating hours.

Best regards,
Scott Fruin

[REDACTED]