

From: [Justine D. Gonzalez](#)
To: [commentsHO](#)
Subject: Comments for public hearing - CUP# 7100
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Hello,

I am writing today to express my concerns about the conditional use permit requested by Armen Gharehbagloo - #7100.

I am a resident on Ladera St between Lake Ave and El Molino, a few hundred feet from the applicant. My family enjoys having Pinocchio's restaurant within walking distance and eats there frequently. I also support small businesses and am glad to see the owner doing well. However, I do have concerns about expansion. My concerns are:

1. Expanded hours and full alcohol sales: currently, patrons of the event space often stand in front of the entrance such that they block the sidewalk to passerby, while smoking and holding glassware/drinks from the event. This occurred just recently when my mother was walking by to my home at around 6:30 pm. Expanding these activities and hours may cause more disruption to safe use of the sidewalk by pedestrians without regulations in place to limit public drinking/smoking. Holding these activities during expanded hours could also generate increased noise in an otherwise quiet residential neighborhood.
2. Additional square footage: this could increase occupancy and additional cars of patrons. Pinocchio's/Elli already has limited parking and regularly offers a valet service. Often on weekends patrons park on the residential side streets, which are narrow. This limits driving to one lane (drivers must yield in one direction to pass) and limits parking for residents. Further, if the business is allowed to stay open later patrons will be returning to their cars late at night causing potential noise or other disruption to the otherwise quiet residential area. I have concerns about these waivers being approved without a commensurate increase in onsite parking or other parking alternatives to residential areas.

Thank you for considering these concerns and ways they can be addressed.

Justine D. Gonzalez
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