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Subject:

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Public Hearing CUP #7100, 1453 and 1467 N Lake Avenue

Thursday, December 7, 2023 1:59:10 PM

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To the Pasadena Hearing Officer -

I am a resident on Rio Grande Street, a few doors down from Lake Avenue and the proposed project. We are happy to see Armen's businesses thriving, but we would like more accountability for the well-being of the neighborhood built into the proposed plan. For example,

- Parking - very little is done to ensure that the Pinocchios and Ellie patrons park across the street at the lot on the southeast corner of Rio Grande and Lake before they flood our block with cars. I would like to request the following:
 - The lot at Rio Grande and Lake be re-paved and made ready to house as many cars as possible for Armen's guests. The lot is in horrible, unsafe condition right now. This fix should be completed prior to the building project.
 - Valet - we request that valet service be required for all events at both Ellie and Pinocchios. On a weekend, there are often several events occurring all at once. Ellie may have a full house, alongside 2-3 events at Pinocchios. Rio Grande is totally impacted with traffic on days like this.
 - Parking Enforcement - lately, we have had several cars encroach on our driveway easement when they park for events. This makes it unsafe and difficult for us to exit our own property. While I have only messaged the Citizen Service Center once, I will be messaging every time this happens in the future. I request that Pasadena Parking Enforcement make several trips through the neighborhood, especially on Friday evenings and from 10:30AM - 11:00PM on Saturdays. This would also help prevent the double parking and the parking in red zones at the front and south side of Pinocchios.
 - Red curb - related to the above, I would like to request that the curb on the north side of Rio Grande at Lake (and adjacent to Pinocchios) be painted red to improve visibility and traffic flow. I believe there are 2 spots there currently. It is unsafe to have people park there, and oftentimes, patrons double park or put their hazards on and leave their cars, making it difficult to enter or turn onto the street. Visibility is poor.
- Security - I would like to request that Armen hire security personnel to make rounds of his properties and for one block west on Rio Grande during all events at Ellie and when two or more events are happening at Pinocchios. This would ensure his patrons move along after their events have ended, and this would also be a deterrent to patrons leaving their trash in our yards and on the street in front of our homes, which happens regularly.
- Lighting - I would like more street lighting installed to help ensure security with the increased foot traffic from these events.

Thank you for your attention and for considering these points as part of the decision-making process for the requested permits.

April Goodwin
Homeowner on Rio Grande St.