

From: [Rose Malmberg](#)
To: [Moran, Katherine](#); [commentsHO](#)
Subject: Do not grant the Conditional Use Permit #7100 for 1453 and 1467 North Lake Avenue Pasadena, CA.
Date: Wednesday, December 20, 2023 1:10:27 PM

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No, No, No. Do not grant the Conditional Use Permit #7100 for 1453 and 1467 North Lake Avenue Pasadena, CA.

The City of Pasadena has a responsibility to protect and maintain the peace in the residential neighborhoods. This area is not zoned for a nightclub and a bar. therefore the CUP should be denied outright. That zoning was specific to keep and maintain the peace in the residential neighborhoods. Our forefathers had enough sense to know that drunkenness and debauchery had no place near residents.

The "party" who bought the property knew that it was zoned for a restaurant and a beauty supply.... therefore, run it as such. It's not like they did not know. The interest of this property owner, who bought a building at a cheaper price, because it was not zoned for this use, should not supercede the interests of the residents who live here and who don't have the time or money to fight in court to stop this. The property owner/s did their due diligence and they expect that they can get this CUP because the residents in this traditionally lower income area won't have the time or money to fight them in court. Please protect our residents from classism and deny this CUP.

I am a disabled woman who lives on a fixed income. Our neighborhood has traditionally been a lower income area. We bought here because it was all that we could afford. There are no nightclubs and bars on Altadena drive (say at the old hardware shop), on Allen (at the now Vernon Gymnastics), on Hill near Millies, or anywhere along Washington from Allen to Hill where the properties are more expensive Therefore, if there are not nightclubs in those areas, there should not be a nightclub or a bar on Lake less than 50 feet from our smaller homes. Please deny this CUP and keep the peace in our neighborhood. Keep us safe from drunk drivers. Keep us safe from bar fights, etc.

Since Elli opened, traffic has been a nightmare on Lake Ave. Cars regularly double park on southbound Lake blocking the flow of traffic (illegal behavior, I believe) just to have clients exit cars and take out gifts, etc. I have seen cars parked on the sidewalk in front of Amigas Beauty supply and the Auto Repair shop. I have even seen them blocking the fire hydrant! In one instance, the stop sign on Ladera at Lake was run down because the driveway for the auto repair shop is very long on Ladera. This was reported to the police and there should be record of that stop sign being replaced.

Vehicular traffic has been a nightmare on Ladera and Rio Grande with the increased number of cars parked on our very narrow streets. There is just not enough parking in the Elli lot for the number of people who attend events at Elli and Pinoccios - therefore "shared parking" is not an option. The vehicular traffic that now clogs our very narrow streets with people making u-turns or three point turns at the first driveways makes the streets unpassable and

unsafe. This will only get worse with a nightclub and a bar where people go to drink which impairs their driving.

Ladera is so narrow, that parking is not allowed on the north side of the street from 9am to 6pm. With a nightclub 50 feet from Ladera, people will park cars on the street to avoid the valet. and to avoid parking at the Pinoccios lot at the SE corner of Lake and Rio Grande. Ladera will not suddenly get much wider to allow for a nightclub and a bar.

Rio Grande is as narrow as Ladera and it is already impacted by the cars from Pinocchios and the PIHOP.. The only outlets from Rio Grande and Ldera when driving westbound are El Molino (yet another narrow street) and Rutan. (the narrowest of all streets in Pasadena. There is no way to mitigate the narrowness of our streets. The possibility of drunk driving collisions with parked cars goes way up on these very narrow streets. Try making a U-turn or a three point turn to get back out to Lake, when cars are parked along both sides, it is incredibly difficult.

The purpose of a bar is to drink. The purpose of a nightclub is to drink and dance, etc. It has been my experience that nightclubs have lists to get into the club. I suspect that the list will not have the names of the residents in our neighborhood. This is not for the benefit of our tiny, residential neighborhood, this is for the benefit of the person who bought the property that was zoned for a restaurant. The properties that are here need to be protected from the business interests of one property owner.

I suspect there are 120-200+ homes (with at least double that number of residents) will be negatively impacted by this decision. None of them were informed, in writing, to the residences, that this was even a possibility.. I did NOT receive a flier in the mail about this hearing. (But I got one for the Rose Parade Lottery). Please show proof that postcard fliers were sent to the residents who will find no benefit from this decision but rather detriment.

The posting of the notices on the trees and poles was inconsistent and substandard. It speaks to the fact that the city is not doing notifications correctly so that special interests are promoted. Whether deliberate or not, the public was not correctly notified about something so important.

1. On Ladera, all notices were placed on the north side of the street. This does not notify people who walk on the south side of the street, like my neighbors Mark and Chris. Of the notices that were posted, only 3 out of 11 were for this hearing! The other eight were for a hearing that took place 2 weeks ago for an ADU at [REDACTED]. Additionally, only on one pole were the two notices posted one above the other, indicating that there were two issues. This is how I found out about the hearing tonight. (I had only seen the notice for the ADU at 469 Ladera.) This hearing was obscured by nearly triple the number of notices for a hearing that had already taken place! As of today, those other notices were removed, leaving only three notices within 100 feet of Lake. Whether by design or negligence, it is unacceptable and should negate this CUP.
2. 5 out of 5 notices posted on Lake were about this hearing. These were all in front of commercial businesses.
3. The notices posted on Rio Grande were posted on the north and south side of the street. 8 of the 12 notices on Rio Grande were about this hearing. Those 8 were posted at the East end of Rio Grande closest to the site, but furthest from the residents who might oppose it. None of these two separate notices were posted one above the other, making

it obvious that there were two separate issues at hand. Except for the Old Yellow one from February 2023!

Please deny this CUP to keep the peace in our little narrow neighborhood and do it in such a manner that it cannot be taken to court. If the property owner of 1453 and 1467 North Lake should take this to court, I request/demand that the city pay for the attorneys to fight this zoning change as the residents will not have the finances to do so.

Sincerely,
Rose Malmberg