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**From:** Nathaniel Peterson-More [REDACTED]  
**Sent:** Tuesday, December 19, 2023 11:58 PM  
[REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Opposition to Conditional Use Permit #7100

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Dear Planning & Community Development Department:

As residents at [REDACTED] we are writing to register our disapproval of the application for Conditional Use Permit #7100 for Elli Banquet Hall. In fact, we are very strongly opposed to this application.

The first and most basic reason is this is a family neighborhood. Our street has numerous families with small children on the one hand and senior citizens on the other hand. According to the Notice of Public Hearing, the applicant is applying for “the on-site sale and consumption of a full line of alcohol (beer, wine, and distilled spirits)” with “extended hours of operation from 11:00 a.m. to 11:00 p.m. Monday through Thursday, 11:00 a.m. to 12:30 a.m. Friday and Saturday, and 11:00 a.m. to 11:30 p.m. on Sunday.” It seems the applicant plans to transform his Banquet Hall into essentially a full-service bar, for all intents and purposes. However, the proposed round-the-clock sale and consumption of alcohol is in direct opposition to the established values and traditionally peaceful character of our family-centric neighborhood. We do not need and do not want another bar, or anything similar – along with all the problems that bars bring – in our neighborhood.

There is already a burgeoning homeless population in the area with a high concentration on the intersection of Lake and Washington but which also spills over onto Ladera. Recently there have been multiple shootings nearby. Adding a full-service bar, or bar-like establishment, could upset the delicate balance in the neighborhood and worsen these existing issues.

Residents on the street are already fed up with the loud music coming from Elli’s and the adjacent Pinocchio’s Restaurant. The music reaches our homes and keeps us up at night.

Moreover, our street already fills up regularly with cars belonging to the patrons of both Elli’s and Pinocchio’s, on evenings and weekends. This is a major nuisance because the patrons are often loud and disruptive, with the sounds of their voices and

their cars further disturbing the peace and quiet and entering into our homes – this is in addition to the loud music coming from the venues.

Even worse, the many cars are also a safety hazard, especially in the presence of young children and the elderly. A few weeks ago, one such patron parked in such a way as to block our driveway, completely preventing us from being able to enter or exit with our vehicle. This also meant a lack of access to emergency vehicles in case of necessity. What if there had been a fire or other life-threatening emergency at the time?

The parking situation on our street and particularly in front of our house is already problematic enough. We can imagine how much worse it will get if the City approves the Conditional Use Permit.

Another reason we are opposed, is that experience has shown we cannot trust Elli's owner. He says one thing and then does another. One day earlier this fall, he knocked on our door and struck up a conversation with my wife. In the course of the conversation he asked her to sign a letter or petition in support of his planned expansion of his business. He claimed that his plan was to operate only on weekends. When she expressed her concerns about the parking on Ladera, he first acted as if he was unaware of the issue and then told her he would make sure his patrons and the valet service avoided parking on our street. Against her better judgment, she signed the paper. But we now wish to cancel that signature since it was coerced under false pretenses: based on the CUP application, the applicant plans to operate and sell alcohol not only on weekends, as he stated at the time, but fully 7 days a week from morning till late at night. In addition, despite his spoken assurances, the parking problems have persisted, so there too his promises have proven to be false.

In conclusion, for the reasons outlined above, including safety concerns, parking, and noise disturbances, all exacerbated by the applicants' previous false statements, we are strongly opposed to his application for Conditional Use Permit # 7100.

Sincerely,

Nathanial Peterson-More  
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