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- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



Etta Armstrong <etta.armstrong@lacity.org>

Fwd: Mint Appeal Documents Case Number ZA-2019-1677-CUB-CUX-ZV-1A

3 messages

Todd Christiansen <tc@themintla.com>
To: Etta Armstrong <etta.armstrong@lacity.org>

Tue, Jun 7, 2022 at 12:26 PM

----- Forwarded message -----

From: **Todd Christiansen** <tc@themintla.com>
Date: Tue, Jun 7, 2022, 9:52 AM
Subject: Mint Appeal Documents Case Number ZA-2019-1677-CUB-CUX-ZV-1A
To: <etta.armstrong@la.org>

Hello Ms. Armstrong, I am Todd Christiansen, owner of The Mint. Regarding the above case and the attached appeal letter I responded to Sonia Berman, Brad Kane, Charlie Rausch and the others with the following email and someone mentioned it would be a good idea to send it to you as you were not included in the email thread. Please see my response below to the false claim made against The Mint in paragraph 3B of the attached letter.

"Thank you for sending, received. Respectfully, just for the record The Mint has not ever been cited for noise infractions since I have been the owner. (since 2004). The soundproofing inside the club is substantial and the decibel levels bleeding to the back alley or to Pico are quite minimal. The LAPD never has cause to come to the club and we are in good standing with them."

The above was sent out to all the parties on the email thread on June 1st and so far nobody has responded to me. Since I am writing you I would like to add that The Mint has been a pillar of Pico Bl. and a haven for musicians and music lovers since 1937. It is an LA institution that I have done my level best to be its steward these past 18 years. I and many others believe it is an important part of the LA cultural fabric. Many artists got their start at The Mint including Ben Harper, Macy Gray and The Wallflowers. I can only hope that this aspect gets factored into the decision making process...especially after just having gone through and barely surviving the brutal shut down periods due to the Covid. We have always persevered and will continue to be a net benefit to the neighborhood, providing a valuable service while being respectful to our neighbors.

Lastly, I just want to mention that we put in the application for the permit renewal in December of 2018. I realize that Covid set things back but we are now at 3 1/2

years later. We were finally approved by the ZA last December but on the last day of the appeal period Marilouise appealed. Her appeal letter, as I remember, was complaining about the hours of operation which she seemed to be confusing the hours of operation for the front patio with the hours of operation for The Mint (inside). In actuality the hours of the front patio end much earlier than the operating hours of The Mint but she seemed to confuse the 2. Now I see that Marilouise is no longer participating in the appeal, it has been taken over by a woman named Sonia Berman. Also the complaint looks to me as it has been significantly expanded from the original put forth by Marilouise. I don't know how these things work but this all seems a bit odd to me. Nevertheless, I look forward to the hearing date on 6/14th and I hope for the best.

Thank you for taking the time to read this email and any consideration you wish to give it.

Sincerely,

Todd J. Christiansen

--

Todd Christiansen

310 383 6015

tc@themintla.com

[The Mint](#)

The Universe is Change, life is your perception of it. Marcus Aurelius



The Mint Appeal Letter 6-14-22.pdf

1095K

Etta Armstrong <etta.armstrong@lacity.org>

To: Todd Christiansen <tc@themintla.com>

Wed, Jun 8, 2022 at 7:34 AM

Hello, yes I received your attached letter. I will also add your email comments to the submissions for the Commission.



Etta Armstrong

Commission Executive Assistant I

Central Los Angeles Area Planning

Commission / South Los Angeles Area

Planning Commission / West Los Angeles Area

Planning Commission

City Planning/ Commission Office

200 N. Spring St., Room 272

Los Angeles, CA 90012

T: (213) 978-1300 | Planning4LA.org

Direct: (213) 978-1128



[Quoted text hidden]

Todd Christiansen <tc@themintla.com>
To: Etta Armstrong <etta.armstrong@lacity.org>

Wed, Jun 8, 2022 at 9:53 AM

Thank you for confirming receipt.

Todd Christiansen

[Quoted text hidden]

May 31, 2022

Deborah Kahen, Senior City Planner
200 North Spring Street, Room 621
Los Angeles, CA 90012
Deborah.kahen@lacity.org
213-978-1202

Jane J. Choi ACIP
Principal City Planner
Los Angeles City Planning
200 N. Spring Street Room 621
Los Angeles, California 90012
jane.choi@lacity.org

Charles J. Rausch Jr
Associate Zoning Administrator
Office of Zoning Administration
200 N. Spring Street, Room 763
Los Angeles, CA 90012-4801
charlie.rausch@lacity.org

Re: The Mint
6008-6010 Pico Boulevard
Case Number(s)
ZA-2019-1677-CUB-CUX-ZV-1A
Related Case Number(s):
ZA-2019-1677-CUB-CUX-ZV
ZA-2007-5732-CUB-ZV
ZA-2007-5732-CUB-ZV-PA1
ENV-2019-1678-CE

Community Impact Statement
Submission for Notice of Public Hearing for June 14, 2022
Central Area Planning Commission

Dear Central Area Planning Commission Representatives,

My name is Sonia Berman representing Marilouise Morgan, the "Appellant" listed on this application for appeal. I am a 70-year resident of Carthay Square and a current member of the Carthay Square Neighborhood Association Board of Directors. I am speaking in my capacity as a Board Member for CSNA and as a property owner and resident stakeholder.

We are appealing the findings of the Zoning Administrator's Letter of Determination Letter dated December 21, 2021 for the "Applicant" the Mint, and its representatives based on the following reasons:

1. **REQUIRED VALET SERVICES AND OFF-SITE PARKING AGREEMENTS:** Approval of a partial Zone Variance LAMC Section 12.21-A.4 and 12.21-A.5 to permit existing six (6) tandem spaces in lieu of the 34 spaced required.
 - a. Under the Proposed Project description, The Mint has approved 97 indoor seats and proposes eighteen (18) seats and four (4) tables for outdoor dining in the public right of way. The outdoor space was to be temporary and in response to the COVID Pandemic requirements which the community supported. We believe that no additional parking was required based on the temporary condition. The project includes six (6) on-site parking spaces and currently has three (3) agreements for off-site parking which need to be validated. Under LAMC Section 12.21-A.4, the partial approval of a zoning variance allowing leased off-site parking and valet services rests on viable parking. Please refer to (attached Exhibit B, Best Valet Services dated from 10-1-2019 to 9-30-2020) which does not provide for an off-site Valet Parking Plan as is required. This agreement appears to be based on particular "event parking" and not on-going valet services for the business. In addition, the valet services agreement fails to consider the combination of late hours of operation nightly until 2am, and off-site parking within the surrounding residential community among other conditions. Please refer to the enclosed ZIMAS map showing the area of impact.
 - b. The community requests that the Applicant present a validated, Valet Services plan and Parking Lease Agreement(s) for current parking located at (i) 6022 W Pico (Exhibit A MBYLA Parking) and for parking at (ii) 6091 W Pico Blvd (Exhibit C Roy Jutabha and Ken Hong Parking) since the terms and termination of these agreements can occur within 30-day written notice. Mr. Todd Christiansen and Mr. Nathan Freeman, together as the "Applicant(s)" have not presented the Pico Neighborhood Council or Carthay Square Neighborhood Associations with either a continuation of that parking agreement or a new contract for off-site parking as required under conditions for variance approval. The

determination letter contains no mention of a parking arrangement for the Applicant for 2022 and beyond or a valet agreement which must accompany an off-site parking plan. We request these required agreements be provided to the community and neighborhood associations and PICO Neighborhood Council for consideration prior to the Zoning Administrator's approval for a zone variance is considered.

2. **HOURS OF OPERATION:**

- a. The Applicant's description of the area surrounding the restaurant is less than accurate today. It is focused on the businesses and synagogue in proximity to the restaurant. Mention was made, but not emphasized, of the single-family housing behind the alley at the rear of the Mint to the south: Noted also was the north and east concentration of duplexes that are separated only by an alley from the narrow commercial strip on Pico. Slight mention was made of the construction taking place on Pico Blvd. Today, nearly a full block of that narrow strip is occupied by a 48-unit TOC apartment structure named, "Carthay Pacific" located at 6001 W Pico directly across from the Mint where rental activity is currently underway. Additionally, a seven-story 125-unit TOC mixed use apartment building located at 5935-5953 Pico, east of the Mint is nearing completion. This additional housing means a significant increase in the number of residents that will be directly affected by the Mint's hours of operations and the competition for parking spaces in the area will be significantly increased.
- b. With a daily 2:00 am closing time permitted, residents in the area will be faced with loud music throughout the week, as well as the loud talking, laughing, and singing of patrons leaving the restaurant and waiting for their ride-share vehicles or the valets' return of their cars from a parking lot some distance away. To avoid that wait, more of the restaurant's customers will seek parking within the residential areas, adversely impacting the resident's quality of life.

3. **ENFORCEMENT:**

- a. Rules, regulations, restrictions, and promises are only as good as their enforcement, and this is a very significant piece of our argument. It is our understanding the City Parking Enforcement department is significantly understaffed at this time and has been for a while. Therefore, while they will try and come out when specifically called on an infraction, they are unable to provide general enforcement of the parking restrictions in the area.
- b. Regarding the issue of noise, it has been the neighbors' experience that, despite numerous calls, only once was the Mint cited for the noise being above the decibels allowed. This citation resulted in a noise reduction for a short time while they were scrutinized but then returned to the previous levels. On most occasions, by the time anyone with the equipment and power to enforce the code got there, it was too late to personally observe or perhaps, they never were able to come at all again due to staffing shortages.

4. **ACTIONS REQUESTED:**

- a. The Applicant shall provide a validated valet service plan to the designated off-site parking spaces during the hours of operation currently until 2am daily.
- b. The Applicant must ensure proper signage and permits as required per the applicable Los Angeles municipal code enforcements.
- c. The Applicant shall provide validated off-site parking plan with applicable and updated lease agreements requiring notice to the community if any changes in the parking locations or terms occurs.
- d. The Applicant shall submit a parking validation plan directed at subsidizing a portion of the valet service charge of \$1.00 (one dollar) for patrons prior to sign-off by the Development Services Center.
- e. The Applicant agrees to notify applicable commission, city, local and neighborhood council and community associations of any changes to the approved off-site parking and valet services plans.

As a long-time community stakeholder, I respectfully request that the Central Planning Area Commission reject the current zone variance and call for a thorough review by the Zoning Administrator to reinstate parking agreements to accommodate for valet and off-street parking as required by LAMC Section 12.21.A.4 and 12.21 A5 respectively.

Sincerely,


Sonia Berman
Appellant Representative
Carthay Square Neighborhood Association Board Member

Cc: Hakeem Parke-Davis Field Planning Deputy CD 10
Michael Johnson, Co-President, Carthay Square Neighborhood Association
Susan Sanford, Co-President, Carthay Square Neighborhood Association
Brad Kane, President, South Carthay Neighborhood Association
Etta Armstrong, City Planning Assistant LA City

1,000 foot radius from the Mint (ZIMAS)



PARKING LEASE AGREEMENT

1. Parties: This agreement, dated 6/12/19, is by and between MBYLA as Landlord and The Mint as tenant.
2. Premises: Landlord leases to tenant 12 parking spots located at 6022 W. Pico Bl. , LA 90035.
3. Term: The term of the lease will be for 1 year commencing on the date above. This contract will automatically renew itself at the end of each term unless one of the parties serves the other party with a 30 day written notice of termination.
4. Hours of operation: The tenant may use the premises from 9 PM until 2 AM Monday-Thursday, 6 PM-2 AM on Friday, 12 Noon-2 AM on Saturday and on Sunday from 3 PM-2 AM. Landlord reserves the right to restrict use of the parking lot for special occasions.
5. Rent: Tenant shall give the landlord \$500 a month in trade in food & beverage and entrance fees.
6. Use: Tenant shall use the premises for offsite parking when needed during hours of operation. Tenant will have a representative on the premises to monitor the safety of the cars. Tenant will be responsible for any damages or theft of property during the time of use and is responsible for cleaning up any trash created by Mint patrons or Valet.

ACCEPTED AND AGREED


Rabbi Tendler - MBYLA Date

 6/10/19
Todd Christiansen The Mint Date

BEST VALET SERVICE

O. (323) 382.9213

E-MAIL: bestvaletservices1@gmail.com

CONTRACT

This agreement is for valet parking services between The Client and
BEST VALET SERVICE, 9436 Woodman Ave. Arleta, CA 91331

Whereas, the client wishes to secure the services of a valet company for a specific event on a specific date (as shown below); and

- Whereas the client has fully outlined their requirements for such an event,
- Whereas the client has agreed to the conditions for such an event and to a fee (as outlined in the attached invoice), N/A
- Whereas the client agrees to notify BEST VALET of any changes to the time and place of event at least 48 hours in advance,
- Whereas BEST VALET is to supply such services at the predetermined time and place of event,
- Whereas BEST VALET has agreed to the conditions and requirements stipulated by the client,
- Whereas BEST VALET will provide the personnel, all necessary equipment, and materials required for such services,
- Whereas BEST VALET service hereby agrees to obtain and keep in force during the term of this agreement, any and all permits, licenses or the like, that may be required by law or ordinance in connection therewith. SERVICE agrees to obtain and keep in force insurance coverage and to provide a certificate of insurance evidencing this coverage.

Now therefore by signing below the client and BEST VALET do hereby acknowledge that:

Date and time of event: 10/1/19 TO 9/30/2020 Day(s) of 20 from pm/pm to am/pm

At 6010 W. AICO BL LOS ANGELES, CA 90035

BEST shall be paid \$ 8500 PER MONTH for valet parking services for this event.

Upon signing this contract you are aware and automatically agree to the following:

- No Refunds
- No Cancellations either party may cancel with a 30 day notice.
- Overtime will be at the rate of \$40.00 per hour per attendant.

IN WITNESS WHEREOF, the parties have hereunto set their hands in the place and on the _____ day of _____

By: Roberto Alvarez
Roberto Alvarez

By: Todd Christensen
Print Name: TODD CHRISTENSEN
Client

PARKING LEASE AGREEMENT

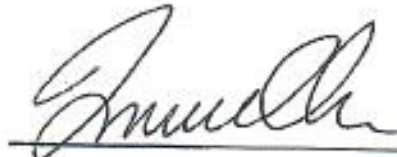
1. Parties: This agreement, dated 9/30/20, is by and between Roy Jutabha and Ken Hong as Landlord and The Mint as tenant.
2. Premises: Landlord leases to tenant 6 parking spots located at 6091 W. Pico Bl. , LA 90035.
3. Term: The term of the lease will be for 1 year commencing on Jan. 1, 2021. This contract will automatically renew itself at the end of each term unless one of the parties serves the other party with a 30 day written notice of termination.
4. Hours of operation: The tenant may use the premises from 6 PM until 2 AM Monday-Friday, 12 Noon-2 AM on Saturday and Sunday.
5. Rent: Tenant shall give the landlord \$300 a month payable by the 5th of each month.
6. Use: Tenant shall use the premises for offsite parking when needed during hours of operation. Tenant will have a representative on the premises to monitor the safety of the cars. Tenant will be responsible for any damages or theft of property during the time of use and is responsible for cleaning up any trash created by Mint patrons or Valet.

ACCEPTED AND AGREED


Landlords

10/8/20

Date

 9/30/20
Tenant

The Mint Date

Dear Ms/ Mrs. Kahan,

Senior City Planner

CASE NUMBER : ZA-2019-1677 -CUX-

ZV- ENVIRONMENTAL CASE NUMBER: ENV-2019-1678-CE. City of Los Angeles

This letter is in response to an invitation to participate in the appeal hearing sent to me by the City of L.A. as an interested party living within 500 feet of the Mint nightclub. I have been living in the 1200 block of Stearns Drive since 1980 and this duplex has been in our family since 1946. Our neighborhood, the Carthay Square Neighborhood Association, is not only designated as an HPOZ, but it has recently been accepted by the State of California as an Historical Neighborhood. I personally was involved in getting our local neighborhood organization started along with Joe Connolly who is known around the City of Los Angeles as the "Graffiti Gorilla. We in the neighborhood have worked to protect the quality of life here and, consequently, I think it has become a very desirable enclave and is now known as a great place to live, and centrally located to all other areas of Los Angeles.

Over the last several decades, since the Mint became a musical venue and not just a neighborhood bar, there have admittedly been some detrimental impacts its operations have had on the surrounding neighborhoods of Pico Blvd. corridor and the 3 Carthay Center neighborhood associations that are north of Pico Blvd, but also the other neighborhoods in the direct vicinity that are south of Pico...etc. The LAPD has lots of documented complaints and to my understanding was not in favor of the Mint getting a license to serve alcohol due to possibility for increased crime DUI, etc, etc. To my knowledge there have been a few serious crimes committed in the area that were attributed to and involving the Mint's patrons.

Personally, I have had to complain about the sound level of the Mint's musical speakers. I and other neighbors tried to call or talk to the manager(s) of the Mint but were not welcomed with any courtesy or concern and were, in fact, sometimes met with a confrontational and dismissive attitude. Consequently, I finally was able on a few occasions to get the Code Enforcement of the Building and Safety department to come out after their normal working hours and do a sound reading of the Mint's speaker's. I doubt that this would be possible in today's world. The finding I was told by the Building and Safety Officer was that the noise level did indeed exceed the City's ordinance for decibel level. The reading was for both when the Mint's doors were open --80-90 % of the time-- which exacerbates the problem, but also when their doors were closed. Building and Safety issued a citation and the Mint complied by turning the volume down, but only for a week, two at the most. Then the sound volume went back up. Management and ownership of the Mint will protest over and over about how they have always done their best to be concerned about the neighborhood, it's issues, and their wanting to be a good neighbor but I can personally attest to the fact that it's all lip service and in reality far from the actual case. In any event, noise, I have found, can mostly be solved by using earplugs if one wants to get some sleep, but the problems with the Mint's sound level is that it's speakers are "weaponized" in the sense that they can make a building in their sound path vibrate and shake so even with earplugs they are an "attractive nuisance" and a disturbance to the health and peace of people trying to live their lives and get some sleep, especially during the week when most people have to get up early for work in the morning.

The other thing I'm having a hard time understanding is why the City of L.A. has agreed to expand the hours of operation until 2 AM 7 nights a week? In the past the Mint was allowed to stay open on weeknights until midnight on weekdays (Sunday- Thursday) and until 1:30 AM. on Friday and Saturday night. Now, if this is going to be the case -- until 2 AM 7 nights a week-- the neighborhood will have to deal with a constant barrage of issues everyday. Specifically, traffic and parking issues, noise of people going to and from the vehicles, sometimes loud and intoxicated, and sometimes extending their partying to their cars and neighbor's lawns and property.

I do understand that Pico Blvd. was considered a commercial zone and the City has that consideration when making it's zoning/ permit decisions, but now, with the new buildings built-- 48 units directly across Pico from the Mint--and new ones down the street under construction (there are another 5-7 projects in the works between La Cienega and Fairfax Avenues) Pico is now a residential area as well as a commercial one. The new tenants in the building directly across from the Mint--especially on the Pico side of the building--are literally going to be blasted by the Mint's noise coming into their apartments until 2 AM 7 days a week. There will be, I would bet, many complaints that either the LAPD or the City of L.A. will have to deal with in the near and distant future vis-a-vis the Mint's CUP. It would seem to me it would be better for the City to preempt future problems by maybe introducing some more restrictions on the Mint's Conditional Use Permit now so that everyone concerned about the matter can come to terms with the fact that compromises have to be made. We who live here-- the Mint included-- have to come to terms with the fact that accommodations to everyone's needs are in everyone's best interests.

Also, Parking in the neighborhood is an issue that the City and the Neighborhood Associations are addressing so I won't add anything except to say that our street is a restricted parking one and in the past the Mint's patrons disregarded that fact and risked getting parking tickets. Parking is in much needed supply for the residents of all of Carthay Square.

I do understand the City's position of being business friendly and promoting venues and keeping Los Angeles diverse and interesting. I also think, however, that quality of life should be considered. In the balance if a business or venue is in close proximity to a residential area and if they jeopardize the health, safety, and peace of mind of those who are 'tax and rent paying residents.

Sincerely,
sheldon riskin
1236 s. stearns drive
los angeles, ca. 90035

DAY OF HEARING SUBMISSIONS



Planning APC Central <apccentral@lacity.org>

Fwd: Project Site: 2748 W. 8th St. (Units 103, 201, 202)

1 message

Deborah Kahen <deborah.kahen@lacity.org>
To: Planning APC Central <apccentral@lacity.org>

Tue, Jun 14, 2022 at 9:36 AM

Hello,

This email was sent to the wrong Planning APC Central email address. Please add for correspondence regarding item #7 for tonight's hearing.

Appreciated

**Deborah Kahen**

Pronouns: She, Hers, Her

Senior City Planner, AICP

Los Angeles City Planning

200 N. Spring St.

Los Angeles, CA 90012

T: (213) 978-1202 | Planning4LA.org

----- Forwarded message -----

From: **Cynthia Vargas** <cynthia.vargas@gmail.com>

Date: Tue, Jun 14, 2022 at 9:10 AM

Subject: Project Site: **2748 W. 8th St.** (Units 103, 201, 202)

To: <deborah.kahen@lacity.org>, <apccentral@lacity.org>, <sophia.kim@lacity.org>

Cc: <Gilbert.Cedillo@lacity.org>, Rick Vargas <zbossanovaz@yahoo.com>, De Leon, Rene <rmd6633@lausd.net>

Dear Deborah Kahen,

I am writing in regards to the below project site. I saw your contact information on the notice and gathered the concerns from my neighbors. We are not city planners or attorneys, and admit the navigation of these public hearings are difficult to navigate. For that reason I am writing to you to help us navigate the right person to get this to. Some of us will participate in the hearing this afternoon to express these concerns.

Project Site: 2748 W. 8th St. (Units 103, 201, 202)

I, Cynthia Vargas and many of my neighbors (2729, 2729 1/2, 2731, 2731 1/2 and 2737 Francis-30 units) that live within a 500 ft radius did not receive a public hearing notice for the items approved on what we believe to be April 19, 2022 We only found out of this in the current hearing notice happening today

I called Sophia Kim on Monday, June 13th at 4:30pm on behalf of my tenants and community neighbors to ask about the motions approved and if we were on the initial hearing invitation list. We feel it's unlikely so many addresses would be omitted as we live within a 500 ft area of the project site.

If we had been notified as the Central Los Angeles Area Planning Commission advises, we would have exercised our right to voice our concerns and provide public comment over the motions the city planning office approved.

We would like to state our concerns for the health and safety of our neighborhood addressing this current appeal, and the past approvals made without having notice to be able to provide public comment and express our concerns at past

hearings.

Our comments are as follows:

- We have deep concerns about the request and approval to dispense a full-line of alcoholic beverages for on-site sales at the restaurant and 2 Karaoke Bar Lounges, and the entire property located at [2748 W. 8th St](#)
- We have deep concerns about the request and approval to have operation hours, 11am - 4:00 am daily at the Karaoke Bar Lounges
- We deep concerns about the request and approval to have operation hours, 11:00 am -2:00 am at Restaurant

Reasons:

- There are at least 5 locations in close proximity that already have liquor licenses that sell a full-line of alcoholic beverages.
- There is 1 Elementary school, 1 middle school, primary care centers, after school programs, and churches within a 500 foot area of the location.
- There are families with young children, and elderly parents that live next to and within the 500 ft area around the 2 Karaoke Bar Lounges and restaurant.
 - These are hard working people who have to get to bed early in order to provide a healthy environment for their children to do well in school, get up early and drop children off at school or daycare, and go to work early.
 - In addition, there are many elderly individuals who live with their families, or alone that need a reasonable amount of care without the excessive noise beyond reasonable hours--this includes a large senior living housing development being planned to be built on the empty lots behind [2748 W. 8th St.](#)
- Additional noise to an already noise polluted street in a neighborhood community.
 - This street often echoes sounds of speeding traffic, loud music played at already established businesses (auto repair shop on Hoover/8th), overhead helicopters, and sirens. The additional noise would be detrimental to the health and safety, and ultimately quality of life for our families in this community.
- Traffic safety is already a problem due to plenty of accidents that occur on that stretch of 8th St.
 - The accident probability would be amplified with the addition of 2 Karaoke Bar Lounges open until 4am, and a restaurant open until 2am, that also dispenses a full-line of alcoholic beverages for sale.
 - We saw this happen when there was a billiards business open during these hours on 8th street, where the Equitas Academy school is now.
- Public parking access is already dangerously limited in a densely populated neighborhood that is already a very serious parking problem for the existing residents.
 - Current residents have to park several blocks away to find parking. Having a location with 436 indoor seats, and 92 outdoor seats, means a lot of parking the facility cannot accommodate and therefore would take up parking spaces in the nearby neighborhood streets that are already severely impacted, leaving even less parking for the people who already live in the area.
 - With extremely difficult parking, many of the residents themselves suffer from parking tickets, blocked access to their own driveways, and limited access for sanitation services.
- We believe that the neighborhood needs to be considered as: one of hard working people take care of their families and try to provide a better life for their children, one where elderly individuals that live in the area can retire, and one where young people can establish a financially independent sustainable life for themselves-- therefore we request the consideration of all our reason to not extend hours to unreasonable times beyond those the residents themselves have to abide by, and not grant a license to dispense a full-line of liquor for sale at [2748 W. 8th St.](#)

With gratitude,
Cynthia Vargas