

Communication from Public

Name: Silvia Rivas

Date Submitted: 08/30/2026 03:13 PM

Council File No: 26-1130

Comments for Public Posting: Subject: Opposition to Proposed Banquet Hall at 261 S. Kenmore Avenue Council File No. 26-1130 Case Nos. ZA-2025-2662-CUB-CUX / ZA-2025-2663-CE Dear Members of the Planning and Land Use Management Committee: I am writing as a nearby resident to express my opposition to the proposed banquet hall at 261 South Kenmore Avenue. My primary concern is the serious impact this project would have on parking in our neighborhood. Parking in this area is already extremely limited and difficult for residents. Of particular concern is that the space proposed to be used for this project would eliminate existing parking spaces. This means the project could simultaneously reduce the amount of parking currently available while introducing a banquet hall capable of accommodating as many as 176 people, with live entertainment, dancing, alcohol service, and evening and weekend events. This creates two parking problems at the same time: existing parking spaces would be lost, while the new use would generate additional demand for parking. Guests who cannot park on the property will likely look for parking on the surrounding residential streets. Residents already struggle to find parking near their homes, and adding potentially dozens of additional vehicles during events could significantly worsen the situation, particularly during evenings and weekends. I do not believe nearby residents should be expected to absorb the parking impact created by a large commercial event venue. Before approving a project of this size, the City should require the applicant to demonstrate that adequate parking can be provided without eliminating needed existing parking or shifting the burden onto surrounding residential streets. For these reasons, I respectfully ask the City Council and the Planning and Land Use Management Committee to deny the requested approvals. At minimum, the project should not be approved unless there is a clear, enforceable parking plan that fully addresses both the loss of existing parking spaces and the additional parking demand generated by the venue. Please include my comments in the official record for Council File No. 26-1130. Thank you for considering the concerns of the residents who will be directly affected by this project. Sincerely, Silvia Rivas 229 s catalina st, Los Angeles, CA, 90004