

From: [Kristina Kunikova](#)
To: [City Council](#)
Cc: [Calvert, Bradley](#); [CityClerk](#)
Subject: Drive through regulations
Date: Monday, March 10, 2025 9:37:23 PM

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Dear Mayor Asatryan,
Dear Council members,

I am turning to you again to kindly ask you to please regulate the new drive throughs and require a Conditional use permit.

As Mr. Calvert explained at the last week's Council meeting, this is the only way that the City can keep control over it.

Last Tuesday, You all have seen for yourself, when one of the residents presented the images of what is happening with some of the drive throughs now, how they're using public streets and alleys, blocking the traffic and creating congestion and there's nothing really that the City can do about it!

Why would you want to let this happen? Why would you want to give the businesses a free pass to do whatever instead of having control over what is happening in this city?

You are the elected officials and people are looking up to you and asking you to do the right thing. Please protect our City, its residents, neighborhoods and our local communities.

Please don't put the interests of businesses above the residents of this town!

Thank you in advance for your consideration.

Sincerely,

Kristina Kunikova

From: [Soghomonyan, Vladimir](#)
To: [Adjemian, Aram](#); [Abajian, Suzie](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: Against In-N-Out Replacing Acapulco
Date: Monday, March 10, 2025 12:16:00 PM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
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vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | **Follow us!**

From: Corrina Calanoc <corrina.calanoc@gmail.com>
Sent: Friday, March 7, 2025 11:45 AM
To: City Council <CityCouncil@Glendaleca.gov>
Subject: Against In-N-Out Replacing Acapulco

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Hello,

I am a resident of Glendale, and live along Pioneer Dr. near the 134 Pacific exit. I wanted to express my **strong opposition** to the plan to replace the Acapulco next to the exit with an In-N-Out. Acapulco has been part of this community for more than a decade - I have fond memories of eating there for celebratory moments during my childhood. And even if Acapulco unfortunately can't survive, I am very against having an In-N-Out on what is already a very busy intersection. There is already so much traffic congestion when trying to turn left onto Pacific which is a very busy street, and it is certain that a new In-N-Out will add to that congestion. Plus, we already have an In-N-Out next to the Americana, and another one closeby in Eagle Rock - there is no need for a third.

Thanks and take care,

Corrina

From: [Soghomonyan, Vladimir](#)
To: [Adjemian, Aram](#); [Abajian, Suzie](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: Concern About Potential In-N-Out at Pacific & Burchett
Date: Monday, March 10, 2025 12:15:23 PM
Attachments: [glendaleca_logo.png](#)



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From: satenik grigoryan <gsatenik@yahoo.com>
Sent: Saturday, March 8, 2025 1:46 PM
To: City Council <CityCouncil@Glendaleca.gov>
Subject: Concern About Potential In-N-Out at Pacific & Burchett

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I hope you are doing well. I am writing to express my concern regarding the possible development of an In-N-Out restaurant at the location of the former Acapulco restaurant on Pacific Avenue and Burchett Street. I have heard discussions about this potential project, though I am not certain if it is confirmed. However, if this is indeed being considered, I urge the City Council to carefully evaluate the impact it may have on traffic congestion in the area.

This particular location is already a high-traffic zone, with significant congestion during peak hours. Adding a popular fast-food establishment, known for its long drive-thru lines and high customer volume, could exacerbate existing traffic issues, leading to increased delays and potential safety concerns for both drivers and pedestrians. The surrounding streets are not designed to handle the level of traffic typically associated with an In-N-Out, and this could negatively impact residents, local businesses, and emergency vehicle access.

I respectfully ask that the City Council take these concerns into account and consider conducting a thorough traffic impact study before making any decisions. Community input is vital, and I appreciate your time and effort in addressing this matter.

Thank you for your attention to this issue. I look forward to any updates you may be able to provide.

**Best regards,
Satenik Grigoryan**

From: [Soghomonyan, Vladimir](#)
To: [van Muyden, Gillian](#); [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#)
Subject: FW: Drive through regulations
Date: Tuesday, March 11, 2025 8:13:23 AM
Attachments: [glendaleca_logo.png](#)



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Sent: Monday, March 10, 2025 9:37 PM
To: City Council <CityCouncil@Glendaleca.gov>
Cc: Calvert, Bradley <BCalvert@Glendaleca.gov>; CityClerk <CityClerk@Glendaleca.gov>
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Kristina Kunikova

From: [Soghomonyan, Vladimir](#)
To: [van Muyden, Gillian](#); [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#)
Subject: FW: How to fix Drive Thrus
Date: Wednesday, March 5, 2025 2:43:06 PM
Attachments: [glendaleca_logo.png](#)



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From: Scott Gerhardt <scott@thebsgcompany.com>
Sent: Wednesday, March 5, 2025 10:47 AM
To: City Council <CityCouncil@Glendaleca.gov>
Subject: How to fix Drive Thrus

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I spoke at the meeting on drive-thrus last night and listened to the presentation given on how to categorize them. I've given it a lot of thought, and I believe I have a solution which not only works very well, but also would take a LOT off the city.

When a new restaurant comes in, instead of trying to define them, and how much space they need based on who they are, allow them to define themselves. They can allow for as much or as little space as they want for the drive thru.

But here is the kicker: the first time your business is seen with a car queued up wholly on city property, they receive a warning. The second time, they receive a fine. The third time they are forcibly closed for 7 days. The fourth time, it's 30 days. The fifth time it's 90. The sixth time, you're done. Possibly allow if they go one year after a violation with no additional violations they can have a strike removed.

For enforcement, you already have parking enforcement, right? Perhaps someone there could be dispatched in the situation it's reported there is a violation. Or even better, just a citizen reporting system. They have to take at least 2 pictures from 2 different angles

(to help deter bad actors who might not like a business and might try to use AI to fabricate this) clearly showing the violation. Those pictures go to Code Enforcement and a strike is issued to the business.

Using these steps puts the burden of determining need on the business themselves, and they had better get it right before they get a property. And the reporting being citizen-based would also allow the city to enforce this for literally no money out of pocket. Perhaps you could allow citizens to become “certified” first by watching some 5 minute video explaining what is and isn’t a violation and they have to answer a few questions to ensure they understand. That step might not be needed, but it’s a considerations.

The more I thought about it, yeah, the way it’s being framed right now puts tremendous burden on the city to “get it right” and could lead to another Harvey In-And-Out if they don’t.

I’d also recommend forcing existing businesses to comply with the new standards no more than 12 months after the next renewal of their business licenses. This gives the business a year to figure out a solution. I know this could be a sticking point, but in my opinion it could force the existing businesses to make changes. For example I think there are some creative solutions involving the Harvey In and Out that could allow for more on-property queueing. I haven’t looked at the Starbucks. As a former business owner myself I can tell you that businesses will get away with whatever they can for as long as they can until they’re forced to stop it. And if they are, they will generally be creating and find a way to stay in compliance if the life of their business is at stake.

Using these guidelines would even make an In-And-Out at Pacific theoretically viable, but I don’t think In-And-Out would take it because they couldn’t control it. Yes, I know there are other environmental concerns as well as the additional traffic, but realistically, if the business complies with not using public space, I think the rest of it is reasonable to allow, possibly sans a way to dampen noise in the evening and night hours should it get too busy.

Thank you very much and if anyone has any further questions I’d be happy to answer them.

Scott Gerhardt

From: [Soghomonyan, Vladimir](#)
To: [van Muyden, Gillian](#); [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#)
Subject: FW: In N out - regulate?
Date: Monday, March 10, 2025 8:31:14 AM
Attachments: [glendaleca_logo.png](#)



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From: Mark Gangi <mark@gangiarchitects.com>
Sent: Sunday, March 9, 2025 3:33 PM
To: City Council <CityCouncil@Glendaleca.gov>
Subject: In N out - regulate?

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Dear Councilmembers,

City of Glendale should be planned to be pedestrian oriented - a congestion of people? Is a good thing. A congestion of cars? A bad thing and then you are forced to regulate businesses that are 'too successful'.

I think about the different times that Glendale had to reduce outdoor dining - not because it's a bad thing - because the city is designed so more outdoor dining means more cars.

Have a vision of how the city will grow in 20 years instead of having to be reactive to growth for the next 20 years.

Create pedestrian oriented neighborhoods where an In-N-Out can thrive without a drive through.

Best,

MARK GANGI FAIA

GANGI architects

229 East Palm Ave

Burbank, CA 91502

818.845.3170 x105

mark@gangiarchitects.com

From: [Soghomonyan, Vladimir](#)
To: [van Muyden, Gillian](#); [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#)
Subject: FW: In-Out Burger
Date: Tuesday, March 11, 2025 8:13:32 AM
Attachments: [glendaleca_logo.png](#)



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-----Original Message-----

From: Frank Virgallito <fvirgallito@earthlink.net>
Sent: Monday, March 10, 2025 11:14 PM
To: City Council <CityCouncil@Glendaleca.gov>
Subject: In-Out Burger

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Come on guys, we don't need another traffic nightmare on the streets of Glendale! Dump this project!

Frank Virgallito

From: [Soghomonyan, Vladimir](#)
To: [van Muyden, Gillian](#); [Adjemian, Aram](#); [Abajian, Suzie](#); [Cortes, Karen](#)
Subject: FW: No more drive-thrus in Glendale
Date: Wednesday, March 5, 2025 9:07:15 AM
Attachments: [glendaleca_logo.png](#)



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-----Original Message-----

From: John Schuning <orabor@mac.com>
Sent: Tuesday, March 4, 2025 5:48 PM
To: City Council <CityCouncil@Glendaleca.gov>
Subject: No more drive-thrus in Glendale

[Some people who received this message don't often get email from orabor@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hello Council Members:

Drive-thrus have caused enough chaos on the streets of Glendale. Please don't approve any more, especially an In-and-Out on Pacific and Burchett. Sounds like a living nightmare.

Regards,
John Schuning

From: [Soghomonyan, Vladimir](#)
To: [Adjemian, Aram](#); [Abajian, Suzie](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: NO on proposed In-N-Out on Pacific Avenue in Glendale
Date: Monday, March 10, 2025 12:15:19 PM
Attachments: [glendaleca_logo.png](#)



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From: Desiree De Bond <desireemary@earthlink.net>
Sent: Saturday, March 8, 2025 2:28 PM
To: City Council <CityCouncil@Glendaleca.gov>
Subject: NO on proposed In-N-Out on Pacific Avenue in Glendale

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Please, please, please DO NOT add to the horrible congestion already on Pacific by allowing ANY In-N-Out (drive through OR eat in only) – on Pacific Avenue. We already have TWO of these establishments in Glendale. Acapulco is established and causes no traffic issues. This location needs to remain low key and NOT exacerbate traffic in this area.

Even a San Fernando location for In-N-Out will cause more traffic congestion on an already heavy-traffic street. TRAFFIC IN GLENDALE IS AT A MAX!!!

Thank you for your consideration.

Sincerely,
Desiree De Bond Vargas
818.681.9409

From: [Soghomonyan, Vladimir](#)
To: [van Muyden, Gillian](#); [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#)
Subject: FW: Please help me! I don't want to live next to a drive-thru
Date: Tuesday, March 11, 2025 8:15:34 AM
Attachments: [glendaleca_logo.png](#)



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From: bryant berry <bryant@art-dept.design>
Sent: Tuesday, March 11, 2025 8:00 AM
To: Asatryan, Elen <EAsatryan@Glendaleca.gov>
Subject: Please help me! I don't want to live next to a drive-thru

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Good morning,

I was the only man of color to speak at last week's council meeting concerning Conditional-Use-Permits for Drive-Thrus in Glendale but one of many pleading for the council to protect the sanctity of multigeneration, fixed-income neighborhoods that would be irrevocably impacted.

I am the literal next-door neighbor to the lone permit requestant the council identified when asked "How many requests do we currently have." The supersized fast-food chain in question would be at the intersection of Burchett and Pacific. The development proposal currently ideates the entrance and exit of a potentially 24-hour location on a residential street. My residential street and butted up against my property. With lines that regularly reach 40 cars (~800ft bumper to bumper), there is no way for my quality of life not to be negatively impacted.

My partner and I work extremely hard from home. Putting our income back into our property and the community. Both of which would be directly harmed

financially with losses in property value. The health of our property and family would be harmed by added trash, we constantly have to pick up after the current dumpsters at Acupolco are emptied which spreads debris and refuse all over our yard and the street. The effect of additional noise, light, and air pollution also can't be understated. It would directly cost us \$1000's if not \$10,000's to safeguard us from this in the form of additional barriers, maintenance, sound-proofing, and pest management. As a taxpayer, I don't want to subsidize a project that would cause my family and community such direct harm.

In the meeting, I pointed out the work in Fremont Park a block away. A project that prioritizes community, inter-personal connectivity, and quality of life. I consider it a mismanagement of public funds to invest that much into a community only to allow an outside business to undermine the returns. We are pro new vibrant businesses in this community but only if they serve the community. The business model of the drive-thru by nature is anti-community. The current proposal doesn't even have an interior place to sit. This turns my street into a rest stop for those passing through. Not for those living here. I implore you to consider CUPs that are community-centric like classic sit-down Applebee-like restaurants, and professional service-orientated business like co-working spaces, or apparel stores. These alternative business models pay taxes too.

Unfortunately will be taking care of my father who is a disabled veteran at the time of today's meeting so I cannot be there in person again. I appreciate your time and consideration and want to leave you with this one question. What is worth more, is the integrity of a community struggling to maintain peace they've worked their lives for, or burgers and fries.

Note: The observations about In-N-Out drive-thru lines in Southern California are based on a combination of personal experiences, anecdotal reports, and specific instances noted in various sources. For example, a 2020 article from Eater LA highlighted that drive-thru queues could reach up to fifty cars, stretching for a quarter mile or more. Additionally, discussions among enthusiasts on platforms like Reddit and Facebook indicate that long lines are a common occurrence, particularly during peak hours. Additional sources are below.

1. <https://m.youtube.com/watch?v=jlwuVmf1LG0>
2. <https://medium.com/%40gabegarcia145/drive-thrus-are-pointless-and-ruins-local-well-being-f89d3f7ad5e1>

3. <https://www.cnn.com/2023/06/24/business/drive-thru-fast-food-chick-fill-a-urban-planning/index.html>
4. <https://explorestream.com/sustainable-drive-thru-strategies/>
5. <https://www.newstimes.com/news/article/danbury-newtown-road-drive-thrus-traffic-strip-mal-20199564.php>
6. <https://www.cbsnews.com/miami/news/restaurant-drive-thru-problems-cities-towns/>
7. <https://ceds.org/drive-thru-neighborhood-impacts/>
8. <https://cityobservatory.org/drive-thrus-are-ruining-cities-and-helping-kill-the-planet/>
9. <https://cityobservatory.org/drive-thrus-are-ruining-cities-and-helping-kill-the-planet/>
10. <https://sustainablecitycode.org/brief/prohibit-or-limit-the-use-of-drive-through-services-2/>
11. <https://www.minnpost.com/cityscape/2015/08/ins-and-outs-drive-thrus-and-why-they-re-bad-cities/>
12. <https://explorestream.com/sustainable-drive-thru-strategies/>



bryant berry

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■ [bryant@art-
dept.design](mailto:bryant@art-dept.design)
■ www.ad-prod.com
■ Glendale, CA

From: [Soghomonyan, Vladimir](#)
To: [van Muyden, Gillian](#); [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#)
Subject: FW: Please help me! I don't want to live next to a drive-thru
Date: Tuesday, March 11, 2025 8:15:26 AM
Attachments: [glendaleca_logo.png](#)



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From: bryant berry <bryant@art-dept.design>
Sent: Tuesday, March 11, 2025 8:01 AM
To: Kassakhian, Ardashes <AKassakhian@Glendaleca.gov>
Subject: Please help me! I don't want to live next to a drive-thru

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4. <https://explorestream.com/sustainable-drive-thru-strategies/>
5. <https://www.newstimes.com/news/article/danbury-newtown-road-drive-thrus-traffic-strip-mal-20199564.php>
6. <https://www.cbsnews.com/miami/news/restaurant-drive-thru-problems-cities-towns/>
7. <https://ceds.org/drive-thru-neighborhood-impacts/>
8. <https://cityobservatory.org/drive-thrus-are-ruining-cities-and-helping-kill-the-planet/>
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10. <https://sustainablecitycode.org/brief/prohibit-or-limit-the-use-of-drive-through-services-2/>
11. <https://www.minnpost.com/cityscape/2015/08/ins-and-outs-drive-thrus-and-why-they-re-bad-cities/>
12. <https://explorestream.com/sustainable-drive-thru-strategies/>



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From: [Soghomonyan, Vladimir](#)
To: [van Muyden, Gillian](#); [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#)
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From: bryant berry <bryant@art-dept.design>
Sent: Tuesday, March 11, 2025 8:01 AM
To: Brotman, Daniel <dbrotman@Glendaleca.gov>
Subject: Please help me! I don't want to live next to a drive-thru

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Good morning,

I was the only man of color to speak at last week's council meeting concerning Conditional-Use-Permits for Drive-Thrus in Glendale but one of many pleading for the council to protect the sanctity of multigeneration, fixed-income neighborhoods that would be irrevocably impacted.

I am the literal next-door neighbor to the lone permit requestant the council identified when asked "How many requests do we currently have." The supersized fast-food chain in question would be at the intersection of Burchett and Pacific. The development proposal currently ideates the entrance and exit of a potentially 24-hour location on a residential street. My residential street and butted up against my property. With lines that regularly reach 40 cars (~800ft bumper to bumper), there is no way for my quality of life not to be negatively impacted.

My partner and I work extremely hard from home. Putting our income back into our property and the community. Both of which would be directly harmed

financially with losses in property value. The health of our property and family would be harmed by added trash, we constantly have to pick up after the current dumpsters at Acupolco are emptied which spreads debris and refuse all over our yard and the street. The effect of additional noise, light, and air pollution also can't be understated. It would directly cost us \$1000's if not \$10,000's to safeguard us from this in the form of additional barriers, maintenance, sound-proofing, and pest management. As a taxpayer, I don't want to subsidize a project that would cause my family and community such direct harm.

In the meeting, I pointed out the work in Fremont Park a block away. A project that prioritizes community, inter-personal connectivity, and quality of life. I consider it a mismanagement of public funds to invest that much into a community only to allow an outside business to undermine the returns. We are pro new vibrant businesses in this community but only if they serve the community. The business model of the drive-thru by nature is anti-community. The current proposal doesn't even have an interior place to sit. This turns my street into a rest stop for those passing through. Not for those living here. I implore you to consider CUPs that are community-centric like classic sit-down Applebee-like restaurants, and professional service-orientated business like co-working spaces, or apparel stores. These alternative business models pay taxes too.

Unfortunately will be taking care of my father who is a disabled veteran at the time of today's meeting so I cannot be there in person again. I appreciate your time and consideration and want to leave you with this one question. What is worth more, is the integrity of a community struggling to maintain peace they've worked their lives for, or burgers and fries.

Note: The observations about In-N-Out drive-thru lines in Southern California are based on a combination of personal experiences, anecdotal reports, and specific instances noted in various sources. For example, a 2020 article from Eater LA highlighted that drive-thru queues could reach up to fifty cars, stretching for a quarter mile or more. Additionally, discussions among enthusiasts on platforms like Reddit and Facebook indicate that long lines are a common occurrence, particularly during peak hours. Additional sources are below.

1. <https://m.youtube.com/watch?v=jlwuVmf1LG0>
2. <https://medium.com/%40gabegarcia145/drive-thrus-are-pointless-and-ruins-local-well-being-f89d3f7ad5e1>

3. <https://www.cnn.com/2023/06/24/business/drive-thru-fast-food-chick-fill-a-urban-planning/index.html>
4. <https://explorestream.com/sustainable-drive-thru-strategies/>
5. <https://www.newstimes.com/news/article/danbury-newtown-road-drive-thrus-traffic-strip-mal-20199564.php>
6. <https://www.cbsnews.com/miami/news/restaurant-drive-thru-problems-cities-towns/>
7. <https://ceds.org/drive-thru-neighborhood-impacts/>
8. <https://cityobservatory.org/drive-thrus-are-ruining-cities-and-helping-kill-the-planet/>
9. <https://cityobservatory.org/drive-thrus-are-ruining-cities-and-helping-kill-the-planet/>
10. <https://sustainablecitycode.org/brief/prohibit-or-limit-the-use-of-drive-through-services-2/>
11. <https://www.minnpost.com/cityscape/2015/08/ins-and-outs-drive-thrus-and-why-they-re-bad-cities/>
12. <https://explorestream.com/sustainable-drive-thru-strategies/>



bryant berry

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-

From: [Soghomonyan, Vladimir](#)
To: [Adjemian, Aram](#); [Abajian, Suzie](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: Please vote NO on the proposed In-N-Out on Pacific - feedback for 3/11/25/ meeting
Date: Monday, March 10, 2025 12:15:31 PM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | **Follow us!**

From: Cynthia Beres <cynthia.beres@gmail.com>
Sent: Saturday, March 8, 2025 1:38 PM
To: Asatryan, Elen <EAsatryan@Glendaleca.gov>; Brotman, Daniel <dbrotman@Glendaleca.gov>; Gharpetian, Vartan <VGharpetian@Glendaleca.gov>; Najarian, Ara <ANajarian@Glendaleca.gov>; Kassakhian, Ardashes <AKassakhian@Glendaleca.gov>; City Council <CityCouncil@Glendaleca.gov>
Subject: Please vote NO on the proposed In-N-Out on Pacific - feedback for 3/11/25/ meeting

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Hello, Council Members:

It is my understanding that the Acapulco restaurant site on Pacific Avenue in Glendale is being considered for another In-N-Out drive-thru location. If you have ANY awareness of how this particular popular fast-food burger chain affects surrounding streets regarding traffic, parking and food-trash tossing - then you must vote NO on this as a drive-thru location. And if you are unaware of how In-N-Out's impact the immediate neighborhood you must EACH take a little driving field trip to other nearby locations, wait in the traffic line, order a meal, figure out where to eat it - and all at prime times, like lunch and dinner. Those residents living on Burchett will experience traffic backups, no parking (worse than usual) and all kinds of disruption like you cannot imagine. And god knows what crazy driving maneuvers will happen on the already awful Pacific Avenue near the freeway exit.

An In-N-Out drive-thru on Pacific cannot be compared to the Jack in the Box that is across the street, which has never presented the traffic volume and other issues that this drive-thru will. It will be a Pandora's Box just waiting to be opened. I can imagine that

the In-N-Out folks see this location as a great draw for the thousands of motorists zipping by on the 134 on a daily/nightly basis. But at what cost to those of us residents who live here? After all, there are already In-N-Out's on Harvey (drive thru), the Americana, La Crescenta (drive thru), and Burbank (drive thru). If you have ever eaten at one or all of these locations, you should be well aware of the long, bumper-to-bumper car lines that are constantly being reconfigured by the company to deal with their detrimental impact on the surrounding neighborhood. You MUST consider the impact these traffic backups will have on residents of this community. And you must vote NO. Not here.

Hey, I love In-N-Out, too. And having another drive-thru option would be great. But PLEASE put it somewhere else, like down on San Fernando Road. (Wouldn't it be great if you could get rid of that over-sized Home Depot parking lot and drop the In-N-Out there? And still accessible from the 134.)

Council Members - please do your due diligence and research/experience the other locations I mentioned - and please do not drop this traffic nightmare into the center of Glendale . . . just so In-N-Out can make \$\$\$ by pulling hordes of hungry, transient drivers off the freeway, clogging our neighborhood streets. You need to educate yourselves as to what you would be unleashing. Glendale residents first, please - most of the ones I have talked to about this roll their eyes and say "On Pacific?? The traffic there is so bad already! You gotta be joking."

Please vote NO on this project. Relocate it. Thank you.

--Cynthia Beres

From: [Soghomonyan, Vladimir](#)
To: [van Muyden, Gillian](#); [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#)
Subject: FW: Potential In-N-Out
Date: Tuesday, March 11, 2025 8:13:11 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | **Follow us!**

-----Original Message-----

From: SUZANNE OBERLAENDER <soteachkids@sbcglobal.net>
Sent: Monday, March 10, 2025 9:28 PM
To: City Council <CityCouncil@Glendaleca.gov>
Subject: Potential In-N-Out

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To the City Council,

I find it hard to believe that this is still being considered by City Council!
It should have been voted against right away!
The traffic on Pacific is already terrible and that's without a drive thru!
This would make the traffic on Burchett awful as well!
All the residences on Burchett would be impacted since it would be nearly impossible for us to get in and out of our garages when the drive thru is open because of the traffic jams!!! Air pollution would also be increased due to the cars waiting with their motors running!

PLEASE vote this down once and for all!

Suzanne Oberlaender
Resident of Columbus Square (located on the corner of Columbus and Burchett)

From: [Soghomonyan, Vladimir](#)
To: [Abajian, Suzie](#); [Cortes, Karen](#); [Adjemian, Aram](#); [van Muyden, Gillian](#)
Subject: FW: Proposed In-N-Out on Pacific and Burchett
Date: Monday, March 10, 2025 12:14:53 PM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
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-----Original Message-----

From: Donna Mills <creativeclarity@sbcglobal.net>
Sent: Saturday, March 8, 2025 2:48 PM
To: City Council <CityCouncil@Glendaleca.gov>
Subject: Proposed In-N-Out on Pacific and Burchett

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Hello,

I'd like to register my dismay at the idea of approving an In-N-Out on the corner of Pacific and Burchett. Traffic in this area is already heavily congested. To add a drive-through restaurant on this corner would create traffic nightmares.

Glendale already has two In-N-Out restaurants. We don't need a third. And if we do, it needs to be located in an area where there isn't a likelihood of cars literally backing up onto the 134.

No one who lives in this neighborhood would ever consider this project to be a good idea. Please put the welfare of your constituents ahead of the desire for revenue. Or, if you really think another In-N-Out is vital to Glendale's revenue stream, locate it in an area that isn't already beleaguered by heavy traffic congestion.

Thank you,

Donna Mills

From: [Soghomonyan, Vladimir](#)
To: [van Muyden, Gillian](#); [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#)
Subject: FW: Tonight's City Council Meeting
Date: Tuesday, March 11, 2025 8:13:38 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
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vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | **Follow us!**

-----Original Message-----

From: Mardy Graves <mardyjg@gmail.com>
Sent: Tuesday, March 11, 2025 1:18 AM
To: City Council <CityCouncil@Glendaleca.gov>
Subject: Tonight's City Council Meeting

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Dear City Council Members,

I am writing to you again to express my concerns about the new drive throughs in Glendale especially the In and Out Burger project which would be located at 722 N. Pacific where the Acapulco restaurant still stands.

This project would very negatively impact the residents on Burchett and Hahn streets as well as many other neighborhoods! I believe that it would also be very detrimental to the small businesses on Pacific, Kenilworth and Glenoaks! Pacific is already a very heavily trafficked area! This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan(see pg 3-3)

Every In and Out that I have ever visited impacts streets and neighborhoods with excessive and dangerous traffic! The In and Out on Harvey Drive is no exception! This issue is worsened by the proposed Banquet Hall which is located just across the street from the Acapulco restaurant and the Starbucks which has no on site parking. This would also be very close to the Pacific on and off ramps.

My request and suggestion is to stop any new drive throughs that would create unnecessary traffic congestion and pollution in our residential areas. I am in support of Conditional Use Permits to manage this and any further drive through operations. The CUPs seem to be a better alternative than Development Standards. From what I understand, these Development Standards are often rigid. Every neighborhood is unique, and I believe that Conditional Use Permits offer greater flexibility in dealing with the needs and special attributes of each

neighborhood and situation! Thank you for your continuing consideration of this matter!

Sincerely,
Mardy Graves
521 Burchett St.
(818) 415-2816

Sent from my iPad

From: [Matt Niemiec](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: In N Out drive thru on Pacific
Date: Friday, March 7, 2025 5:12:11 PM

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Dear City Councilmembers,

I write to comment on the In N Out project set to add a drive-thru fast food restaurant at Pacific and Burchett, but more importantly at Pacific and I-134. I agree with much of what others are acknowledging is a problem for the residential neighborhood surrounding this location, I think it's also important to acknowledge what the current traffic situation is prior to the onset of an In N Out. This 1/4 mile stretch of Pacific from Glenoaks to the eastbound ramp of I-134 presently requires 5 traffic lights to manage the already high volume of traffic that flows through this area. My guess is that is presently the most traffic lights through a 1/4 mile stretch anywhere in the city, with the addition of a 3-way traffic light at Arden upon the addition of Big Square market.

I have no opposition to In N Out taking over this property. I get it. But, we as a community must understand the already established outcomes that come with a popular place like In N Out, in particular when they have a drive-thru (see: Harvey location). And I'm not a monster--I understand why this location makes sense for them given the heavy traffic that flows through this area. The problem lies with the reality of space and volume. In the design proposed for drive-thru, it would allow for 3 separate inputs: off of Pacific through the parking lot into the drive-thru; eastbound traffic on Burchett; westbound traffic on Burchett. Given the volume of cars In N Out typically produces, this will cause a backflow in both directions on Burchett (the eastbound traffic sticking out into Pacific) and primarily northbound on Pacific coming off the westbound off ramp from the I-134 and the northbound Pacific traffic. This already busy thoroughfare will now have to deal with traffic stoppages that cannot be resolved if the store is simply popular, creating potential backups all the way to the I-134 westbound lanes. Further, the outlet of the drive-thru could be directly impacted by backups on Pacific, leading to a "snake swallowing its own tail" situation.

Knowing this is likely an issue where In N Out will not agree to purchase this property without a drive-thru (as has become customary for stores like this and Starbucks), I imagine the city is between a rock and a hard place. That said, I believe it is the Council's responsibility to manage that balance and, if allowing In N Out to move forward with a drive-thru, minimally hold them to standards should these concerns arise. For instance, if they do not provide ample workers to both speedily get people through the line and ensure the line never escapes out onto the street, they should be fined for this. In other words, "With great power comes great responsibility," and I believe if they do not meet their share of the responsibility, there needs to be consequences.

Lastly, I want to anticipate and respond to one certain comment for In N Out to be allowed to have the drive-thru: If the drive-thru is overflowed, people will simply drive into the parking lot, park, and go in. Anecdotally, I live by and go past the Starbucks drive-thru on Glenoaks and Grandview daily. The line fluctuates regularly, at times out into the street. But most importantly, there is something about drive-thrus to which people are heavily addicted. I have watched people sit in their cars for 45 minutes to get a coffee while all of the parking spots are open and there is no line inside. I've walked in, ordered, and received my order before the car has moved 2 spots. Frankly, people would rather stay in their cars than go inside, and no amount of parking is going to change that behavior.

Rather than asking you to simply say "No" to the In N Out drive-thru proposal, I simply ask you to either (a) view it as a before vs. after concern and anticipate the hardships it will provide, or (b) apply and enforce consequences if they are unable or unwilling to meet reasonable expectations for traffic flow.

Thank you for your consideration,

Matthew Niemiec
Glendale resident

P.S. I'll be on a bike, so it makes no difference to me. But since the City Council has heard residence staunchly profess they've never seen bicyclists in the city (except the terrible ones who spend all day driving through stop signs with duct tape over their eyes), maybe I'm just a figment of your imagination and this email doesn't exist.

From: [april](#)
To: [City Council](#); [CityClerk](#); [Calvert, Bradley](#); contact@gec.eco
Subject: No more new drive-thrus in Glendale (especially at Pacific and Burchett)
Date: Wednesday, March 5, 2025 10:28:32 AM

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Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In N Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to MY NEIGHBORHOOD and others who live on and near Burchett, creating an unnecessary traffic jam in an already VERY congested area. Pacific Avenue extremely busy with traffic, creating many safety hazards.

This issue is exacerbated further by the proposed banquet hall located just across the street, WHICH I WAS HOPING FOR SOME KIND OF A MINI CONVENIENCE STORE (since we are gaining a HUGE apartment complex one block away on Pacific and Pioneer).

I love In 'n Out but there are several in Glendale already, and our neighborhood LOVES this Acapulco. Would be so very disappointing to lose that restaurant, especially after how they survived COVID and we were ALL there to support and make sure they stayed in business.

SAVE ACAPULCO RESTAURANT!!

Sincerely,
April Spease
(Born in Glendale and current proud resident of Glendale)

"Life moves pretty fast. If you don't stop and look around once in a while, you could miss it." - Ferris Bueller

"Happiness is a way of travel--not a destination."

From: [Margie](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: No more new drive-thrus in Glendale
Date: Sunday, March 9, 2025 9:22:28 PM

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Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,

Sent from my iPhone

Sent from my iPhone

From: [Austin Drake](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: No more new drive-thrus in Glendale
Date: Sunday, March 9, 2025 7:50:20 PM

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Dear City Councilmembers,

I live on Hahn Avenue near the Starbucks.

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,

Sent from my iPhone

From: [Adrian Snuffer](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: No more new drive-thrus in Glendale
Date: Sunday, March 9, 2025 6:46:10 PM

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Dear City Council Members,

I live on Hahn Ave in Glendale.

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,

Adrian Snuffer

Sent from my iPhone

From: [Lory Hallajian](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: No more new drive-thrus in Glendale
Date: Sunday, March 9, 2025 10:24:14 AM

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Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,

From: [Kate Hackett](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: No more new drive-thrus in Glendale
Date: Thursday, March 6, 2025 11:38:14 PM

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Dear City Councilmembers,

I am writing to follow up on my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue.

I wrote in last week and was made aware that this was pushed... again. I've also been made aware that Najarian and Gharpetian are, once again, a problem for Glendale. To say that they've lost my vote would be inaccurate: they have scorched my vote to the ground. Everything I hear about these two and their actions sends my esteem of them lower, somehow; I keep thinking it can't get worse, but here we are.

This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

From: [Iris Cameras](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: No more new drive-thrus in Glendale
Date: Thursday, March 6, 2025 11:13:22 PM

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Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents like me who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. During my several years of living here, I unfortunately have witnessed several car accidents including a child who was hit by a car on Pacific due to the traffic. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area? There are already two In-N-Out restaurants incredibly close by, both in Glendale, one on Brand less than 2 miles away and the other exactly 3 miles away on Harvey Dr. This is the last thing this quiet and walkable area of North Glendale needs.

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,
Iris Cameras

From: [Narek Nazarians](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: No more new drive-thrus in Glendale
Date: Wednesday, March 5, 2025 10:52:55 PM

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Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,

Sincerely,
Narek

From: [Fredrik Arakelian](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: No more new drive-thrus in Glendale
Date: Tuesday, March 4, 2025 7:32:58 PM

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Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

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Sincerely,

Fred A.

From: [Nicholas Freeman](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: No more new drive-thrus in Glendale
Date: Tuesday, March 4, 2025 6:02:52 PM

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This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,

Mary and Nick Freeman
Glendale

Sent from my iPhone

From: [Corwin Herse Woo](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: NO MORE new drive-thrus in Glendale
Date: Monday, March 10, 2025 9:58:38 AM

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Dear City Councilmembers,

I am once again writing to express my opposition to new drive-thrus in Glendale, specifically the In-N-Out project where Acapulco is on Pacific Avenue. The Traffic at this intersection is bad enough.

We DO NOT want more traffic in this area!

I am asking Ara Najarian and Vartan Gharpetian to please support additional restrictions on drive-throughs in Glendale. Help make Glendale a city worth walking in instead of an endless line of cars.

Sincerely,
Glendale Resident Corwin Herse Woo

From: [Rob Mersola](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: No more new drive-thrus in Glendale
Date: Monday, March 10, 2025 2:15:26 PM

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Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In N Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,
Robert Mersola
Glendale homeowner/Landlord/Resident of 24 years
519 Burchett St
818-209-1957

Rob Mersola
Events Manager
Geffen Playhouse
Robm@geffenplayhouse.org
310-208-6500 x 193
818-209-1957 cell

From: [Lynda](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: No more new drive-thrus in Glendale
Date: Monday, March 10, 2025 7:35:35 PM

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Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project proposal where Acapulco currently exists on Pacific Avenue.

I live in the neighborhood and travel Pacific twice daily in my commute to my office and on weekends to reach other destinations. As a nearby resident, I would feel the impacts of any decision to allow a drive thru at this location daily and not just any drive-thru but one that creates significant traffic flow issues and congestion in any neighborhood the establishment operates.

Frankly, I don't think a worse location could be selected if one tried. The plot of land is located at virtually the end of the westbound Pacific off-ramp. I ask you, how often do you exit at Pacific? I use the westbound 134 Pacific Ave offramp/exit 5-7 times a week - that's almost every day of the week. I've been doing it for years - 30 of them. In all those years, I have also wondered what traffic designer thought it was a sound safety practice to allow cross traffic from vehicles using the Central on-ramp to co-mingle with drivers existing west bound using effectively, the same traffic lanes. It is an unnerving experience which at some times of the day, I've found myself almost holding my breath and praying that I not be hit by an accelerating vehicle trying to enter from Central while I'm trying to cross over to exit at Pacific. You already know Glendale is not known for safe or courteous drivers. In fact, the part of Pacific in play is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan. Now let's add to the mix the additional pressures caused by more vehicles (hundreds per day) exiting to get to the In-n-Out. Now, if safety alone is not a good enough reason to say heck no, this is a bad, bad idea - then consider what this means to the residents who live on Burchett - particularly those to the east of the site. This is a 2-lane only, 2-way street. Residents would be forced to deal with increased traffic on this small street, perpetual congestion, and degradation of their quality of life. Outdoor seating for an establishment that stays open until 1am is not considerate of those in the neighborhood. The late closing time will also encourage hanging out in the parking lot, an all too common activity in our city.

The needs of the people who live on and near Burchett and those who use the Pacific offramp and roadway to access destinations on Pacific or beyond must come before the availability of hamburgers and fries, and tax revenue. Safety matters to us. Our time matters to us. This is already a high use roadway that with its excessive congestion, causes undue stress to residents and drivers. The street is already beyond capacity with cars — parents taking children to school, people driving to the businesses along Pacific, and commuters going to and from work and other destinations within and outside of Glendale.

So I ask — do we want to invite more traffic to this area? Your electors say no. Now it's up to you to say no. Please do not allow the proposed project to go forward. There are no changes - other than a location change - that our neighborhood is willing to accept. I've gone feet on the street and talked to individuals who use Pacific just as I do. I did not encounter anyone who would be affected as a resident who said - it's a great idea. What they instead said, was they all just do what they want. They don't care about us. This is your collective opportunity to listen to the people who live the experiences you decide for us.

Also keep in mind, the banquet hall proposed for across the street with what seems to me, and impacted neighbors, to be what could best be described as a completely impractical, unrealistic parking variance.. And the Starbucks with

perhaps 5 or 6 street parking spaces not limited for use by Starbucks patrons. All within 300 feet from freeway on and off ramps! Adding In-n-Out to this mix should not even be up for discussion, in my opinion. But there is protocol, so here we are.

I ask again. Please say no. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas and stop projects like this from ruining our neighborhood.

Thank you for your time.

Sincerely,

Lynda Beck
Valley View Rd., Glendale 91202

From: [Lauren Zurcher](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: No more new drive-thrus in Glendale
Date: Monday, March 10, 2025 7:29:45 PM

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Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In N Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school.

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,
Lauren Zurcher

From: [Armond Sarkissian](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: No more new drive-thrus in Glendale
Date: Monday, March 10, 2025 6:41:21 PM

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Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

This In N Out project is a literal traffic disaster.

Sincerely, Armond S.

From: [Anna Leshner](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: No more new drive-thrus in Glendale
Date: Monday, March 10, 2025 5:35:53 PM

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Dear City Councilmembers,

I am writing again to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to us residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area.

This is a bad location for a drive-thru and needs to be stopped. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,

Anna Leshner
713 Burchett St.

From: [Tammy Cancilla](#)
To: [City Council](#)
Cc: [CityClerk](#)
Subject: No more new drive-thrus in Glendale
Date: Monday, March 10, 2025 4:50:09 PM

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Hi everyone,

I'm writing to you today with some concerns about the traffic situation in our neighborhood, specifically around the proposed In-N-Out on Pacific Avenue near Acapulco. I know we all love In-N-Out, but I'm worried about the impact this, along with other new developments, will have on our already busy streets.

Pacific Avenue, especially around Burchett, is a bit of a nightmare at rush hour as it is. The Pedestrian Master Plan (check out page 3-3!) even points out that this section is one of the most dangerous in Glendale for pedestrians. Adding a drive-thru to the mix, especially with the banquet hall across the street and the Starbucks without enough parking nearby, just seems like it's asking for trouble. It could create some serious traffic jams and safety issues, making it harder for everyone to get to work or school safely.

We really need to think about the impact of new drive-thrus on our residential areas. Adding more traffic to already congested streets isn't going to improve things. I'm hoping we can find a way to support local businesses while keeping our community safe and enjoyable for everyone. Let's chat about how we can address this before it gets out of hand.

Thanks,

Tammy Cancilla

1312 Moncado Dr
Glendale. 91207

From: [shelby farrell](mailto:shelbyfarrell@gmail.com)
To: [City Council](#)
Cc: [CityClerk](#)
Subject: No to Burchett St drive-thru
Date: Friday, March 7, 2025 9:43:55 AM

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Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. I live at 426 Burchett street with my husband and two young daughters. And we are concerned about the additional traffic on our street - which is mainly residential. I have already almost been hit by cars numerous times while crossing Pacific Ave to walk to Freemont park with my children. Adding a busy drive-thru to that intersection will make things much worse. With Freemont park reopening soon, more families with young children will be walking through this intersection daily.

While Pacific Avenue is zoned for businesses, Burchett street is residential, so having any drive-thru entrance directly on our street, as proposed, will significantly impact our neighborhood. And this isn't any drive-thru, it's an IN-N-OUT. Love the burgers, but we know there will be traffic!

In addition, we already have compromised air quality due to our proximity to the highway. This drive-thru will invite hundreds of idling cars all day in an area where kids are playing outside!

My family loves our street. We feel blessed to find a neighborhood that is walkable to so many nice places and where my girls can spend summer days playing outside. Our oldest just registered for TK at a great Glendale school. But now we are concerned that we will have to move. We have already had to voice concern over the banquet hall located just across the street which will add traffic and noise. With the addition of an IN-N-OUT, we are worried that soon our street will be completely unwalkable for our little girls! Please, stop this drive-thru!

Sincerely,
Shelby Farrell
426 Burchett St Resident

--

Shelby Farrell
shelbyfarrell@gmail.com
(901) 497-5723

From: [Melissa King](#)
To: [City Council](#)
Cc: [Calvert, Bradley](#); [CityClerk](#)
Subject: Opposition to the proposed In-and-Out on Pacific
Date: Sunday, March 9, 2025 11:46:04 AM

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Hi,

I'm emailing again to reiterate my disapproval of adding new drive thrus to Glendale. Specifically putting a new In-and-Out on Pacific. I live blocks away from that location and there is already way too much traffic, and the intersections are congested and dangerous. I'm afraid to walk on that street at all as it is. We also already have 2 other in-and-outs in Glendale that I can go to. I also support enacting a conditional use permit requirement for the space.

We should be making our streets safer and more walkable/bike friendly, not adding things that add more traffic and make the streets more dangerous to be on.

Thank you for your time,

Melissa King
(510) 512-5766
1020 San Rafael Ave, Glendale, CA 91202

From: [bryant berry](#)
To: [Asatryan, Elen](#)
Subject: Please help me! I don't want to live next to a drive-thru
Date: Tuesday, March 11, 2025 8:03:27 AM

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Good morning,

I was the only man of color to speak at last week's council meeting concerning Conditional-Use-Permits for Drive-Thrus in Glendale but one of many pleading for the council to protect the sanctity of multigeneration, fixed-income neighborhoods that would be irrevocably impacted.

I am the literal next-door neighbor to the lone permit requestant the council identified when asked "How many requests do we currently have." The supersized fast-food chain in question would be at the intersection of Burchett and Pacific. The development proposal currently ideates the entrance and exit of a potentially 24-hour location on a residential street. My residential street and butted up against my property. With lines that regularly reach 40 cars (~800ft bumper to bumper), there is no way for my quality of life not to be negatively impacted.

My partner and I work extremely hard from home. Putting our income back into our property and the community. Both of which would be directly harmed financially with losses in property value. The health of our property and family would be harmed by added trash, we constantly have to pick up after the current dumpsters at Acupolco are emptied which spreads debris and refuge all over our yard and the street. The effect of additional noise, light, and air pollution also can't be understated. It would directly cost us \$1000's if not \$10,000's to safeguard us from this in the form of additional barriers, maintenance, sound-proofing, and pest management. As a taxpayer, I don't want to subsidize a project that would cause my family and community such direct harm.

In the meeting, I pointed out the work in Freemont Park a block away. A project that prioritizes community, inter-personal connectivity, and quality of life. I consider it a mismanagement of public funds to invest that much into a community only to allow an outside business to undermine the returns. We are pro new vibrant businesses in this community but only if they serve the community. The business model of the drive-thru by nature is anti-community. The current proposal doesn't even have an interior place to sit. This turns my street into a rest stop for those passing through. Not for those living here. I

implore you to consider CUPs that are community-centric like classic sit-down Applebee-like restaurants, and professional service-orientated business like co-working spaces, or apparel stores. These alternative business models pay taxes too.

Unfortunately will be taking care of my father who is a disabled veteran at the time of today's meeting so I cannot be there in person again. I appreciate your time and consideration and want to leave you with this one question. What is worth more, is the integrity of a community struggling to maintain peace they've worked their lives for, or burgers and fries.

Note: The observations about In-N-Out drive-thru lines in Southern California are based on a combination of personal experiences, anecdotal reports, and specific instances noted in various sources. For example, a 2020 article from Eater LA highlighted that drive-thru queues could reach up to fifty cars, stretching for a quarter mile or more. Additionally, discussions among enthusiasts on platforms like Reddit and Facebook indicate that long lines are a common occurrence, particularly during peak hours. Additional sources are below.

1. <https://m.youtube.com/watch?v=jlwuVmf1LG0>
2. <https://medium.com/%40gabegarcia145/drive-thrus-are-pointless-and-ruins-local-well-being-f89d3f7ad5e1>
3. <https://www.cnn.com/2023/06/24/business/drive-thru-fast-food-chick-fil-a-urban-planning/index.html>
4. <https://explorestream.com/sustainable-drive-thru-strategies/>
5. <https://www.newstimes.com/news/article/danbury-newtown-road-drive-thrus-traffic-strip-mal-20199564.php>
6. <https://www.cbsnews.com/miami/news/restaurant-drive-thru-problems-cities-towns/>
7. <https://ceds.org/drive-thru-neighborhood-impacts/>
8. <https://cityobservatory.org/drive-thrus-are-ruining-cities-and-helping-kill-the-planet/>
9. <https://cityobservatory.org/drive-thrus-are-ruining-cities-and-helping-kill-the-planet/>
10. <https://sustainablecitycode.org/brief/prohibit-or-limit-the-use-of-drive-through-services-2/>
11. <https://www.minnpost.com/cityscape/2015/08/ins-and-outs-drive-thrus-and-why-they-re-bad-cities/>
12. <https://explorestream.com/sustainable-drive-thru-strategies/>



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From: [bryant berry](#)
To: [Gharpetian, Vartan](#)
Subject: Please help me! I don't want to live next to a drive-thru
Date: Tuesday, March 11, 2025 8:03:23 AM

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Good morning,

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I am the literal next-door neighbor to the lone permit requestant the council identified when asked "How many requests do we currently have." The supersized fast-food chain in question would be at the intersection of Burchett and Pacific. The development proposal currently ideates the entrance and exit of a potentially 24-hour location on a residential street. My residential street and butted up against my property. With lines that regularly reach 40 cars (~800ft bumper to bumper), there is no way for my quality of life not to be negatively impacted.

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2. <https://medium.com/%40gabegarcia145/drive-thrus-are-pointless-and-ruins-local-well-being-f89d3f7ad5e1>
3. <https://www.cnn.com/2023/06/24/business/drive-thru-fast-food-chick-fil-a-urban-planning/index.html>
4. <https://explorestream.com/sustainable-drive-thru-strategies/>
5. <https://www.newstimes.com/news/article/danbury-newtown-road-drive-thrus-traffic-strip-mal-20199564.php>
6. <https://www.cbsnews.com/miami/news/restaurant-drive-thru-problems-cities-towns/>
7. <https://ceds.org/drive-thru-neighborhood-impacts/>
8. <https://cityobservatory.org/drive-thrus-are-ruining-cities-and-helping-kill-the-planet/>
9. <https://cityobservatory.org/drive-thrus-are-ruining-cities-and-helping-kill-the-planet/>
10. <https://sustainablecitycode.org/brief/prohibit-or-limit-the-use-of-drive-through-services-2/>
11. <https://www.minnpost.com/cityscape/2015/08/ins-and-outs-drive-thrus-and-why-they-re-bad-cities/>
12. <https://explorestream.com/sustainable-drive-thru-strategies/>





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From: [bryant berry](#)
To: [Brotman, Daniel](#)
Subject: Please help me! I don't want to live next to a drive-thru
Date: Tuesday, March 11, 2025 8:03:22 AM

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Good morning,

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In the meeting, I pointed out the work in Fremont Park a block away. A project that prioritizes community, inter-personal connectivity, and quality of life. I consider it a mismanagement of public funds to invest that much into a community only to allow an outside business to undermine the returns. We are pro new vibrant businesses in this community but only if they serve the community. The business model of the drive-thru by nature is anti-community. The current proposal doesn't even have an interior place to sit. This turns my street into a rest stop for those passing through. Not for those living here. I

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1. <https://m.youtube.com/watch?v=jlwuVmf1LG0>
2. <https://medium.com/%40gabegarcia145/drive-thrus-are-pointless-and-ruins-local-well-being-f89d3f7ad5e1>
3. <https://www.cnn.com/2023/06/24/business/drive-thru-fast-food-chick-fil-a-urban-planning/index.html>
4. <https://explorestream.com/sustainable-drive-thru-strategies/>
5. <https://www.newstimes.com/news/article/danbury-newtown-road-drive-thrus-traffic-strip-mal-20199564.php>
6. <https://www.cbsnews.com/miami/news/restaurant-drive-thru-problems-cities-towns/>
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11. <https://www.minnpost.com/cityscape/2015/08/ins-and-outs-drive-thrus-and-why-they-re-bad-cities/>
12. <https://explorestream.com/sustainable-drive-thru-strategies/>





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From: [bryant berry](#)
To: [Najarian, Ara](#)
Subject: Please help me! I don't want to live next to a drive-thru
Date: Tuesday, March 11, 2025 8:03:17 AM

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Good morning,

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From: [bryant berry](#)
To: [Kassakhian, Ardashes](#)
Subject: Please help me! I don't want to live next to a drive-thru
Date: Tuesday, March 11, 2025 8:03:15 AM

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From: [Zoe Witt](#)
To: [Gharpetian, Vartan](#)
Cc: [CityClerk](#)
Subject: Please oppose In-N-Out drive-thru
Date: Friday, March 7, 2025 7:45:35 AM

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Dear Councilmember Gharpetian,

I understand that the item of drive-thrus in Glendale will be brought back for continued discussion at next week's council meeting.

As someone who used to live on Burchett St and will return there after my year abroad, I urge the council to oppose any new drive-thrus in Glendale at large, but particularly the In-N-Out that is being proposed on Burchett St and Pacific Ave. Glendale has plenty of drive-thru chain restaurants and we do not need more.

Furthermore, we all know how much traffic specifically an In-N-Out generates. When I return to Burchett St, my partner and I are planning on adopting a dog, and we intend to start a family in the next few years. I find Burchett St in its current state to be a pleasant street to walk along - large, beautiful trees for shade and well in-tact sidewalks for the most part. I can imagine a future where my partner and I are walking along our little residential street with our dog and new baby, but an In-N-Out at the end of the street with a massive line of cars and an inevitable increase in trash on the street completely ruins that vision. I ask the council, how would you feel if an In-N-Out popped up on your street? Please, I am asking you to seriously think about community members like me and the impact this drive-thru would have on us if approved.

Thank you for your time and consideration,
Stella Zoe Witt

Sent from my iPhone

From: [Zoe Witt](#)
To: [Najarian, Ara](#)
Cc: [CityClerk](#)
Subject: Please oppose In-N-Out drive-thru
Date: Friday, March 7, 2025 7:42:13 AM

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Dear Councilmember Najarian,

I understand that the item of drive-thrus in Glendale will be brought back for continued discussion at next week's council meeting.

As someone who used to live on Burchett St and will return there after my year abroad, I urge the council to oppose any new drive-thrus in Glendale at large, but particularly the In-N-Out that is being proposed on Burchett St and Pacific Ave. Glendale has plenty of drive-thru chain restaurants and we do not need more.

Furthermore, we all know how much traffic specifically an In-N-Out generates. When I return to Burchett St, my partner and I are planning on adopting a dog, and we intend to start a family in the next few years. I find Burchett St in its current state to be a pleasant street to walk along - large, beautiful trees for shade and well in-tact sidewalks for the most part. I can imagine a future where my partner and I are walking along our little residential street with our dog and new baby, but an In-N-Out at the end of the street with a massive line of cars and an inevitable increase in trash on the street completely ruins that vision. I ask the council, how would you feel if an In-N-Out popped up on your street? Please, I am asking you to seriously think about community members like me and the impact this drive-thru would have on us if approved.

Thank you for your time and consideration,
Stella Zoe Witt

Sent from my iPhone

From: [adam](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#); [Babakhani, Aileen](#)
Subject: Re: No more new drive-thrus in Glendale
Date: Monday, March 10, 2025 12:56:52 PM

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Dear City Council members,

I am again writing to express concern over administrative procedure assessing new drive-throughs in Glendale. Our community is encouraged by the discussion Council began at last week's meeting and looks forward to this agenda continuing during tomorrow's session.

I am in support of Conditional Use Permit management of prospective applications involving drive-through operation. CUPs provide targeted and careful consideration of each circumstance. More importantly, endowing Planning Commission and Council management of these conditions allows flexibility and empowers the city to adapt or react as necessary. Please consider all neighborhoods have nuanced, unique, and challenging attributes which blanket Development Standards alone may not be suited for. These Standards expose Council and regions to rigid, often inflexible terms which - as cases have demonstrated - generate challenges our city cannot respond to.

Thank you for the open dialogue and consideration on this issue. We're all invested to ensure our city remains a balanced and thriving community for residents and commerce alike.

Regards,
Adam Flemming
c.661.246.5572

On Monday, March 3, 2025 at 08:54:07 PM PST, adam <mambeto2@yahoo.com> wrote:

Dear City Council members,

I am writing to express my concern about new drive-thrus in Glendale, particularly plan number PMPA-004250-2024 proposing a drive-through development at 722 N Pacific Avenue. This project could pose an extreme impact to residents who live in our Fremont Park district and to the welfare of surrounding continuities. The section of Pacific Avenue referenced by the above proposal represents one of the highest collision corridors in our city, identified by the Glendale Pedestrian Master Plan. This area already has complications from its proximity to highway ramps, an existing high volume Starbucks with inadequate parking, and a major proposed banquet hall development all within the same block. Not only do these pose challenges to each other, they exact a toll on the quality of life afforded to voting homeowners and residents. Proposals such as the aforementioned deeply affect neighborhoods, creating unsafe and unstable living conditions for all residents old and young alike. Further congestion, noise, and disruptive activities would severely affect not only the community quality of life, it could place commenters and pedestrians alike in jeopardy. Please prohibit new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects from ruining our Glendale neighborhoods.

Sincerely,
Adam Flemming

(Glendale homeowner/resident of 13 years)
511 Burchett Street
c.661.246.5572

From: [Jon Magram](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: Stop the drive-thrus
Date: Monday, March 10, 2025 5:42:37 PM

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City Councilmembers,

There would be no bigger negligence on your part than to allow drive-thrus to spread unrestricted through Glendale again. By choosing to abdicate the city council's responsibility to keep our streets clean and safe, you would be letting business owners make these decisions with very little concern for the problems they might cause.

The two councilmembers who decided to vote no on the conditional use permit last week didn't go unnoticed. It felt like a shameful and sad attempt to cater to irresponsible business owners rather than the people of the city who have to live with these decisions for decades to come.

Tomorrow the council has the opportunity to rectify the situation, and I hope that they'll do what's right.

Speaking more specifically about the area in question (Burchett and Pacific), anyone who drives through it knows that it's a stressful, often unpleasant experience due to the traffic caused by the freeway. Anyone who has to walk through it knows just how dangerous it feels. I live a few blocks away and have to deal with this part of Glendale multiple times every single day. The idea that this area could be made worse because of negligent, irresponsible councilmembers who refuse to clearly understand what everyday residents experience, boggles my mind.

Please consider bringing up and voting yes on the Conditional Use Permits again. Stop these blights on our streets.

Thank you,
Jon Magram

From: [devon curry](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: We do not need 3 In-N-Out burger drive throughs in Glendale!!
Date: Monday, March 10, 2025 3:18:30 PM

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To All,

For years we have had to deal with the horrible traffic blocking the right lane on Harvey drive.

As soon as people exit Harvey going West, they experience a terrible roadblock due to the people in

line to get into the In-N- Out right after the exit!

It gets so bad sometimes the freeway offramp gets backed up.

It is ridiculous and very maddening.

As you know of course, there is another In-n-Out less than a mile away off of Brand Blvd. and now you are talking about opening yet another one off of Pacific? It is a horrible idea!

Negotiating traffic on these main boulevards is challenging enough but right off the freeway is a nightmare.

Please reconsider. If you MUST have yet another In-n-out, how about finding a legitimate space with parking and keep the lines in the parking lots and off the streets!

Respectfully,

Devon Curry
Glendale resident

From: [Soghomonyan, Vladimir](#)
To: [Adjemian, Aram](#); [Abajian, Suzie](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: Concern Regarding Proposed In-N-Out at Pacific & Burchett
Date: Tuesday, March 11, 2025 10:12:31 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | **Follow us!**

From: Allison <ajeon21@gmail.com>
Sent: Tuesday, March 11, 2025 8:52 AM
To: Gharpetian, Vartan <VGharpetian@Glendaleca.gov>; City Council <CityCouncil@Glendaleca.gov>; Najarian, Ara <ANajarian@Glendaleca.gov>
Subject: Re: Concern Regarding Proposed In-N-Out at Pacific & Burchett

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On Tue, Mar 11, 2025 at 8:49 AM Allison <ajeon21@gmail.com> wrote:

Dear city council members,

I am writing to express my strong concern regarding the proposed In-N-Out location at Pacific Avenue and Burchett Street. While I understand the appeal of bringing new businesses to the area, this particular location would create significant traffic congestion in an area that is already overwhelmed.

As you are aware, the 134 regularly backs up in this vicinity, and adding a high-traffic drive-thru restaurant will only exacerbate the issue. The increased vehicle volume will make it even more difficult for residents to navigate their own neighborhood, particularly those trying to get home during peak hours. This area is simply not suited to handle the kind of congestion that an In-N-Out inevitably attracts.

I urge you to reconsider the approval of this project and explore alternative locations that would be better equipped to accommodate the increased traffic. The impact on local residents, commuters, and overall road safety should be carefully weighed before moving forward.

Thank you for your time and consideration. I appreciate your dedication to serving our community and hope you will take these concerns into account.

Sincerely,

Allison

Resident of the neighborhood

From: [Soghomonyan, Vladimir](#)
To: [van Muyden, Gillian](#); [CityClerk](#)
Subject: FW: Concern Regarding Proposed In-N-Out at Pacific & Burchett
Date: Wednesday, March 12, 2025 2:39:05 PM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant

Management Services

613 E. Broadway, Room 200, Glendale, CA 91206

P: +1 (818) 548-3343

vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | **Follow us!**

-----Original Message-----

From: Allison <ajeon21@gmail.com>

Sent: Tuesday, March 11, 2025 8:50 AM

To: Gharpetian, Vartan <VGharpetian@Glendaleca.gov>; ANajarian@glendaleca.go; City Council <CityCouncil@Glendaleca.gov> Subject: Concern Regarding Proposed In-N-Out at Pacific & Burchett

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Allison
Resident of the neighborhood

From: [Soghomonyan, Vladimir](#)
To: [van Muyden, Gillian](#); [CityClerk](#)
Subject: FW: In n out
Date: Wednesday, March 12, 2025 8:24:15 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant

Management Services

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P: +1 (818) 548-3343

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-----Original Message-----

From: Tony Hernandez <01072017tc@gmail.com>

Sent: Wednesday, March 12, 2025 5:51 AM

To: City Council <CityCouncil@Glendaleca.gov>

Subject: In n out

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We vote yes !!! Regardless if there's traffic or not , doesn't seem reason enough to not have one. The one in the mall is impossible to get parking , the second is too far . Yes it would be awesome to have an in n out close by . Thank you Sent from my iPhone

From: [Soghomonyan, Vladimir](#)
To: [Cortes, Karen](#); [Adjemian, Aram](#); [Abajian, Suzie](#); [van Muyden, Gillian](#)
Subject: FW: In-n-Out Pacific and Burchette
Date: Tuesday, March 11, 2025 10:13:06 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
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P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | **Follow us!**

From: Mark Berg <meberg500@gmail.com>
Sent: Tuesday, March 11, 2025 9:54 AM
To: City Council <CityCouncil@Glendaleca.gov>
Subject: In-n-Out Pacific and Burchette

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When I first heard talk about In-n-Out moving into the former Acapulco location I honestly thought it was a joke. In-n-Out is synonymous with out of control drive thru lines that spill out into the street, and the stretch between 134 & Glenoaks is already an absolute traffic disaster.

Even without drive thru spillover the sheer volume of cars coming and going will be a tremendous burden on a stretch of road that is already overloaded. How many cars will be turning south on Pacific when they leave? How does that traffic flow? Has anyone even given this a second thought?

I urge all of you to vote against this. There are plenty of locations along Glenoaks Speedway that would be less disastrous. Anyone with a shred of common sense would consider this proposal DOA. I can only assume anyone considering it is for sale. If so, please name your price. Everyone at the office will gladly chip in to kill this thing. We know that intersection all too well.

Thank you,

Mark

From: [Soghomonyan, Vladimir](#)
To: [van Muyden, Gillian](#); [Adjemian, Aram](#); [Cortes, Karen](#); [Abajian, Suzie](#)
Subject: FW: No drive thrus!
Date: Tuesday, March 11, 2025 1:16:48 PM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | **Follow us!**

From: Minna Ung <minna01@gmail.com>
Sent: Tuesday, March 11, 2025 11:31 AM
To: City Council <CityCouncil@Glendaleca.gov>
Subject: No drive thrus!

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Hello,

I am writing to express my concern regarding new drive thru's in Glendale. It already is so hectic enough as it is currently and having one will be a disaster. I can't imagine the congestion at all and didn't think this would ever be a possibility. Please do not create more traffic and mayhem.

Minna Ung
T 206-331-8081
minna01@gmail.com

From: [Soghomonyan, Vladimir](#)
To: [van Muyden, Gillian](#); [Cortes, Karen](#); [Adjemian, Aram](#); [Abajian, Suzie](#)
Subject: FW: Oppose In-n-Out at Pacific and Burchett
Date: Tuesday, March 11, 2025 1:18:33 PM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
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vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | **Follow us!**

From: Victoria Shabanian <vshabanian1@gmail.com>
Sent: Tuesday, March 11, 2025 12:53 PM
To: City Council <CityCouncil@Glendaleca.gov>
Subject: Oppose In-n-Out at Pacific and Burchett

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Dear Members of the City Council:

Please oppose allowing In-n-Out in the former Acapulco location on Pacific near Burchett.

I own a 20-unit apartment building on Stocker St. near the intersection with Pacific. The traffic congestion between the Pacific Ave 134 freeway ramp and Glenoaks Blvd is already very problematic, with routine backups and slowdowns from and onto the ramp.

Facilitating a massive influx of traffic in the very short distance between the 134 ramp and the proposed In-n-Out location would be spectacularly poor city management and a grave disservice to residents of this densely populated area.

There are already a plethora of fast food and mom-and-pop restaurants in the area of the freeway ramp and on Pacific across Glenoaks. Animal-style would be a good description of the chaos that would be caused by another In-n-Out location in Glendale close to a

congested freeway ramp. The routine traffic congestion at their Harvey Drive location is already a headache. Glendale residents do not need another In-n-Out at such a cost.

Respectfully,

Victoria Shabanian
1319 Opechee Way,
Glendale 91208

From: [Soghomonyan, Vladimir](#)
To: [van Muyden, Gillian](#); [CityClerk](#)
Subject: FW: VOTE NO to an In-N-Out Drive-Thru on Pacific
Date: Thursday, March 13, 2025 2:52:47 PM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant

Management Services

613 E. Broadway, Room 200, Glendale, CA 91206

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-----Original Message-----

From: Elizabeth Green <ekgatc@gmail.com>
Sent: Thursday, March 13, 2025 10:40 AM
To: City Council <CityCouncil@Glendaleca.gov>
Cc: Calvert, Bradley <BCalvert@Glendaleca.gov>
Subject: VOTE NO to an In-N-Out Drive-Thru on Pacific

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Dear Glendale City Councilmembers,

I am writing to urge you to NOT approve the plans for the In-N-Out on Pacific off the 134 freeway. I am a Glendale homeowner of 20+ years, Glendale business owner, my husband and I have three children in GUSD schools, and we travel on Pacific almost daily.

Have you driven on Pacific this year? (Or ever?) It is one of the business streets in Glendale with narrow lanes, few lanes, lots of intersections, not to mention freeway on and off ramps. There are multiple public schools in walking distance, homes, apartment buildings, Starbucks, a busy grocery store (Red Square), and the jammed intersection at Glenoaks. Pacific has been so congested that a new stop light was added at Arden a few years back. That did not reduce congestion. It just makes the traffic stop at what feels like every 100 feet. The stretch of Pacific between Stocker and the 134 freeway is a NIGHTMARE particularly after school lets out, rush hour, morning hours. Everyone who lives in the area dreads having to take that route to the freeway. With all that going on, what in your right mind made you think that putting an In-N-Out at the corner is a good idea?

If you still think this is a good idea for our city, then I challenge you to drive on Pacific starting at Pioneer and go up to Stocker and then do the same drive in reverse. Start at 2:30-3pm. And again at 4:30pm. And 8:00am. How was that for you? Did you enjoy the experience? Now how about we add an In-N-Out in the middle of the drive during the most congested part of the drive. How many stoplights did you have to wait through to make it onto the 134 East freeway on ramp?

Now, take a Glendale city bus on Pacific below Pioneer and go to the Hoover High School bus stop and then the same drive in reverse. How long did it take? How would that ride be with an In-N-Out added during the most congested part of the drive? How much extra time will it take people to get to work via bus on Pacific? Will the city add extra bus routes to alleviate the congestion and delays?

Now, take the same route on bicycle. How was that? Was there a bike lane available for you? Did you feel safe?

And again, walk or run the same route. Were you cut off by traffic? Did you have a long wait at stoplights? How would that walk be better with an In-N-Out added by the freeway? My kids have walked that route to go to Mathnasium and Starbucks. My niece takes the bus to work at Mathnasium. Would you want your elderly or children in your family to be walking in that stretch of Pacific with an In-N-Out added to the block? Would that feel safe to you?

An In-N-Out would increase congestion, traffic, and safety risks at that location. It is a simply terrible idea. You are completely out of touch with our city if you think that is a feasible or safe option. If you decide to drive the route, bus the route, bike the route, and walk the route, I am interested in your experience.

Thanks,

Elizabeth Green

(818) 653-8927

From: [Emily Tetri](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: No drive thrus in Glendale (resending, error in previous addressees)
Date: Tuesday, March 11, 2025 5:13:54 PM

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Hi,

I'm a resident of Glendale, and I can't make it to the city council meeting tonight but I want to again urge you to not allow the in-n-out drive thru on pacific to move forward. There's almost no worse place in Glendale to put a drive thru - that area is so congested and dangerous to pedestrians and drivers already.

As a resident of Glendale, I would prefer that you ban drive thrus entirely, as they are always an issue for whatever street and neighborhood they are built in.

But if you won't do that, please at least make drive thrus a conditional use permit so that we will have the ability to revoke the permit for a drive thru if it turns out to be an issue. Please allow your residents to have the power to determine if there's an issue in their neighborhood and act on it. The by right permits put us at the mercy of past decisions that benefit big businesses and hurt the people who live here and offer us no recourse.

I ask that you keep Glendale the wonderful place that it is by prioritizing the people who live here.

Thank you
Emily Tetri
Moncado Dr

From: [Kathleen Middlebrooks](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: No more new drive-thrus in Glendale
Date: Tuesday, March 11, 2025 12:54:23 PM

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Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. I know that there is a follow up meeting today to have further discussion after last week's meeting.

Again, I would like to reiterate that this project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, newly redesigned Fremont Park which is about to open, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,
Kathleen Middlebrooks

Sent from my iPhone

From: [Meghan Cason](#)
To: [City Council](#)
Cc: [Calvert, Bradley](#); [CityClerk](#)
Subject: opposition to new drive thru restaurants in Glendale
Date: Tuesday, March 11, 2025 12:08:52 PM

Some people who received this message don't often get email from meghan.gaynor@gmail.com. [Learn why this is important](#)

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Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In N Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,
Meghan Cason
1422 E. Garfield Ave.
Glendale, CA 91205

From: [adam](#)
To: [City Council](#)
Cc: [Calvert, Bradley](#); [CityClerk](#); [Babakhani, Aileen](#)
Subject: Re: drive-thrus in Glendale
Date: Wednesday, March 12, 2025 11:29:21 AM

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Dear City Council Members,

I attended last night's Council Meeting and would like to thank all of you for the productive dialogue on our city's drive through proposals. Thanks especially to Mr Gharpetian and Mr Brotmon for promoting a true bipartisan compromise. It was inspiring.

I hear Council's concern over the rigidity of the tier system and wonder whether there are checks and balances which could be leveraged to ensure operators remain in their appropriate designated swim lanes. Lower tiers are to some effect an 'award' to those businesses, they represent a guarantee of set conditions known outright. Could part of that award in a lower tier incorporate compulsory annual review to ensure the client's model remained in that grade? Higher tiers would not compel this but their operator could elect and endorse study if they identify their performance does not match expectation. This might build in hooks to ensure we don't penalize underachieving entities and damage their business while also protecting the city from changing conditions which might bring about unforeseen conflict.

I look forward to the continued discussion. Thank you all again for your efforts.

Regards,
Adam Flemming
c.661.246.5572

On Monday, March 10, 2025 at 12:56:46 PM PDT, adam <mambeto2@yahoo.com> wrote:

Dear City Council members,

I am again writing to express concern over administrative procedure assessing new drive-throughs in Glendale. Our community is encouraged by the discussion Council began at last week's meeting and looks forward to this agenda continuing during tomorrow's session.

I am in support of Conditional Use Permit management of prospective applications involving drive-through operation. CUPs provide targeted and careful consideration of each circumstance. More importantly, endowing Planning Commission and Council management of these conditions allows flexibility and empowers the city to adapt or react as necessary. Please consider all neighborhoods have nuanced, unique, and challenging attributes which blanket Development Standards alone may not be suited for. These Standards expose Council and regions to rigid, often inflexible terms which - as cases have demonstrated - generate challenges our city cannot respond to.

Thank you for the open dialogue and consideration on this issue. We're all invested to ensure our city remains a balanced and thriving community for residents and commerce alike.

Regards,
Adam Flemming
c.661.246.5572

On Monday, March 3, 2025 at 08:54:07 PM PST, adam <mambeto2@yahoo.com> wrote:

Dear City Council members,

I am writing to express my concern about new drive-thrus in Glendale, particularly plan number PMPA-004250-2024 proposing a drive-through development at 722 N Pacific Avenue. This project could pose an extreme impact to residents who live in our Fremont Park district and to the welfare of surrounding continuities. The section of Pacific Avenue referenced by the above proposal represents one of the highest collision corridors in our city, identified by the Glendale Pedestrian Master Plan. This area already has complications from its proximity to highway ramps, an existing high volume Starbucks with inadequate parking, and a major proposed banquet hall development all within the same block. Not only do these pose challenges to each other, they exact a toll on the quality of life afforded to voting homeowners and residents. Proposals such as the aforementioned deeply affect neighborhoods, creating unsafe and unstable living conditions for all residents old and young alike. Further congestion, noise, and disruptive activities would severely affect not only the community quality of life, it could place commenters and pedestrians alike in jeopardy. Please prohibit new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects from ruining our Glendale neighborhoods.

Sincerely,
Adam Flemming
(Glendale homeowner/resident of 13 years)
511 Burchett Street
c.661.246.5572