

Summary of public comments for Planning Commission meeting on February 9, 2022

Name	Subject	Comment Summary or Full Comment if brief
Jacob Pierce – Monrovia Housing and Tenants Advocates	Public Comment with concerns for Agenda Item PH-3	<p>Provided written letter stating that while they do not oppose the minor modifications proposed, they do advocate for three items:</p> <ol style="list-style-type: none"> <li>1. Believes that some of the units should be deed-restricted affordable units.</li> <li>2. Believes that the parking ratio of 1.76 parking spaces per unit incentivizes driving and increases both carbon emissions and the cost of housing.</li> <li>3. Believes that the project should be larger and provide more housing density.</li> </ol>
Brian Yamaguchi	Public Comment with concerns for Agenda Item PH-3	<p>Provided an email noting that traffic in the area will increase due to the southern access driveway and drop-off area for the Metro Gold (L) Line and believes a dedicated left turn signal on eastbound Duarte Road is warranted for the safety of drivers, pedestrians, and school children attending Santa Fe Middle School.</p>



Dear Monrovia Planning Commission and City Staff,

Monrovia Housing and Tenants Advocates is a housing advocacy group. Our coalition does not oppose the Station Square South project or these minor modifications.

We do have some thoughts. For starters, it appears that the staff report pays little to no attention to the topic of affordability, but it is our understanding that none of the the proposed 296 units in the Station Square project will be deed-restricted affordable. Given the project's proximity to the Gold (L) Line Station, this represents an enormous potential missed opportunity to provide affordable housing to those who cannot afford to own a car. It isn't too late to set aside some units for affordable housing. Please engage JPI Development to explore this option.

The project has a lot of parking. Despite its proximity to a light rail stop, the plan for Station Square South boasts 1.76 spaces per unit of housing. That is also despite the fact that the development has no units bigger than a two-bedroom—which represent 29 percent of the homes in the project. This begs one question: Why? Allocating so much land for parking drives all kinds of bad incentives. It increases Monrovia's carbon emissions and increases the cost of housing.

Lastly, at 61 feet, the project is shorter than it probably should be. There is no apparent reason why the development should stop at five stories of housing. Monrovia already has hotels much taller than the proposed Station Square Project. If we, as a city, are willing to accommodate such density for those who do not live in Monrovia, we should do the same for those who do.

MHTA realizes that this project is the result of many years of planning and hard work. We also know that more housing projects are coming. Monrovia has the land resources to accommodate significantly more housing in the future.

Incorporating smart planning principles going forward will reduce our carbon emissions, reduce our housing shortage and make way for a stronger community.

Thanks for your time and consideration,  
Jacob Pierce

Secretary for Monrovia Housing and Tenants Advocates

**From:** Brian Yamaguchi <[REDACTED]>  
**Sent:** Wednesday, February 9, 2022 4:27 PM  
**To:** planning  
**Cc:** Brian Yamaguchi  
**Subject:** Public Comment – Planning Commission Meeting 2/9/2022 Agenda Item PH-3

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Dear Commissioners,

Traffic on Peck Road north of Duarte Road is currently minimal as it is a dead end with low traffic businesses and about 50 parking spots. The proposed project will increase the number of parking spots served by that Peck Road stub by 10 times to 522. The plan indicates a publically accessible driveway and drop-off area for a new southern access point to the Monrovia Metro station. Vehicular traffic on the stub will likely increase substantially due to the increase in parking, the change of use to residential and the addition of the Metro drop-off area. Duarte Road is one of the three major east/west thoroughfares in Monrovia and with substantial daily traffic. Santa Fe Middle School is across the street from this project. For increased safety for the drivers, new pedestrian Metro foot traffic and the school children, this may be a good opportunity to add a dedicated left turn light on eastbound Duarte Road for traffic headed northbound on Peck Road destined for the project or the new Metro drop-off area.

Sincerely,  
Brian Yamaguchi

