

**Summary of Written Public Comments
Submitted for Development Review Committee Meeting – June 7, 2023**

<i>Comments Received AFTER Development Review Committee Agenda Publication</i>			
Public Comment #	Name	Agenda Item	Comment Summary or Full Comment if brief
#1	Coulter Winn	PH-2	<p>Email from resident in favor of the proposed minor exception regarding a reduced side yard setback along the south side property line for the one-story addition to the existing residence at 353 North Alta Vista Avenue.</p> <p>The resident is in favor of the proposal due to the existing residence at 353 North Alta Vista not being parallel with the southern property line.</p>
#2	Marcus Mam and Kyle Hart	AR-1	<p>Email from applicants of the major determination of use at 306 South Myrtle Avenue stating that they are withdrawing their application.</p>
#3	Esther Feng	AR-6	<p>Email from resident who is not in favor of the proposed adaptive reuse project at 508-512 South Ivy Avenue.</p> <p>The resident is not in favor of the proposal due to the current difficulty in driving through the alley south of the site. Resident has concerns that the proposed historic hotel use would impact the flow of traffic due to the possible increase in parked cars, making it even more difficult to drive through the alley.</p>
#4	Lily Mayer	AR-6	<p>Email from resident who is not in favor of the proposed adaptive reuse project at 508-512 South Ivy Avenue.</p> <p>The resident is not in favor of the proposal due to the already existing impact on parking from the Kingdom Hall of Jehovah Witnesses congregants. Resident has concerns that the proposed historic hotel use would further reduce parking availability on Colorado Boulevard for residents.</p> <p>Resident also has concerns regarding the possible increase in noise and traffic due to the proposed coffee and alcohol sales.</p>

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Vincent Gillespie

From: Sheri Bermejo
Sent: Tuesday, May 30, 2023 3:47 PM
To: Vincent Gillespie
Subject: FW: 353. North Alta Vista Avenue Minor Exception

Follow Up Flag: Follow up
Flag Status: Completed

[REDACTED]

To: Sheri Bermejo <sbermejo@ci.monrovia.ca.us>
Subject: 353. North Alta Vista Avenue Minor Exception

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Sheri,
My neighbor sent me the attached notice regarding the minor exception application for the property adjacent to the north of my residence at 345 North Alta Vista Avenue.
I have been in contact with the applicant, Orson Hwang.
The property line of his residence is the south face of the block wall constructed by the previous owner. The wall was constructed in accordance with a survey done by a licensed civil engineer.

The existing residence is not parallel with the property line.

Based on the owner's field measurements from the corners of the existing south wall of his residence to the existing wall and extending that line along the foundation formwork currently in place, I believe the maximum encroachment of the proposed addition is 3 inches into the setback at the south west corner.

I feel this application should be approved as it is a reasonable use of the subject property.
The addition is single story and the encroachment is negligible in my opinion.

I am in Nashville and will be unable to attend the review in person.

Please use this email in support of the application

Thank you

Coulter Winn
345 North Alta Vista Avenue
Monrovia, CA 91016
[REDACTED]

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April Kea

From: April Kea
Sent: Tuesday, June 06, 2023 4:32 PM
To: April Kea
Subject: FW: Request to withdraw Makers & Clay LLC submission for 306 S Myrtle Ave, Monrovia

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

From: MARCUS MAM [REDACTED]
Sent: Monday, June 5, 2023 3:06 PM
To: John Mayer <jmayer@ci.monrovia.ca.us>
Cc: [REDACTED]
Subject: Request to withdraw Makers & Clay LLC submission for 306 S Myrtle Ave, Monrovia

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Hi John,

Could you please withdraw our business submittal for Makers & Clay, LLC for 306 South Myrtle Ave. from the DRC review schedule? We are currently in the process of exploring a different location for our business.

Best regards,
Marcus Mam and Kyle Hart

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April Kea

From: Esther Feng [REDACTED]
Sent: Monday, June 05, 2023 10:09 PM
To: planning
Subject: 508-512 S. IVY

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Jimenez,

I received the letter of notice of Advisory Review and Public Hearing regarding the adaptive reuse of two turn of the Century houses into a Historic Inn at 508-512 South Ivy Ave, Monrovia.

With my experience by living a few houses down from the property, just trying to get in and out of the alley has been very challenging for me, because the alley is very narrow, often times there are shopping carts, cars parked sideways, so it is very difficult to pass 2 cars at the same time.

I cannot imagine if the hotel was to be built, more cars will enter the alley, the traffic can block the alley, the cars cannot even turn around.

Also the hotel parking will be close to the alley area, cars will have to be entered from the alley, it can stop the flow of the cars.

With the above reasons, I oppose the development of turning into a hotel at 508-512 South Ivy Ave, Monrovia.

Thank you very much for reading my email and listening to my voice.

Sincerely,

Esther Feng

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April Kea

From: Lily CHow [REDACTED]
Sent: Tuesday, June 06, 2023 8:31 PM
To: planning
Subject: OPPOSITION to 11 bed Victorian hotel

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live on Colorado Blvd and have been a resident of Colorado Blvd in Monrovia for the past 12 years. My residence abuts the alley that is between Colorado and Lemon Avenue. As a 12 year resident of this area I can attest to the impacted street parking that has been caused by the Kingdom Hall of Jehovah Witnesses that is located on Colorado and Ivy Street. They are a large congregation and they do not have a dedicated parking lot that can handle their congregants. They are friendly people but their cars clog up Colorado Blvd and take away spaces that are meant for the residents. As it is, there are not enough parking spaces for residents in the evening because most of the properties on Colorado are multi-family and there are a lot of families crowded and living in small units. Many of these multi-generational families have more than 1 car. It's easy to see on any given evening how car clogged and impacted Colorado Blvd and Ivy Avenue are.

Kingdom Hall is on Ivy, and I have mentioned Kingdom Hall because you are proposing another business on Ivy Street that effects the residents on Colorado Blvd.

You are proposing another commercial enterprise on Ivy that would require at least a number of parking spaces. Where would the guests park? If they park on Ivy and Colorado and Lemon, it would be taking away street parking spots from multi-family, intergenerational residents. The proposal is requesting both a coffee Cafe and alcohol sales. That means there's increased noise and traffic on Ivy and the alley. These 2 Victorian buildings are in an residential area that is already impacted by the parking from Peach Cafe, businesses in Old Town, and the Jehovah Kingdom Hall. What makes this business different from Peach Cafe and the auto body shops are that the 2 Victorians are located right next door to residential housing areas. To the west and north and south side of this proposed hotel, there are residential homes, and the business is disruptive to our parking situation on our already crowded corner of Monrovia.

We do not need a business in this residential area that serves alcohol and impacts the ability of residents to find residential parking.

For these reasons, I strongly oppose increased noise and increased congestion to the neighborhood, and I strongly oppose the lovely Victorians becoming a 11 room hotel.

Please do not harm our neighborhood by adding more traffic and a hotel that is next door to residents.

Sincerely,
Lily Meyer