

**Summary of Written Public Comments
Submitted for Planning Commission Meeting – June 14, 2023**

<i>Comments Received BEFORE Planning Commission Agenda Publication</i>			
Public Comment #	Name	Agenda Item	Comment Summary or Full Comment if brief
#1	Esther Feng	PH-4	<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>
#2	Lily Meyer	PH-4	<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>
<i>Comments Received AFTER Planning Commission Agenda Publication</i>			
#3	Brian Yamaguchi	PH-4	<p>Email from resident who is in strong favor of the proposed adaptive reuse project at 508-512 South Ivy Avenue.</p> <p>The resident believes that the project would be a valuable addition to the community. Resident states that the homes hold significant historical and architectural value and, if the project is approved, would preserve the legacies of those who have contributed to the City's history, honor the memory of Steve Baker, and provide a unique and engaging experience for residents and visitors that would contribute to the City's economic vitality and cultural vibrancy.</p> <p>The resident also believes that, by approving this project, the Planning Commission would demonstrate its commitment to historic</p>

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			preservation, sustainable development, and community enrichment.
#4	Brian Yamaguchi	PH-3	<p>Email from resident who is in strong favor of the proposed construction of a new wireless telecommunications tower.</p> <p>The resident believes that the project will address the need for improved cell coverage in the area. Resident states that the unique geographical and safety considerations of the Monrovia Foothills as they relate to its susceptibility to wildfires highlights the importance of reliable communication in emergency situations.</p> <p>The resident also states that access to reliable cell coverage will attract businesses, foster communication, and ensure that Monrovia remains competitive in a digitally connected world.</p>

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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

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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

**Summary of Written Public Comments
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April Kea

From: Brian Yamaguchi [REDACTED]
Sent: Saturday, June 10, 2023 11:51 PM
To: planning
Cc: Brian Yamaguchi
Subject: Public Comment - Monrovia Planning Commission 6/14/2023 - Agenda Item PH-4

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.

Dear Members of the Monrovia Planning Commission,

I am writing to express my strong support for Agenda Item PH-4, which involves a general plan amendment, zoning amendment, and conditional use permits for the two turn of the century homes located at 508-512 South Ivy Avenue. I wholeheartedly endorse the proposed adaptive reuse of these historic houses as a historic inn, and I believe that this project would be a valuable addition to our community.

These homes hold significant historical and architectural value, having been owned by the esteemed City Historian and City Treasurer, Steve Baker, who recently passed away. Preserving the legacies of individuals who have contributed to our city's history is of utmost importance, and transforming these structures into a historic inn will allow us to honor the memory of Mr. Baker while also providing a unique and engaging experience for residents and visitors alike.

While the houses require extensive and costly renovation, I firmly believe that adaptive reuse through a planned development area is a novel and effective tool to save these historic buildings. By repurposing them as an inn, we can ensure their preservation for future generations to appreciate and enjoy. Additionally, this project will contribute to the revitalization and enhancement of the surrounding area, as there are already commercial and government buildings along Ivy Avenue.

By approving this agenda item, the Monrovia Planning Commission would demonstrate its commitment to historic preservation, sustainable development, and community enrichment. The adaptive reuse of the houses as a historic inn aligns perfectly with Monrovia's vision for responsible growth and the promotion of our city's unique character.

I respectfully urge you to support Agenda Item PH-4 and grant the general plan amendment, zoning amendment, and conditional use permits necessary for the development of the historic inn at 508-512 South Ivy Avenue. This decision would not only preserve our city's heritage but also contribute to its economic vitality and cultural vibrancy.

Thank you for your attention to this matter and for your dedication to the betterment of our community.

Sincerely,

Brian Yamaguchi

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April Kea

From: Brian Yamaguchi [REDACTED]
Sent: Saturday, June 10, 2023 11:30 PM
To: planning
Cc: Brian Yamaguchi
Subject: Public Comment - Monrovia Planning Commission 6/14/2023 - Agenda Item PH-3

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.

Dear Members of the Monrovia Planning Commission,

I am writing to express my strong support for Agenda Item PH-3 regarding the conditional use permit and general plan conformity for the installation of a wireless cell tower by Smartlink Group on Norumbega Drive, adjacent to the water tower. I believe that this project will bring significant benefits to the community and address the urgent need for improved cell coverage in the area.

One of the key factors driving my support for this project is the unique geographical and safety considerations of the eastern Monrovia foothills. As you are aware, the region is susceptible to wildfires like the Bobcat Fire, and there is only one road leading into the area. The recent incident involving a downed tree blocking the road that resulted in residents being trapped for nearly a full day highlights the importance of reliable communication in emergency situations. With poor cell coverage currently experienced in the area, it is imperative that steps are taken to address this issue and ensure the safety and well-being of the residents.

In today's modern world, cell phones have become essential tools for communication and access to vital information. Many residents no longer rely on traditional landlines, making a reliable cell network all the more crucial. By approving the installation of a wireless cell tower, residents will have improved access to emergency services, the ability to stay connected with loved ones during emergencies, and greater convenience in their day-to-day lives.

Given the tower's proposed location is in an area with abundant tree cover and with its distance from any residential building, it would be discreetly hidden and inconspicuous to the community. It is reassuring to know that the tower will not disrupt the natural aesthetics of the surrounding environment while providing the necessary cell coverage. The project's repaving of the City's access road to the water tower is a welcomed bonus.

Furthermore, the installation of this cell tower will not only benefit the immediate community but also contribute to the overall development and progress of Monrovia. As a forward-thinking city, it is crucial to embrace technological advancements that enhance the quality of

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life for residents and promote economic growth. Access to reliable cell coverage will attract businesses, foster communication, and ensure that Monrovia remains competitive in a digitally connected world.

In conclusion, I strongly urge the Monrovia Planning Commission to approve Agenda Item PH-3 and grant the conditional use permit and general plan conformity for the wireless cell tower installation by Smartlink Group for AT&T wireless. This project is critical for public safety, improved communication, and the overall well-being of the community. I trust that the commission will consider these factors and make a decision that serves the best interests of the residents and the city.

Thank you for your attention to this matter and for your commitment to making informed decisions that positively impact our community.

Sincerely,

Brian Yamaguchi