From: Alvarez, Inez
To: MPClerk
Cc: Garcia, Diana; Serrano, Jessica
Subject: Fwd: Support new homes at 338 S. Alhambra Ave.
Date: Monday, September 9, 2024 9:20:17 PM

FYI

Begin forwarded message:

> **From:** "Lo, Henry" <hlo@montereypark.ca.gov>
> **Date:** September 9, 2024 at 3:42:21 PM PDT
> **To:** "Alvarez, Inez" <ialvarez@montereypark.ca.gov>, "Garcia, Diana" <dgarcia@montereypark.ca.gov>
> **Subject: Fwd: Support new homes at 338 S. Alhambra Ave.**
>
> Received this email !
>
> Thanks
>
> Henry Lo, MPA
> Councilmember, City of Monterey Park
>
> Sent from my iPhone
>
> Begin forwarded message:
>
> > **From:** Tulio Diaz <tdiaz@hautesitemedia.com>
> > **Date:** September 9, 2024 at 3:19:52 PM PDT
> > **To:** "Lo, Henry" <hlo@montereypark.ca.gov>
> > **Subject: Support new homes at 338 S. Alhambra Ave.**
> > **Reply-To:** tdiaz@hautesitemedia.com
> >
> > [EXTERNAL EMAIL]
> >
> > CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
> >
> > Councilmember Henry Lo,
> >
> > Mayor and Members of the City Council,
> >
> > I'm reaching out today to express my support for the new housing

proposal at 338 S. Alhambra Avenue.

The project will add 64 new homes near transit and commercial downtown corridors. 15% of the new homes have been reserved as very low-income, desperately needed in the community.

The design will enhance the vibrancy of the surrounding residential area while complimenting the neighborhood's current layout and architecture.

I also commend the project team for gathering significant community feedback throughout the process and making adjustments while delivering on mixed-income housing to a neighborhood in need of more housing. Specifically, the project is proposing at 25 units an acre, low than the 30 units an acre, based on community input. The project also includes 1, 2, 3 bedroom homes up to 1,200 sf and town homes up to 2,000 sf.

Please approve this project promptly.

Tulio Diaz
tdiaz@hautesitemedia.com

Monterey Park, California 91754

From: Wong, Thomas
To: cin sue
Cc: Serrano, Jessica; Alvarez, Inez; Garcia, Diana; Trang, Cindy
Subject: Re: 338-410 S Alhambra Ave
Date: Friday, September 13, 2024 4:52:25 PM

Thank you for reaching out, we will include this in the record.

Sent from my iPhone

> On Sep 13, 2024, at 4:46 PM, cin sue <cincin0318@att.net> wrote:
>
> [EXTERNAL EMAIL]
>
> CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
>
> Dear Mayor Wong
>
> The neighborhood has been fighting the huge, nonconforming, project at 338-410 S Alhambra Avenue for years. The Planning Commission has now approved it and they are moving it forward to the council for approval.
>
> We own the property next door, on the north side, and we are literally going to have a street running past the bedroom windows of our five, little, single family homes. The noise from the cars, coming and going to and from the parking garage will be unbearable. The lighting for this road, will be shinning in our windows and if there is an automatic gate, that will be an additional disturbance for our families.
>
> This building is three stories from their street level, but four stories for us, because we are on the downside of the street. It towers over our property.
>
> As you know, there is a tremendous shortage of parking on Alhambra Avenue now and this building is taking away an additional 40 feet of street parking, by adding a red curb in front of their property. In real life this project is about 100 parking spaces short.
>
> Our property has 15 trash cans that we put out every week. Can you imagine what a fiasco it's going to be, fighting for a spot for these cans with the street already lined with cars, even before this starts.
>
> Without security guards for this project, the neighborhood is going to be plagued with vandalism, burglaries, graffiti and homeless camping while it is being built, which will take years.
>
> The adjoining properties may incur shifting of the ground and cracking of the buildings, due to the grading and trenching of this huge project, not to mention the air pollution from the dust and chemicals used during construction.
>
> We are going to suffer financial hardship as our tenants move out and our property values go down.

There is also mention of a community wall on the north and south side of this project. We have a fence on our property line and we have no plans on removing it. The community wall would need to be placed inside the proposed project's property line.

This project will have a huge negative impact on the neighborhood and the environment, with the increased traffic, air and noise pollution and zero parking available. I can not believe that the City of Monterey Park can legitimately say that this project has no negative impact on the neighborhood.

Please do not pass this project.

Thank you

Cynthia Sadofski

From: Wong, Thomas
To: Silver Sadofski
Cc: Trang, Cindy; Alvarez, Inez; Garcia, Diana; Serrano, Jessica
Subject: Re: 338-410 S Alhambra Ave
Date: Sunday, September 15, 2024 7:37:05 AM

Thank you Victoria, we will include your comments in the record.

Sent from my iPhone

> On Sep 14, 2024, at 8:08 PM, Silver Sadofski <sadofskisilver@gmail.com> wrote:
>
> [EXTERNAL EMAIL]
>
> CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
>
> I strongly oppose the condo project on Alhambra Avenue.
>
> A building this tall with this many units dosnt belong in this quiet residential neighborhood.
>
> Peach Ave and Alhambra Ave will not have any parking and the traffic will more than double.
>
> Please vote this building down.
>
> Victoria Chin

From: Maday Garcia
To: Chow, Beth
Subject: 338-410 S Alhambra Ave, Monterey Park CA 91755 -¡APOYO!
Date: Sunday, September 15, 2024 8:43:25 PM

[EXTERNAL EMAIL]

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APOYAMOS ESTE PROYECTO,
NECESITAMOS MÁS VIVIENDAS! LA VIVIENDA ES DEMASIADO CARA

Maday Ocotlan Sanchez
1571 Ridgecrest st. Apt. E
Monterey Park CA 91754
323 712 7401

Google Translate:
WE SUPPORT THIS PROJECT,
WE NEED MORE HOUSING! HOUSING IS TOO EXPENSIVE

From: Amber Yang
To: Chow, Beth
Subject: 338-410 S Alhambra Ave, Monterey Park CA 91755- SUPPORT
Date: Monday, September 16, 2024 8:22:37 AM

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

We support this project, we need more housing! Housing is too expensive.

Yingli Yang

Address: 1720 college view dr Apt B, Monterey Park, CA91754

Phone number : 626 267 2609

From: Enrique Garcia
To: Chow, Beth
Subject: 338-410 S Alhambra Ave,Monterey park CA 91755 APOYO!
Date: Sunday, September 15, 2024 8:21:18 PM

[EXTERNAL EMAIL]

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APOYAMOS ESTE PROYECTO
NECESITAMOS MAS VIVIENDA! LA VIVIENDA ES DEMASIADO CARA

Google Translate:
WE SUPPORT THIS PROJECT,
WE NEED MORE HOUSING! HOUSING IS TOO EXPENSIVE

From: Enrique Garcia
To: Chow, Beth
Subject: 338-410 S Alhambra Ave, Monterey Park CA 91755 APOYO!
Date: Sunday, September 15, 2024 8:31:35 PM

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

APOYAMOS ESTE PROYECTO .
NECESITAMOS MAS VIVIENDA
LA VIVIENDA ES DEMASIADO CARA

ENRIQUE GARCIA, 1571RIDGECREST ST APT E MONTEREY PARK CA 91754

323-516 9987

Google Translate:
WE SUPPORT THIS PROJECT.
WE NEED MORE HOUSING
HOUSING IS TOO EXPENSIVE

From: edward hernandez
To: Chow, Beth
Subject: 338-410 s Alhambra ave Monterey Park ca 91755-support
Date: Sunday, September 15, 2024 5:41:14 PM

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

We support this project, we need more housing! Housing is too expensive

my name is Edward Hernandez and would like to be put in the list for affordable housing project located at 338-410 s Alhambra ave Monterey park. My email is eddze1234@gmail.com and I currently reside at 1141 college view drive apt 4 Monterey park ca 91754. I am a section 8 tenant thanks

Phone number 323 216-6792

From: Johnny
To: Chow, Beth
Date: Tuesday, September 3, 2024 2:54:48 PM

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi, my name is Johnny Murakami. I like to on the list of the affordable renters housing at 338 S. Alhambra Ave, Monterey Park Ca. My email is j9351171@gmail.com. thank you and please reply back. I'm a supporter of this project.

From: Alvarez, Inez
To: MPClerk
Cc: Serrano, Jessica
Subject: FW: 338 - 410 S. Alhambra Development Building Plan Violations
Date: Monday, September 16, 2024 11:21:27 AM

FYI

From: Lo, Henry <hlo@MontereyPark.ca.gov>
Sent: Sunday, September 15, 2024 9:48 AM
To: Alvarez, Inez <ialvarez@MontereyPark.ca.gov>; Garcia, Diana <dgarcia@MontereyPark.ca.gov>; Karl Berger <kberger@bwslaw.com>
Subject: Fwd: 338 - 410 S. Alhambra Development Building Plan Violations

Thanks
Henry Lo, MPA
Councilmember, City of Monterey Park

Sent from my iPhone

Begin forwarded message:

> **From:** gl <gs_lau@yahoo.com>
> **Date:** September 14, 2024 at 12:25:11 PM PDT
> **To:** "Wong, Thomas" <twong@montereypark.ca.gov>, "Ngo, Vinh T." <vngo@montereypark.ca.gov>, "Lo, Henry" <hlo@montereypark.ca.gov>, "Sanchez, Jose" <josanchez@montereypark.ca.gov>, "Yiu, Yvonne" <yyiu@montereypark.ca.gov>
> **Cc:** teamdesign@gmail.com, xfst323@yahoo.com, T K <tkwan888@yahoo.com>
> **Subject: 338 - 410 S. Alhambra Development Building Plan Violations**
>
> [EXTERNAL EMAIL]
>
> CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
>
> To: Mayor Wong, Mayor Pro Tem Ngo, Council Members Lo, Sanchez, & Yiu
>
> A 64 unit development project "338 - 410 S. Alhambra Ave." will come before you at the next city council meeting to seek

final approval to commence with project.

We (the neighborhood residents) understand the need for additional, especially affordable, housing. However, any development needs to comply with local building and safety codes.

The developer of said project has elected to apply for city density bonus incentives such as Height bonus, Setback bonus, Parking bonus.
We would like to point out 3 major issues with the developer's submitted plan that are not in compliance with city building codes (MPMC).

1) The "subterranean" parking level should be counted as a STORY (level).
The proposed subterranean parking is mostly (82%+) at or above grade based on developer's specifications.
The maximum wall depth below ground is about 3.5 feet with an average depth of 1.5 ft to 2 ft.
This cannot be recognized as subterranean parking. Therefore, this build will have 4 stories which exceeds the Story density bonus limit of 3.

[Inline image]

2) The proposed condo complex is designed with 3 stories and a height of 36 feet.
This violates density bonus code MPMC 21.18.050:
- exceeds the maximum building height of 30 feet with 3 stories.
- exceeds the maximum of 2 stories within building height limit of 30 feet.
The density bonus options of Height and Story are mutually exclusive.

[Inline image]

3) Density bonus setback requirement is not adhere to. Proposed project is 36 feet tall which requires additional setback beyond 30 feet.
Per MPMC 21.18.050 - "For each foot of additional height, the building must be set back one horizontal foot".

The documents attached illustrates in detail the code violations.
1) 8-27-24 - Agenda Packet Combined.pdf - Planning Commission Agenda 8/27/24 and Staff report on 64 unit project.
2) 64 Unit Alhambra-Height and Subterranean-1.pdf - Building Height and Subterranean Parking codes, requirements, discrepancies.
3) 64 Unit Alhambra-Setback.pdf - Building Setback codes, requirements, discrepancies.
4) 64 Unit Alhambra-Notification.pdf - Neighboring residents notification requirement.

The developer must comply with the density bonus building codes. If these violations are ignored, it will set a precedent.
Future single or multi-unit development will use this project as a template to skirt building codes.
We ask the city council to further review and scrutinize this project to ensure developer's compliance with city building codes.

Thank you for your attention on this matter.

From: Wong, Thomas
To: Trang, Cindy; Alvarez, Inez; Garcia, Diana; Serrano, Jessica
Subject: Fwd: 338-410 S Alhambra Ave
Date: Monday, September 16, 2024 2:52:55 PM

FYI

Sent from my iPhone

Begin forwarded message:

From: Diamond Destroyer <pew450@gmail.com>
Date: September 16, 2024 at 12:48:14 PM PDT
To: "Wong, Thomas" <twong@montereypark.ca.gov>
Cc: vngo@montereypark.ca, hlo@montereypark.ca, joshanchez@montereypark.ca, yyiu@montereypark.ca
Subject: 338-410 S Alhambra Ave

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Council Members

I object to the new building on Alhambra Ave.

I am Chinese and I know the customs of my people and a two bedroom unit in this building will be divided up into at least eight sleeping quarters and rented out. Can you imagine how many people and cars this building is going to have?

There are going to be so many cars on the street with nothing but traffic, pollution and noise. The developer doesn't care because he is selling the units so the problem will be left to the neighbors and the city.

This is a huge mistake, please reject it.

Michelle Yew

From: Karla Canales
To: Chow, Beth
Subject: 338-410 S Alhambra Ave, Monterey Park CA 91755
Date: Monday, September 16, 2024 7:03:51 PM

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Apoyamos este Proyecto !!

NECESITAMOS MÁS VIVIENDAS!! La Vivienda es Demasiado cara

Mi nombre es :Karla G. Canales
Dirección: 1590 College View Dr Apt 2 Monterey Park CA 91754

Google Translate:
We support this project!!
WE NEED MORE HOUSING!! Housing is too expensive

From: Jianli Hu
To: Chow, Beth
Subject: 338-410 S Alhambra Ave, Monterey Park CA91754- SUPPORT!
Date: Monday, September 16, 2024 11:23:55 AM

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

WE SUPPORT THIS PROJECT, WE NEED MORE HOUSING! HOUSING IS TOO EXPENSIVE

JIANLI HU

1720 college view dr Apt B, Monterey Park, CA91754

626 565 7058

From: Yarely Casas
To: Chow, Beth
Subject: Monterey park resident
Date: Tuesday, September 17, 2024 2:07:27 PM

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi I support this project, I am a Monterey park resident. This would really help a lot of us .

Sent from Yahoo Mail for iPhone

From: Azalea Boyd
To: Chow, Beth
Subject: 338-410 S Alhambra ave Montereypark ca 91755-Support
Date: Tuesday, September 17, 2024 3:28:44 PM

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

My name is Azalea Boyd and I am interested in this project, property, and a unit.

Feel free to contact me if you have any questions

626-817-1344
Azalea Boyd