

From: [Kevin H](#)
To: [Alejandrina Baldwin](#)
Subject: Concerns Regarding the Proposed 8-Unit Development on PRJ2021-002637
Date: Tuesday, April 22, 2025 1:25:41 PM

CAUTION: External Email. Proceed Responsibly.

Dear Ms. Baldwin and Planning Commission Members,

We have received a notice of public hearing on a project site located on 9065 Arcadia Ave. San Gabriel. We are home owners living two doors away from the development site.

We are writing to express our concerns regarding the proposed 8-unit attached condominium project on PRJ2021-002637 located just two houses eastward from our residence. The property in question is in an R2 zone, which is traditionally intended for two-family lots, and I believe that the current proposal is inconsistent with the established less dense detached homes around the development.

All surrounding homes in the close proximity are detached houses, and this design has long contributed to the neighborhood's appeal as well as preserving property values. The proposed attached 8 units design markedly deviates from this. In my view, the attached configuration will not only reduce the overall visual appeal but also potentially lower property values and detract from the surrounding community's identity. A development more in line with the design and scope of surrounding neighboring lots, which typically contain detached units, would be more appropriate for maintaining the area's character.

The project proposes eight units within a zoning classification (R2) that was intended for two-family structures. This increase in density is concerning, as it significantly alters the scale of the neighborhood. Comparing this plan with the adjacent lot next door of newer development, which has only six detached units in a bigger lot, it is evident that the proposed development density exceeds what is typical for the area.

The introduction of a higher density, especially in such a compact design, is likely to place additional pressures on local traffic patterns and parking facilities. The street parking in the area is already packed. The increased number of residents and vehicles could lead to more congestion issues.

Given these concerns, I respectfully request that your office and the planning commission carefully review how this proposal aligns with the intended use of the R2 zone. I urge you to consider whether the design, density, and overall scale of this 8 units attached home project are appropriate on a R2 zoning lot and if a fewer units detached home development plan will be more appropriate.

Thank you for your attention to this matter.

Sincerely,

Kevin Hsien and Joanna Chen
Arcadia Ave. San Gabriel