

ATTACHMENT NO. 9

PUBLIC COMMENTS



[Draft] Del Norte Townhome Development- 12/9/25 PC Public Hearing

From JAnderson@willdan.com
Draft saved Mon 12/15/2025 10:43 AM

Thanks!

Robert H. Torres

On Tuesday, December 9, 2025, 12:49 PM, ROBERT TORRES <roberthtorres@yahoo.com> wrote:

Hi Lisa,

Please share my comments on the proposed Del Norte housing development with the Planning Commission and Planning staff at your earliest convenience so they may have time to review prior to tonight's public hearing. TIA!

West Covina Planning Commission,

Please see my below suggestions and comments on the proposed Del Norte housing development for your consideration.

Comment/Suggestion # 1

It would be great if the townhomes proposed along the property line shared with Del Norte Park be reorientated to have their front yard and/or patio area facing the park. The townhome development south of Heritage Park in Covina was constructed with this exact design and was beautifully integrated into the adjacent park. Please see the photo below showing the design described above:



As you can see, the townhomes were constructed adjacent to the park with their front yards/patio facing the park, with a walking path directly adjacent to the front yards/patios.

This same design can be implemented in the Del Norte development and will result in more vigilance from future townhome residents on the park, making both the development and park safer.

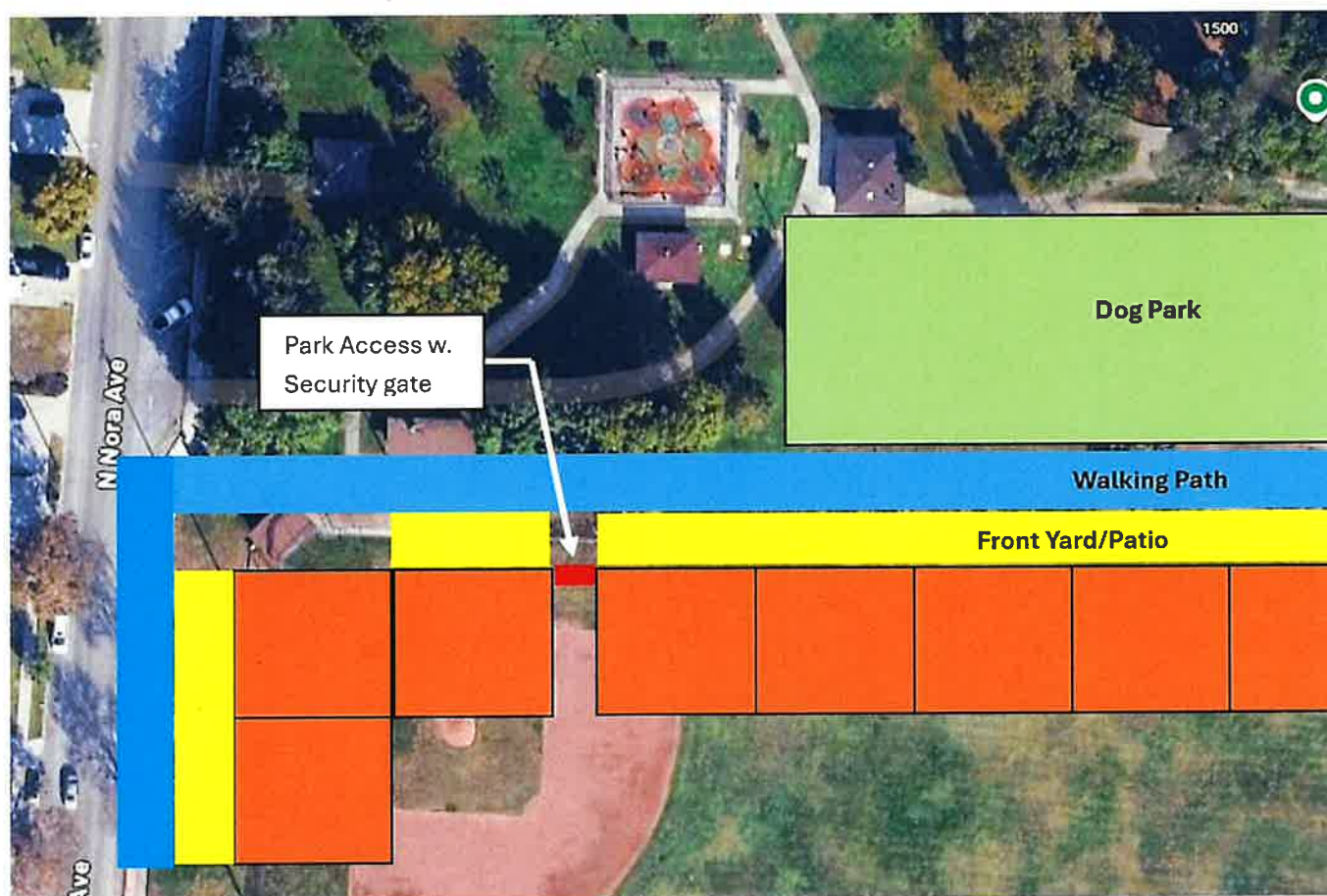
Also, this design allows for a walking path between the development and park, which will be a great amenity for future residents and park users.

Also, a walking path would be similar to a sidewalk on a public street and would be in line with the layout of single-family homes proposed along Nora Ave and Del Norte St.

This design would also help deter loitering since a walking path is less likely to be occupied by stationary park users. As the development is currently proposed, the side fence of the townhomes will be directly adjacent to park grass area that could allow for extensive loitering adjacent to the development. There would be no amenities adjacent to the development to deter loitering adjacent to the townhomes.

Also, if security is a concern with access to the development from the park, the development can continue to propose fencing/gates that are set-back and attached to the townhomes, so that the only area accessible to the development from the park would be the front yards/patios of the townhomes, which is similar to a typical single-family home along a public street with sidewalk. The only difference in this case would be that instead of having the sidewalk adjacent to a road with traveling cars, it would be a walking path adjacent to a park.

Below is a hand-drawn example of the design described above:



Although integrating the development with the park may be on hold pending the finalization of the City's Parks Master Plan, I think it is imperative to design with a holistic view of how this development will interact with the park for years to come.

In terms of funding a potential walking path between the park and the development, the Park Dedication Fee could be reduced to offset the additional construction costs.

Comment/Suggestion # 2

To better deter graffiti, I suggest planting wall-covering vines, such as creeping fig, along all public facing walls. Clinging vines are preferable in place of graffiti coating given that graffiti is mostly painted over and rarely removed with a pressure washer, rendering the graffiti coating useless.

In areas where there is no space to plant wall-covering vines, such as along block walls adjacent to public property or roads, I suggest small cut-outs along the wall to allow for planting of the vines.

Thank you for your consideration of my comments/suggestions.

Robert H. Torres

January 20, 2026

City of West Covina
Community Development
1444 W Garvey Avenue S.
Room #208
West Covina CA 91790

Received
JAN 20 2026
Planning Division

Ref: Notice of Public Hearing 1/27/2026
Applicant: Louisa Feletto, Meritage Land Company

Attn: Members of the Planning Commission

My name is Suzanne Estrada. We purchased our home across the street from Del Norte Park off of Rowland Avenue over 50 years ago. I am submitting my comments regarding the proposed housing project at 1501 N. Del Norte Ave.

I will keep my comments as brief as possible. Simply stated, this massive housing project has no place in our quiet single-family home neighborhood. It just does not fit. It should not be approved.

At a recent meeting at the Chamber, there was a call of hands to the audience regarding support of this project. Not one person approved. Everyone there was present at the meeting to oppose it.

Del Norte Park and the surrounding neighborhood is quiet and bordered by narrow streets. Sunset Avenue is not designed for such an increase in traffic that high density housing would bring. This neighborhood will be changed forever.

To my knowledge, a comprehensive traffic study has not been completed. The stretch from West Covina Parkway to Puente Avenue on Sunset, and on Orange Avenue to the west will be severely impacted.

Take a look at the west-bound traffic flow exiting the 10 fwy at Sunset by Hollywood Hustler. Look at the challenge of crossing the street safely at Sunset and Rowland. Consider the increased traffic on Workman going west to Orange Avenue, to get on the freeway there. I am seriously wondering if anyone involved in this proposed project has driven on these surrounding streets during traffic hour.

In my opinion, the reasonable solution is for the school district to sell the ball fields and open area to the City, and consider development of the remaining ROP land for more suitable housing for the area.

I anticipate that the City would assert that they can't afford to buy the land, but they bought and maintain the BLD stadium, and they have many other questionable expenditures. It's a matter of priorities. Consider the children.

It would be beneficial if staff could actually go to the park on a weekend and see how many people are there, especially when they have ballgames or large family picnics. Try to imagine the addition of the people and cars that this massive housing project would bring. It boggles the mind.

Thank you for your consideration of my comments. I am hopeful that careful consideration will be made to the negative impact this proposed development will have on our neighborhood. Retention and improvement of the park area and fields will have a lasting positive effect on our community. Our children and future generations deserve that.

Per your Notice of Public Hearing, I request that this written response be included with the staff report for review by the Commissioners.

Thank you for your consideration.



Suzanne Estrada
520 N Yaletton Ave
West Covina CA 91790

Received

JAN 20 2026

Planning Division