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Subject: Agenda Item 3-1
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[EXTERNAL EMAIL]

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Attention Mayor, and City Council Members,

Why do the plans call for another home improvement to compete with Home Depot? A possible answer is Lowe's since their project failed in Alhambra on Fremont Ave. I prefer an IKEA retail business that can absorb the retail warehouse and include added fuel stations. As in the case of Alhambra on Main Street and along the 10 freeway in Covina, car dealerships appear to be engaged in competitive shopping with one another. Would a lonely car dealership survive south of the 60 freeway? The lonely car dealership in Alhambra on Atlantic just north of Mission closed after decades in that location. Maybe it will be torn down and Lowes will move right in its place.

I sincerely hope this agenda improves the **entrances** and **exits** out of the Market Place. Social media has shown negative content by consumers on avoiding the Market Place due to the traffic and all the small individual stop signs along the 60 freeway. I hope they can expand that lane by creating an easier flow to the various businesses and exit out onto the 60 freeway heading west.

Sincerely,

Cindy Yee
Monterey Park Resident