

ADDITIONAL CORRESPONDENCE

FOR

PM 27112

AGENDA ITEM NO. 9

FEBRUARY 3, 2009, HEARING OFFICER PUBLIC HEARING

Walter L. Haddock
Donna L. Burrows
8470 East Doris Street
San Gabriel, CA 91775

January 22, 2009

Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Attention: Donald Kress

Re: Proposal to subdivide single-family lot at 6420 North Vista Street, San Gabriel

Dear Mr. Kress:

The present owner of this property specifically stated to me two or three years ago he wanted to build a second house on the back of the lot at 6420 North Vista Street. While we have no objection in general to subdividing this lot to allow construction of a second house, we do have some specific concerns.

This is a long lot fronting on Vista Street, but also opening at the back of the lot onto Los Olivos Street. By subdividing this lot into a front and a back lot, the back lot should access only Los Olivos and have no access to Vista Street.

The present house on this lot, which fronts on Vista Street, was constructed only about two years ago, after having been cited and construction halted for code violations for noncompliance with height restrictions and front and side yard setback. It was completed only after the owner was forced to make modifications to bring the height on each side into compliance. Since the construction of the present house has been finished, back yard landscaping has not been completed. The entire back of the lot has been left totally unimproved; a previous swimming pool was filled in but no lawn or other landscaping has been done except for a small patio. There is a chain link fence across the back fronting Los Olivos Street. The entire back of the lot is covered with uncontrolled tall weeds, including the area between the fence and the sidewalk. A concrete driveway approximately 10 feet wide and spans the complete space between the house and a wall at the south property line. Access to the garage is via this driveway. There is not sufficient width on the north side (only about six feet between the house and the property line) for a driveway.

If this lot is subdivided in such a way that part of the driveway becomes part of the back lot to allow the back lot to have access onto Vista Street, as is the case with other subdivided lots fronting on Vista having no other outlet possibility, the present house will not meet the height restrictions on the south side. While the present owner may not consider this to be a problem, it would create a problem if and when one lot or the other is sold to a new owner.

Because of the history of code violations and the local residents' efforts required to get them corrected, we do not wish to make further concessions regarding code waivers for the present house nor for future construction on the proposed subdivided lot.

Sincerely,



Walter L. Haddock



Donna L. Burrows