

Robert Thompson  
6044 Palm Ave.  
Whittier, Ca. 90601  
562-692-7048

July 15, 2009

Tract Map No. 43749 (24 years)  
Site: 7634 Sunside Drive South San Gabriel, Ca. 91770

Department of Regional Planning  
Attention: Donald Kress  
320 West Temple Street  
Los Angeles, Ca. 90012

Subject: Vigorously opposing Side Yard Modification burden of proof. Tentative Parcel  
Map No. 27142 ---7671 Sunside Drive, South San Gabriel, Ca. 91770

Dear Mr. Kress,

We are submitting the entire 24-year history that is on file/record held by Los Angeles County Records of our tract map No. 43749 in which will be evidence supporting our opposing of tentative parcel N0. 27142 yard modification burden of proof.

In viewing the Public Hearing July 21, 2009 packet at San Gabriel Community Library, in my opinion, there seems to be the presents of preferential treatment.

1. Department of Public Works, page 1 of 2 Make an offer of future right of way 30 feet from centerline on Sunside Drive. Our tract map 43749 had to Dedicate to the County 15 feet and improve Sunside Drive with curb and sidewalks, plus --- improve Sunside Drive 24 feet of pavement to Potrero Grande.
2. 7671 Sunside Drive property is the entrance of the street and being a new development should have the obligation to improve with new sidewalk the entire length of property line 224.07 feet and also pave Sunside Drive 224.07 feet The retaining walls on both sides of the entrance on Sunside Drive is possible Death/accident to happen. Exiting Sunside Drive onto Potrero Grande the Retaining walls blinds a driver or pedestrian walking from seeing anything from the left or right. Please take a field trip (Commissioners and Supervisor Gloria Molina) see the dangerous/ hazardous condition for yourselves.
3. Per attached site map indicating /depicting 3 parcel subdivision, lot 1 and 2 would have absolutely no side setback. The 5 feet or 10.2 feet setback pertains to the entire perimeter of property lines, not just a selected portion.
4. Richard Weiss, County Counsel, expressed to us on several occasions during the last 24 years that subdivisions are costly and the developer must endure certain improvement cost, on and offsite. Also tract map 43749—7634

*I am requesting this letter to be read out loud at the July 21, '09 public hearing for the record.*

Sunside Drive condition no. 15 had to Dedicate to the County the right to prohibit the construction of more that one (1) residence on lots having 10,000 square feet or more of net area. Furthermore, the County held our lot No. 5 (over 10,000 square feet in net area) to a Malicious /Unlawful 68 foot side setback. Acting director, Jon Sanabria enforced this 68-foot side yard setback, again selective persecution.

Therefore, the statement “ The property owner does not have the budget to move or demolish the existing one-story residence.” Is Absurd. Also the statement of “Increasing the side yard on Parcel 1 decreases the square footage of parcel 3 “ this is just a polite way of indicating parcel 3 would not meet the A1-5000 footage standard.

Again, without imposing offsite improvements/ paving to the new development proves selective persecution by the County toward tract map 43749—7634 Sunside.

5. Supervisor Gloria Molina, County Counsel Ray Fortner Jr., and Richard Weiss, and Acting Director of Planning Jon Sanabria had NO Mercy in Raping our Subdivision. So we actually are and will oppose any and all new developments on Sunside Drive. If there are any questions refer to tract map 43749 history for the last 24 years.

See attached photos of Sunside Drive, still mostly gravel after 24 years of the County Stopping us from improving this street, also photos of dangerous exit from Sunside Drive. Supervisor Gloria Molina should have helped us clean up Sunside Drive years ago; she had no concern for the health and safety of the residents of Sunside drive.

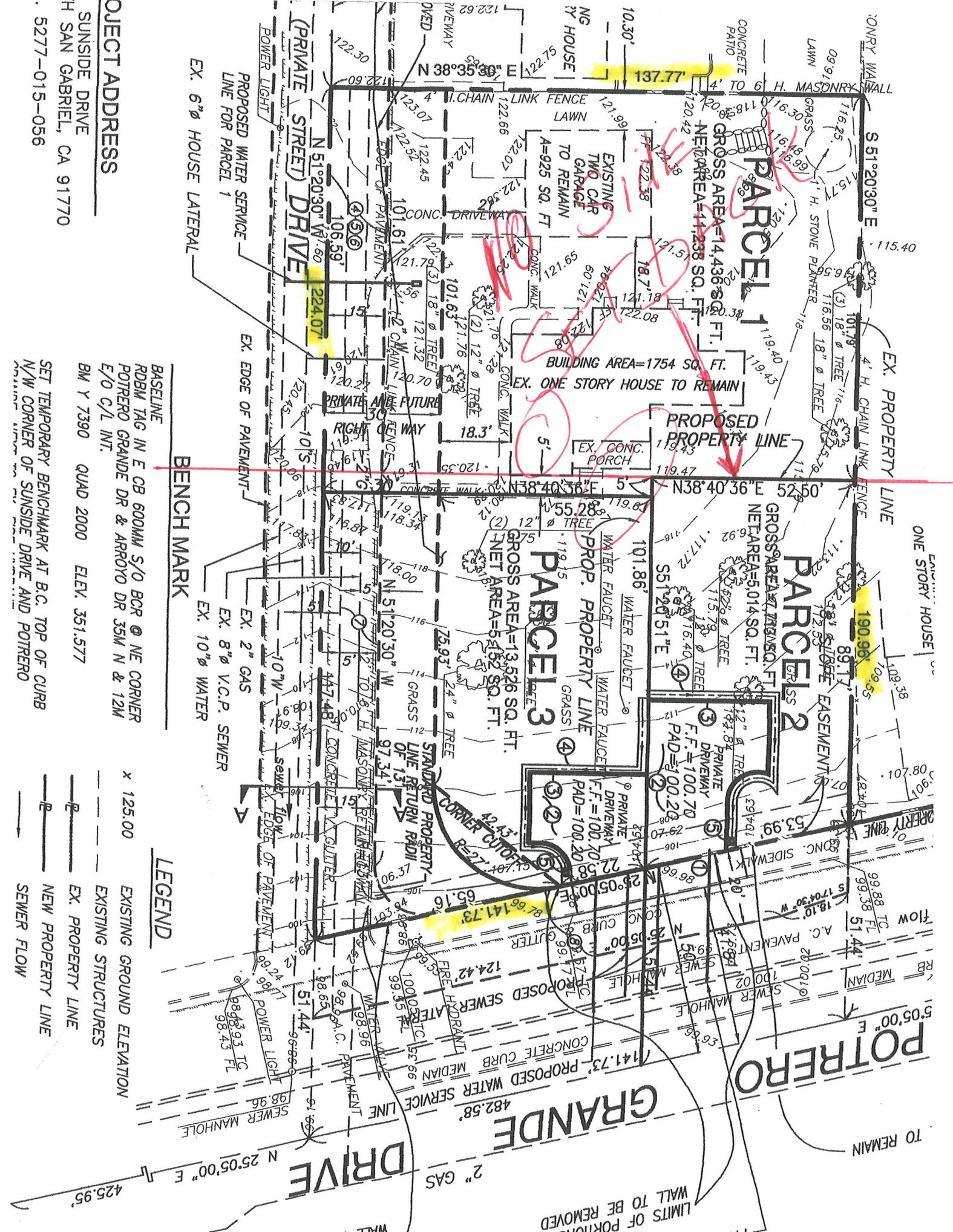
Commissioner Esther L. Valadez appointed by Supervisor Gloria Molina in 2000 Had no problems/ obstacles in completing her 53 unit senior housing development Jasmine Court (Potrero Senior housing) 135 feet from tract map 43749. Commissioner Valadez in 2004 was fortunate enough to even have Deputy Nicole Englund push her project to completion under scheduled completion time. This I know for a fact, I was at the ribbon cutting/grand opening when Deputy Nicole Englund was publicly highly praised for pushing this 53 units to its completion.

In closing any new subdivisions on Sunside Drive should be treated with the same discrimination and selective persecution as tract map 43749---7634 Sunside Drive.

Sincerely,

Robert Thompson

Cc: County Counsel, Ray Fortner Jr.  
Cc: Board of Supervisors, Gloria Molina  
Cc: Acting Director of Planning, Jon Sanabria



GROSS AREA=14,436 SQ. FT.  
NET AREA=14,238 SQ. FT.

BUILDING AREA=1754 SQ. FT.  
EX. ONE STORY HOUSE TO REMAIN

PROPOSED PROPERTY LINE

GROSS AREA=7,126 SQ. FT.  
NET AREA=5,014 SQ. FT.

GROSS AREA=13,526 SQ. FT.  
NET AREA=5,152 SQ. FT.

**PROJECT ADDRESS**

SUNSIDE DRIVE  
H SAN GABRIEL, CA 91770

5277-015-056

**BENCHMARK**

BASELINE  
RDBM TAG IN E CB 600MM S/O BCR @ NE CORNER  
POTRERO GRANDE DR & ARROYO DR 35M N & 12M  
E/O C/L INT.  
BM Y 7390 QUAD 2000 ELEV. 351.577

**LEGEND**

- x 125.00 EXISTING GROUND ELEVATION
- EXISTING STRUCTURES
- EX. PROPERTY LINE
- NEW PROPERTY LINE
- SEWER FLOW

SET TEMPORARY BENCHMARK AT B.C. TOP OF CURB  
N/W CORNER OF SUNSIDE DRIVE AND POTRERO

DRIVE  
N 25°05'00" E  
425.95'

2" GAS

GRANDE

POTRERO

TO REMAIN

LIMITS OF PORTION  
WALL TO BE REMOVED



RETAINING WALLS  
NEED TO BE  
CUT DOWN  
FOR SAFETY  
PURPOSES.

Do To COMMISSIONER ESTHER L. VALADEZ'S SENIOR HOUSING (53 units) there is more FOOT AND BICYCLE TRAFFIC.

Public Works INSTALLED THESE WALLS IN 1972





COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012-2713

LLOYD W. PELLMAN  
County Counsel

July 13, 2000

TDD  
(213) 633-0901  
TELEPHONE  
(213) 974-1921  
TELECOPIER  
(213) 617-7182

Robert Thompson and Brenda Pompa  
6044 Palm Avenue  
Whittier, CA 90601

**Re: Tentative Tract Map No. 43749**

Dear Robert and Brenda:

Supervisor Molina has asked us to respond to your latest letter regarding Tentative Tract Map No. 43749. In your letter you express continued frustration with neighboring property owners and others for their opposition to your subdivision and your efforts to pave Sunside Drive. You also suggest that the Supervisor and County failed to adequately consider all of the issues before ruling upon your subdivision application and you again request that the County eliminate or reduce the paving requirements imposed upon your tentative map.

We have addressed many of these issues in our previous letters to you. First and foremost, we believe your contention that Supervisor Molina and her staff failed to consider all of the relevant issues on your project is unfair and incorrect. As you are aware, the Supervisor's staff and other County staff spent substantial time in reviewing the various issues and positions held by yourselves and the other interested parties. The Board was accurately advised of the existing property rights held by yourselves, your neighbors and the San Gabriel Valley Water Company in Sunside Drive prior to its decision. The Board was also fully informed about your prior subdivision approval for four lots with no offsite pavement requirements that you elected not to use.

The Board considered various options and ultimately determined that 24 feet of paved access was necessary to address the access needs of your proposed project. The conditions of approval require you to either bear the expense of providing the offsite paving yourselves or demonstrate that the paving has been completed by other responsible parties. As we have previously indicated, subdivision requirements often require that subdividers expend their own funds to make access improvements. Offsite improvement requirements are not unusual. We strenuously disagree with your statement that the County's action on your application reflects discriminatory motives or bias.