

**3/30/11**  
**REGIONAL PLANNING COMMISSION PUBLIC HEARING**  
**AGENDA ITEM NO. 6**  
**TR066664-(5)**

**ADDITIONAL CORRESPONDENCE RECEIVED SINCE**  
**MARCH 17, 2011**

**(2 ITEMS)**

# KAREN F. MAYEDA

March 4, 2011

Mr. Patrick V. DeChellis  
Deputy Director  
Department of Public Works  
PO Box 1460  
Alhambra, CA 91802-1460

RE: File RM-1 A3547

Dear Mr. DeChellis,

Thank you for your letter dated February 23, 2011. It was informative and heartening to hear from someone from Public Works. While out for a walk a couple of days ago, I was excited to see the traffic testing equipment on Willard and Longden! Since my concern about the traffic is exacerbated by the proposed subdivision of 8300 Longden, I believe the developer should bear the cost of this testing. Furthermore, approval of this proposed subdivision should be deferred until the results of these tests are in. I believe that the developer should bear the costs of any mitigation measures. As mentioned before, given the size of the homes contemplated by the developer of 8300 Longden, this subdivision could add another 30 cars to our area! Would you have your office advise the Department of Regional Planning of this testing?

In regard to Item 3, why couldn't your department fill in the abandoned TV cable access box with concrete and then bill AT&T and Charter Cable?

I have another concern regarding the proposed subdivision of 8300 Longden (Project No. TR066664-(5)/Tentative Tract Map No. 066664). The project has been re-designed with a public street. I hope the developer will be required to put in full sidewalks and full street lighting. No variance should be granted.

Again, thank you for addressing my concerns in such a professional and thorough manner.

Sincerely,



8373 WENDON STREET • SAN GABRIEL, CA • 91775  
PHONE: 323-309-1359



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

March 17, 2011

TO: Supervisor Michael D. Antonovich, Mayor  
Fifth Supervisorial District

Attention: Edel Vizcarra

FROM: Richard J. Bruckner  
Director

A handwritten signature in black ink, appearing to be "RJB", written over the printed name of Richard J. Bruckner.

**SUBJECT: CORRESPONDENCE FROM FRANK AND IRMA KEARNEY**

Pursuant to your request, attached herewith is a copy of a letter mailed to Frank and Irma Kearney as a follow-up response to their correspondence regarding TR066664 located at 8300 Longden Avenue, San Gabriel.

Should you have any questions or concerns, please contact Jodie Sackett or Susan Tae of the Land Divisions Section at (213) 974-6433. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m.

SA:SMT:jds

Enclosure



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

March 17, 2011

Frank and Irma Kearney  
8370 Wendon Street  
San Gabriel, California 91775

Dear Mr. and Mrs. Kearney:

**SUBJECT: PROJECT NO. TR066664-(5), PROPOSED SEVEN-LOT  
RESIDENTIAL SUBDIVISION  
8300 LONGDEN AVENUE, SAN GABRIEL**

Thank you for your correspondence dated February 25, 2011 to Mayor Michael D. Antonovich, in which you raise questions and provide comments on the proposed subdivision ("TR066664") located at 8300 Longden Avenue in San Gabriel. The project currently proposes seven single-family lots on 1.6 gross acres. Below are responses to your questions:

1) What was decided at the hearing?

On October 20, 2010, the Los Angeles County Regional Planning Commission ("Commission") held a public hearing for TR066664 and continued the case to January 19, 2011, directing staff to work with the applicant to redesign the project to include a public street, in order to fully comply with the requirements of the East Pasadena-San Gabriel Community Standards District ("CSD"), and to involve the local community in this redesign process. At the January 19, 2011 public hearing, after hearing a brief presentation from staff on the proposed design changes, the Commission continued the case to March 30, 2011 to allow additional time in completing the process to finalize the design changes. The Commission directed staff to return on March 30 with a completed environmental document and findings and conditions for approval. No action was taken on January 19, other than the continuance. The only testimony taken on January 19 was from the project applicant.

2) Will the project include sidewalks?

In order to comply with the CSD and meet minimum public street standards regarding sidewalk widths, the proposed public street does not include sidewalks inside the subdivision. (The subdivision is however required to install sidewalk improvements at the property frontage along Longden).

Frank and Irma Kearney  
March 17, 2011  
Page 2 of 2

### 3) Impacts on traffic on Longden Avenue

Los Angeles County Department of Public Works ("Public Works") reviewed the project and determined that there will not be any potentially significant impacts related to traffic or less than significant impacts that would require traffic mitigation. For further details regarding public street standards, please contact Mr. Steve Burger with the Land Development Division of Public Works at 626-458-4927 or at [sburger@dpw.lacounty.gov](mailto:sburger@dpw.lacounty.gov).

### 4) Enforcement of CSD

Any subsequent development on the new single-family lots would require future lot owners to demonstrate compliance with existing CSD and with the project conditions of approval prior to the issuance of building permits.

A public hearing before the Commission for TR066664 is scheduled on Wednesday, March 30, 2011. Any interested persons will be given an opportunity to testify and voice their concerns. The Commission will consider all testimony when it makes its final decision regarding the proposed development. Your correspondence will be forwarded to the Commission for their consideration.

If you have any additional questions or concerns, please contact Susan Tae or Jodie Sackett of the Land Divisions Section at (213) 974-6433. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m.

Sincerely,



Richard J. Bruckner  
Director

RJB:SA:SMT:jds

c: Edel Vizcarra, Planning Deputy  
Steve Burger, Principal Engineer

February 25, 2011

Michael D. Antonovich, Supervisor, Fifth District

215 N. Marengo Ave., Ste. 120

Pasadena, CA

RE: 8300 Longden Ave., San Gabriel, Project, TR066664

Dear Supervisor Antonovich,

We urgently need your assistance with the above project in our community; the project has progressed in a manner that denied us, and other members of our community, the opportunity to be present at the second hearing that had been scheduled for this project.

We attended the first hearing on this project on October 20, 2010 & provided our input; at the end of that hearing the Commission set January 19, 2011 for the continuation of the case in order to give the developer, Mr. Tang, time to modify his plan for 7 lots in accordance with our Community Standards & recommendations from the Commission. In early January 2011 we learned that the hearing for Jan. 19 had been postponed in order to give Mr. Tang 60 additional days for the completion of his plans; however, on February 3, we learned that the hearing had in fact been held on Jan. 19, and that the commission had approved Mr. Tang's plans. Apparently, a final hearing is scheduled for March 30 in order to wrap up the remaining details.

The following are some of our unanswered questions: Why were we misled about the date for the second hearing? What was decided at that hearing? Will the project include sidewalks? What about the impact on traffic on Longden Ave? Who will follow up to see that the persons who purchase the lots abide by the CSD's when they build houses on them?

There are several of us concerned residents who attended the October 2010 hearing, who have been left with ambiguity about this project. We respectfully request another meeting with the Commission and the developer before the project is authorized to proceed.

Thank you in advance for your kind attention to our concerns and request.

Sincerely,

Frank and Irma Kearney

8370 Wendon St.

San Gabriel, CA 91775 Home phone: (626) 285-5744 E-mail: irmakearney@sbcglobal.net