Francis Tang
P. O. Box 80706
San Marino, CA 91118

Dec 29, 2010

Re: Subdivision of 8300 Longden Ave, San Gabriel redesign

Dear neighbors:

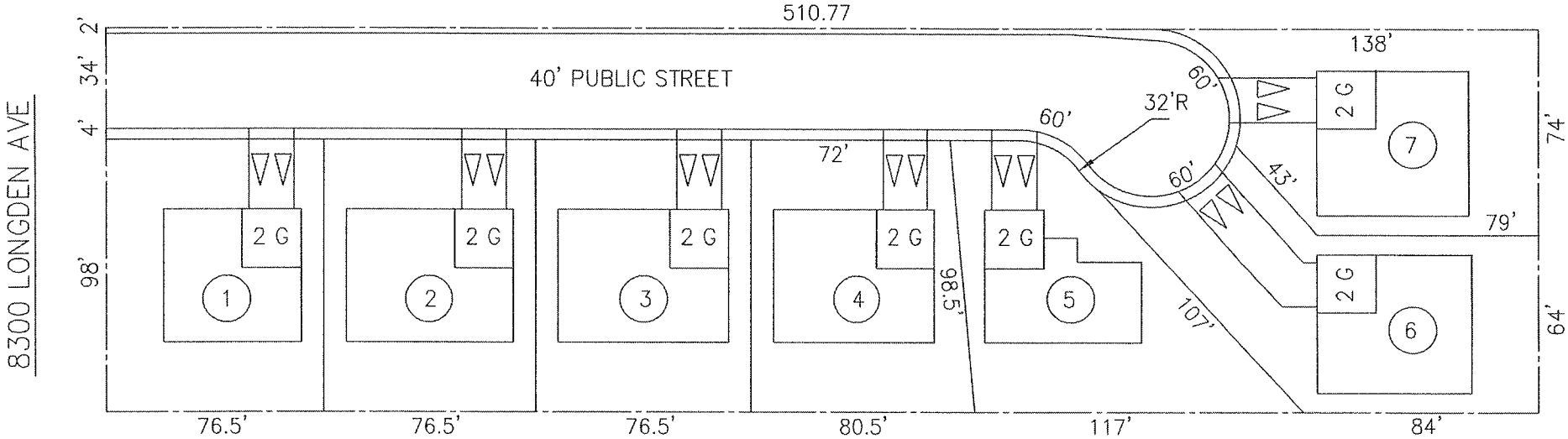
The redesign of the above project has been submitted to the Los Angeles County Regional Planning for review and the revised plan and the updated staff report will be available for review beginning Friday, January 7, 2011 in the office of the Department of Regional Planning at 320 W. Temple Street, Room 1382, Los Angeles, CA 90012 and also on the Regional Planning website at http://planning.lacounty.gov/case/view/project_no. tr066664-5_tentative_tract_map no._066664/

The redesign will consist of a new public street and 7 single family lots. All previous defects have been corrected. Each lot will be at least 7,500 sq ft, have minimum of 60 feet frontage, and more than 50% of the front lawn will be covered with soft landscaping. This project will be fully complied with the CSD Standards. The attached is a mini-scale site plan for your easy review.

As a reminder, the Public Hearing is scheduled for January 19, 2011 at the Department of Regional Planning, Hall of Records, Room 150 (first floor – hearing room) 320 W. Temple Street, Los Angeles, CA 90012. Please come and give us your support.

Sincerely,

Francis Tang



SITE PLAN

SC: 1" = 60'

N

LOT SCHEDULE					
LOT NO.	GROSS AREA	NET AREA	MAX FLOOR AREA / CSD	FRONTAGE	FRONT YD LANDSCAPE
1	12800 SF	7510 SF	2878 SF	76.5 FT	79 %
2	9193 SF	7510 SF	2878 SF	76.5 FT	79 %
3	9193 SF	7510 SF	2878 SF	76.5 FT	79 %
4	9019 SF	7504 SF	2876 SF	72 FT	78 %
5	9038 SF	7516 SF	2879 SF	60 FT	75 %
6	9233 SF	8280 SF	3070 SF	60 FT	75 %
7	8607 SF	7646 SF	2912 SF	60 FT	72 %

12/06/10