



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 14, 2010

TO: Wayne Rew, Chair
Pat Modugno, Vice Chair
Esther L. Valadez, Commissioner
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner

FROM: Mr.  Jodie Sackett, Senior Regional Planning Assistant
Land Divisions Section

**SUBJECT: PROJECT NO. TR066664-(5)
OAK TREE PERMIT CASE NO. 200900048
CSD MODIFICATION CASE NO. 201000004
TENTATIVE TRACT MAP NO. 066664
AGENDA ITEM NO. 9: OCTOBER 20, 2010**

****SUPPLEMENTAL INFORMATION****

PROJECT DESCRIPTION

The applicant, Francis Tang, proposes a subdivision of land to create seven single-family lots on 1.6 gross acres. Associated with the subdivision is an Oak tree permit for three encroachments and retroactive pruning of two Oak trees, and a modification of the East Pasadena – San Gabriel Community Standards District (“CSD”) standards for less than the required 60 feet of public street frontage and less than 50 percent of required front yard landscaping for six single-family lots. The project site is located at 8300 Longden Avenue, in the unincorporated community of East Pasadena – East San Gabriel, Fifth Supervisorial District of Los Angeles County.

ADDITIONAL MATERIALS

Staff has attached the following additional materials:

- a) Photo Key with Site Photos: Included is a map key and recent site photos which have been numbered to correspond to the map key.
- b) Additional Correspondence Received: Attached is all additional correspondence received since Thursday, October 7, 2010.

SMT:jds
10/14/10

Attachments: (a) Photo key with site photos
(b) Additional correspondence

PROJECT NO. TR066664-(5)

10/20/10

RPC PUBLIC HEARING

ATTACHMENT A



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PROJECT NO. TR066664-(5)

10/20/10

RPC PUBLIC HEARING

ATTACHMENT B

10/10/2010

Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
213-974-6433

ATTN: Jodie Sackett
jsackett@planning.lacounty.gov

RE: 8300 Longden Ave., San Gabriel. CSD Modification Request # 201000004

Dear Commissioners:

I oppose the modification request to the CSD. If this property is allowed to be developed as proposed, I believe our neighborhood will permanently change for the worse. It violates both the letter and spirit of the CSD: 1) It does not enhance the community character and would change it in a negative way; 2) It is not compatible with our unique neighborhood identity; and 3) It would create an incentive for developers to move in and create new flag lots.

Our Community Standards District requirements were designed to explicitly not allow such substandard developments. The purpose of the CSD is to **“enhance ... community character, and ensure that new development is compatible with the unique identity of each neighborhood throughout the district.”**

It's Against Community Standards:

The proposed land development is in violation of the Community Standards District (CSD) requirements. These require a single-family lot to have 60 ft of street frontage. The developer is requesting a modification (waiver) of this requirement. The developer wishes to create six “flag lots” – lots with no direct street access that require a long driveway to access them. These are not in the character of Longden Ave. The local CSD requires that “expanded development be compatible with the unique identity of each neighborhood...” These types of lots are not in the character of Longden Ave.

The builder is proposing a flag lot development with 7 houses lined up in a row. We do not want flag lot developments in our neighborhoods. This is exactly what our community group successfully opposed on 8375 Beverly Drive just three years ago – next door to our house. If this project is allowed to be built as is, then builders will want to do the same on other large lots in the area, including on Beverly Drive.

The Community Character Would Change

The neighboring homes on and near Longden, in most cases, are built facing public streets and have conforming street frontage and landscaping. A 7-pack development will not be at all compatible with the neighborhood, and will in fact be of a higher density than the lot sizes indicate. More than 1800 square feet of each lot will be covered by the private driveway, which leaves only about 6000 square feet for each lot. I object to the above proposed development that

uses a fire lane/private driveway to count towards front yard landscaping and lot square footage. This subdivision would result in 2 feet of landscaping in each front yard and 18 feet paved by a fire lane, while Community Standards require 50% of the front yard to be softscape. Roughly 1872 sq. ft of each lot would be covered by the fire lane, leaving only about 6000 sq. ft. for each lot zoned for a 7500 sq. ft. lot minimum.

What's the point of the CSDs if they are so easily bypassed? We want them upheld. This is an attempt to topple the Community Standards for which we all worked so hard. This is not right.

Additionally, the Staff Report claims that the development blends nicely into the neighborhood. I disagree. I have seen numerous 6-pack and 12-pack developments in Arcadia and other areas. They look awful – with a decided institutional appearance. The neighboring homes on and near Longden, in most cases, are built facing public streets and have conforming street frontage and landscaping. A 7-pack development will not be at all compatible with the neighborhood, and will in fact be of a higher density than the lot sizes indicate. Roughly 1872 square feet of each lot will be covered by the private driveway, which leaves only about 6000 square feet for each lot. The builder will be able to use the gross lot area (including the 26 foot wide fire lane) to determine the CSD permitted size of each house. This is not at all in keeping with the surrounding neighborhood.

This Would Create A Negative Incentive

If this proposal is approved it will create an incentive for developers to do the same thing on both sides of Longden and also on Beverly Drive. This goes against the spirit of the CSD. This would ruin our beautiful and unique streets in this “Country Club” area of San Gabriel.

I was born in Temple City. I was raised in Arcadia and currently reside within 200 yards of the proposed development, I urge you not to approve the application for flag lot developments at 8300 Longden Ave.

We have pride in our community. We don't want high-density flag lot housing in our R1-7500 neighborhoods. And we don't want our hard won Community Standards to be overthrown for the benefit of one developer.

Respectfully submitted,

John F. Page
6208 N. Del Loma Ave
San Gabriel, CA 91775
(626) 287-4695

Frank & Irma Kearney

8370 Wendon St.

San Gabriel, CA 91775

October 12, 2010

Los Angeles Co. Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

ATTN: Jodie Sackett

jsackett@planning.lacounty.gov

RE: 8300 Longden Ave., San Gabriel. CSD Modification Request #201000004

We are opposed to the building of 7 houses at 8300 Longden Ave., because they violate the existing Community Standards. The existing homes in this part of Longden Ave are large, beautiful single houses, plus smaller lovely homes with neat front yards, which make for a charming community. The crowding of 7 houses all lined up on a lot that doesn't meet the required specifications will be a hideous anomaly in the neighborhood! We worked very hard to establish and maintain our Community Standards, and we cannot have them overthrown! We don't want high density housing in our R1-7500 neighborhood.

The postcard which we received about this project, includes a permit to "prune" the oak trees on the property. Have you visited the property recently? They have already razed ALL of the trees; there aren't any to be pruned! Our CSD's have been flagrantly violated; apparently, this developer has no respect for our Community, or its Standards.

Longden Ave. is one of the principal arteries in the San Gabriel Valley that working people drive getting to and from their jobs; the traffic on Longden is comparable to that on Huntington drive in the morning, and late afternoons. High density housing will only compound the traffic problem.

Please do not grant their request for building this high density housing development in our community. Thank you for giving your careful consideration to our request.

Sincerely,

Frank Kearney, Irma Kearney

Paul & Charlene Strand
8353 Beverly Drive
San Gabriel, CA 91775
1-626-287-5494

Mr. Jodie Sackett
L.A. County of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: Project No. TR066664-(5)
CSD Modification Case No. 2010 00004
The 8300 Longden Project

Dear Mr. Sackett,

We want to voice our concern regarding the above mentioned project. As a homeowner in very close proximity to the pending project we must voice our very strong objection to the proposed project. This project would not be in keeping with our Community Standards District requirements. Our neighborhood is very settled and established with an eclectic assortment of homes and lush landscaping. A "cookie-cutter" housing project with limited landscaping would not be in keeping with our neighborhood. A higher density project as the one proposed would result in decreased street frontage, a negative change to the existing character of our neighborhood, increased traffic with all of its connotations especially in close proximity to a nearby school, and most likely a decrease in property values. All of these negative results could be avoided by a change in the plans that would be in keeping with the current Community Standards.

RE: Project No. TR066664-(5)
CSD Modification Case No. 2010 00004
The 8300 Longden Project

Page 2

We vehemently disagree with the proposed project. Our neighborhood has Community Standards for a reason and this project would not be in keeping with said standards. Kindly register our complaints and opinions in regards to this matter.

Sincerely,

Paul R. Strand

Charlene R. Strand

Copy to: Paul Novak
Planning Deputy to L.A. Supervisor Antonovich
500 West Temple Street
Room 869
Los Angeles, CA 90012

Sackett, Jodie

From: Virginia Opipare [vopipare@sbcglobal.net]
Sent: Thursday, October 14, 2010 11:31 AM
To: Sackett, Jodie
Subject: Case TR066664

Hi Jodie,

My name is Bill Opipare; we've spoken a few times about Case TR066664. I live at 6237 Harvey Way which is on the street adjacent to the property being developed.

I've spoken to many of my neighbors and we all have concerns about the development of this property. I plan to attend the hearing to learn more about the developers plans since a lot of my questions weren't addressed in the information packet.

The following is a list of a few of my concerns.

1. What will this do to our property values ?
2. Type of houses, single family dwelling; one story , two story or patio?
Style; Architecture etc.
3. Price/ size/height/ square footage; wouldn't want people looking directly into our property. Prior to this we had privacy but now we're left without the trees that blocked access, noise etc.
4. Aesthetics; before we had trees and hedges with wildlife which were removed without concern for our property aesthetics.

As I mentioned to you previously this will become an invasion of our privacy. This property was poorly maintained in the past but was hidden now after the clearing of trees it's become a bigger eye sore if that was possible.

My fear is that the developer would maximize his investment without concern for the neighborhood or my property value. I think the county ought to be concerned with the final outcome and its effects on the environment and overall neighborhood.

Thanks again for all your help. I hope we can meet on the twentieth.

Bill



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

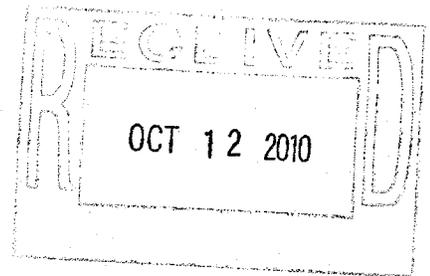
1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

October 8, 2010

File No: 18-00.00-00

Mr. Jodie Sackett
Senior Regional Planning Assistant
Land Divisions Section
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012



Dear Mr. Sackett:

**Vesting Tentative Parcel Map No. 070951,
Parking Permit 2008-00011, and Environmental Assessment 2008-00137**

This is in reply to your notice, which was received by the County Sanitation Districts of Los Angeles County (Districts) on September 16, 2010. The proposed development is located within the jurisdictional boundaries of District No. 18. We offer the following comments regarding sewerage service:

1. The proposed project may require a Districts' permit for Industrial Wastewater Discharge. Project developers should contact the Districts' Industrial Waste Section at extension 2900, in order to reach a determination on this matter. If this permit is necessary, project developers will be required to forward copies of final plans and supporting information for the proposed project to the Districts for review and approval before beginning project construction. For additional Industrial Wastewater Discharge Permit information, go to www.lacsd.org, Information Center, and Industrial Waste.
2. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall H, Unit 5A Trunk Sewer, located in a right-of-way northwest of where Mission Mill Road and Baybar Road meet. This 54-inch diameter trunk sewer has a design capacity of 68.0 million gallons per day (mgd) and conveyed a peak flow of 48.4 mgd when last measured in 2005.
3. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 280.5 mgd.
4. In order to estimate the volume of wastewater the project will generate, a copy of the Districts' average wastewater generation factors is available on line. Go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.

5. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

c: L. Shadler