



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

January 6, 2011

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

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

SUBJECT: **PROJECT NO. TR066664-(5)**
CSD MODIFICATION NO. 201000004
OAK TREE PERMIT NO. 200900048
TENTATIVE TRACT MAP NO. 066664
AGENDA ITEM NO. 5: JANUARY 19, 2011

PROJECT DESCRIPTION & BACKGROUND

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 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, an Oak tree permit for three encroachments and unauthorized pruning. 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.

OCTOBER 20, 2010 COMMISSION PUBLIC HEARING

On October 20, 2010, your Commission heard a presentation from staff and testimony from the applicant and community members. During the October 20 public hearing, your Commission continued the case by vote of 5-0 (none absent) to January 19, 2011 and asked the applicant to redesign the project to reduce the density from seven lots to six lots, and include a public street instead of a private driveway/fire lane so that the requested CSD modification would be unnecessary.

SUBDIVISION COMMITTEE

In order to make the requested changes, on December 3, 2010, the applicant submitted a revision to the tentative tract map (attached). On December 30, 2010, the revised tentative map was reviewed by the Los Angeles County Subdivision Committee, which includes the Departments of Public Works, Fire, Parks and Recreation, Public Health, and Regional Planning. Upon review, the Subdivision Committee issued revised reports, indicating that the project tentative map has holds from Public Works and Regional Planning. Public Works has two holds on the tentative map: one to show a water connection, and another to add a note requesting a waiver for a public sidewalk. Regional Planning has a hold for the Oak tree

permit (updated arborist information is required), revised environmental document (if necessary), and a tentative map revision to reduce the project from seven to six single-family lots.

Regarding the minimum street frontage and front yard landscaping requirements of the CSD, the project redesign does include a proposed public street, which eliminates the need for a CSD modification. Staff has asked the applicant to submit a letter requesting to withdraw the CSD modification application.

Updated Subdivision reports/conditions are included as Attachment A.

APPLICANT'S COMMUNITY OUTREACH

During the October 20 public hearing, your Commission also directed the applicant to involve eight community members (testifiers and those who wrote-in) in the redesign of the project. On November 3, 2010, the applicant sent letters to all eight community members asking for input "to further improve the project". Subsequently, responses were received from two community members, one sent to staff and the other directly to the applicant, which was later forwarded to staff. The one response sent directly to staff, from Ms. Karina Page, indicated that Ms. Page "expects all CSD requirements to be met" and that Oak encroachments should be avoided. The other response, from Ms. Karen Mayeda and Mr. Tim Swanson, indicates a desire for the applicant to "enhance the neighborhood by exceeding the CSD guidelines". On November 23, 2010, the applicant responded by letter to Ms. Mayeda and Mr. Swanson.

On December 28, 2010, staff asked the applicant to send another letter to all eight community members to provide a status update on the project and also provide the chance to comment on the revised project design prior to the continued public hearing on January 19, 2011.

Community outreach correspondence, including the applicant's letter to neighbors, neighbor response letters, and the applicant's subsequent replies, including a new letter with the project redesign attached, are included as Attachment B.

RECENT CORRESPONDENCE RECEIVED

Since October 20, 2010, staff has received several additional items of correspondence, including one e-mail from resident Ms. Mayeda indicating that she is still opposed to the redesigned project.

Additional correspondence is included in Attachment C. All project correspondence received since the first public hearing on October 20, 2010 can be viewed on the Regional Planning website at <http://planning.lacounty.gov/case>, by typing "TR066664" into the search query box.

STAFF ANALYSIS

A redesign of the project with six single-family lots as your Commission originally directed would help reduce Oak encroachments and alleviate resident concerns about the project density. However, because the applicant has indicated that a six-lot project is not financially feasible due to the additional costs of having to install a fully improved public street. Therefore, as an alternative, staff proposes that the applicant consider seven single-family lots as currently proposed, and set aside one lot as an affordable unit for a moderate income

household with the filing of an administrative housing permit. This alternative would still allow the project to meet all applicable CSD standards, help the County meet its affordable housing needs, while at the same time being more financially feasible for the applicant. Otherwise, if the applicant wishes to proceed without the affordable option, a tentative map revision with six single-family lots is the remaining option for the project.

STAFF RECOMMENDATION & MOTION

In conclusion, since updates to the Oak tree report, Forester's conditions and environmental document are still pending, and to allow additional time for the applicant to a) consider an affordable project alternative or b) submit a tentative map revision with six lots, staff recommends a continuance of 60 days to a date certain to complete these items and return with final findings and conditions of approval.

Suggested Motion: "I move that the Regional Planning Commission continue the public hearing to a date certain."

SMT:jds
1/6/10

Attachments: (A) Updated Subdivision Committee reports dated December 30, 2010
(B) Community outreach correspondence
(C) Recent correspondence received
(D) Tentative tract map (revision) dated December 8, 2010

ATTACHMENT "A"

UPDATED SUBDIVISION COMMITTEE
REPORTS/CONDITIONS OF APPROVAL

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 66664 (Rev.)

Page 1/1

TENTATIVE MAP DATED 12-08-2010
EXHIBIT MAP DATED 12-08-2010

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

A revised tentative map and a revised exhibit map are required to show the following additional items:

- a. Show how the proposed lots are to be served by existing water line. Delineate and call out any proposed on-site water line and call out the proposed point of connection to the existing water line.
- b. Please see attached Road review sheet for requirements.

^{HW}
Prepared by Henry Wong
tr66664L-rev5.doc

Phone (626) 458-4349

Date 12-28-2010

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map is required to show the following items:
 - a. Name the proposed public street.
 - b. Show the proposed sidewalk within the 4 feet parkway width. If sidewalk is proposed to be waived, add a note on the tentative map requesting permission to waive the sidewalk requirement along the proposed public street and refer to this note on the typical section (next to the sidewalk) by the use of an asterisk or call out.
 - c. Provide a cross section of the driveway entrance from Longden Avenue to the proposed public street.

PC
Prepared by Patricia Constanza
tr66664r-rev5.doc

Phone (626) 458-4921

Date 12-20-2010

ADW

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 66664 (Rev.)

TENTATIVE MAP DATED 12-08-2010
EXHIBIT MAP DATED 12-08-2010

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

^{HW}
Prepared by Henry Wong
tr66664L-rev5.doc

Phone (626) 458-4349

Date 12-28-2010

The following reports consisting of ___ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. Quitclaim or relocate easements running through proposed structures.
8. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
9. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
10. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
11. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
12. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

TRACT MAP NO. 066664

REVISED TENTATIVE MAP DATED 12/08/2010
EXHIBIT MAP DATED 12/08/2010

DRAINAGE CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to recordation of a Final Map or Parcel map Waiver:

- Approval of this map pertaining to drainage is recommended.
- Comply with the requirements of the Revised Drainage Concept / Hydrology Study/SUSMP/LID which was conceptually approved on 12/06/2010 to the satisfaction of the Department of Public Works.
- Prior to Final Map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

Name _____

Handwritten signature of Chris Sheppard in black ink.

CHRIS SHEPPARD

Date 12/15/2010 Phone (626) 458-4921

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

MDE

Name David Esfandi Date 12/27/10 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
___ Geologist
___ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT 66664
SUBDIVIDER Francis Tang
ENGINEER Calland Engineering, Inc.
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 12-08-10, 5th Revision
LOCATION San Gabriel
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE _____
REPORT DATE _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 12/21/10 is attached.

Prepared by


Robert O. Thomas

Reviewed by



Date 12-20-10

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office _____
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 66664
Location San Gabriel
Developer/Owner Tang
Engineer/Architect Cal Land Engineering
Soils Engineer _____
Geologist _____

DISTRIBUTION:

____ Drainage
____ Grading
____ Geo/Soils Central File
____ District Engineer
____ Geologist
____ Soils Engineer
____ Engineer/Architect

Review of:

Tentative Tract Map & Exhibit Dated by Regional Planning 12/8/10 (Rev.)
Previous Review Sheet Dated 7/26/10

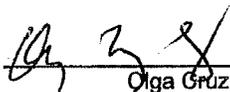
ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: <http://dpw.co.la.ca.us/gmed/manual.pdf>.
2. At the grading plan review stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Prepared by


Olga Cruz

Reviewed by



Date 12/21/10

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmedpub\Soils Review\Olgal\Sites\TR 66664, San Gabriel-A_1210.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Preliminary Conditions:

1. Close any unused driveways with standard curb, gutter, and sidewalk along the property on Longden Avenue to the satisfaction of Public Works.
2. Construct new driveway approaches at the site to meet current Americans with Disabilities Act (ADA) standards and to the satisfaction of Public Works.
3. Construct sidewalk (5 feet wide adjacent to the back of curb) along the property frontage on Longden Avenue to the satisfaction of Public Works. If needed, construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
4. Construct sidewalk along the property frontage on the proposed public street to the satisfaction of Public Works. If needed to accommodate street lights and any above ground utilities, construct additional sidewalk pop-out to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works. Waiver of sidewalk is subject to the approval of the Advisory Agency.
5. Construct curb, gutter, base and pavement on the proposed public street to the satisfaction of Public Works.
6. Dedicate 40 feet of right of way on the proposed public street to the satisfaction of Public Works. Permission is granted to allow for the modified street section along the proposed public street due to right of way constraints. However, additional right of way may be required to accommodate sidewalk pop-outs to meet ADA per item 4 above to the satisfaction of Public Works.
7. Permission is granted to allow for the proposed 28 feet cul-de-sac bulb along the proposed public street in lieu of the standard 32 feet cul-de-sac bulb (measured from the curb to the bulb centerline).
8. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Longden Avenue and the proposed public street to the

satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

- b. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - i. Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - ii. Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - iii. Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development,

have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year.

9. Remove all existing plants and shrubbery from the existing dedicated right of way along the property frontage on Longden Avenue to the satisfaction of Public Works.
10. Plant street trees along the property frontage on Longden Avenue to the satisfaction of Public Works. Street trees along the proposed public street are waived due to right of way constraints. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
11. Obtain an oak tree permit for any proposed encroachment within the oak tree drip line.
12. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
13. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC11988AS, dated 02-07-2007) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.

HW

Prepared by Julian Garcia
tr66664s-rev5.doc

Phone (626) 458-4921

Date 12-28-2010

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

HW

Prepared by Julian Garcia
tr66664w-rev5.doc

Phone (626) 458-4921

Date 12-27-2010



COUNTY OF LOS ANGELES

Jodie

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 66664 Map Date December 08, 2010 - Ex A

C.U.P. Vicinity Map 0171D

- Fire Department Hold on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
The Fire Department has no additional requirements for this division of land.

Comments: Access is adequate as shown on the Tentative Map. The following is a conditions of approval:
- For all existing Oak Trees to remain, a minimum vertical clearance of 13 feet 6 inches shall be maintained above the vehicular access on the public street.

By Inspector: Juan C. Padilla Date December 22, 2010



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 66664 Tentative Map Date December 08, 2010 - Ex A

Revised Report yes

The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

The required fire flow for private on-site hydrants is ___ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ___ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

Fire hydrant requirements are as follows:

Install 1 public fire hydrant. Upgrade ___ existing public fire hydrant.

Install ___ private on-site fire hydrant(s).

All hydrants shall measure 6"x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.

- Location: As per map on file with the office.
Other location: AS INDICATED ON THE TENTATIVE MAP

All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

Additional water system requirements maybe required during the building permit process.

Hydrants and fire flows are adequate to meet current Fire Department requirements.

Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Due to the project's proposal of a public street, install 1 public fire hydrant between Lot 3 and Lot 4 property line. The required public fire hydrant shall be installed and tested or bonded for prior to Final Map clearance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date December 22, 2010



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map #	66664	DRP Map Date: 12/08/2010	SCM Date: 12/30/2010	Report Date: 12/13/2010
Park Planning Area #	42	WEST SAN GABRIEL VALLEY	Map Type: REV. (REV RECD)	

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.05
IN-LIEU FEES:	\$20,477

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$20,477 in-lieu fees.

Trails:

No trails.

Comments:

The map proposes to subdivide one lot to seven (7) single-family lots. An existing single-family home to be removed; net increase of six (6) units.

*****Advisory:**

The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber
James Barber, Land Acquisition & Development Section

Supv D 5th
December 09, 2010 12:48:04
QMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	66664	DRP Map Date: 12/08/2010	SMC Date: 12/30/2010	Report Date: 12/13/2010
Park Planning Area #	42	WEST SAN GABRIEL VALLEY	Map Type: REV. (REV RECD)	

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where:
- P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
 - Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
 - U = Total approved number of Dwelling Units.
 - X = Local park space obligation expressed in terms of acres.
 - RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.98	0.0030	6	0.05
M.F. < 5 Units	3.23	0.0030	0	0.00
M.F. >= 5 Units	2.40	0.0030	0	0.00
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.05

Park Planning Area = 42 WEST SAN GABRIEL VALLEY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.05	\$409,548	\$20,477

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.05	0.00	0.00	0.05	\$409,548	\$20,477



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740



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December 21, 2010

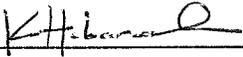
Tract Map No. 066664

Vicinity: San Gabriel

Tentative Tract Map Date: December 8, 2010 (5th Revision)

- Environmental Health recommends approval of this map.
- Environmental Health does **NOT** recommend approval of this map.

The Los Angeles County Department of Public Health – Environmental Health Division approves **Tentative Tract Map 066664** based on the use of public water and public sewer as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by:  Phone: (626) 430-5382
Ken Habaradas

Date: December 21, 2010

ATTACHMENT "B"

COMMUNITY OUTREACH CORRESPONDENCE

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

Nov 3, 2010

Aris O'Reilly
6205 Harvey Way,
San Gabriel, CA 91775

Re: Subdivision of 8300 Longden Ave, San Gabriel

Dear Mr. O'Reilly:

I understand your concern about CSD modification impacting our community so we are changing the private driveway to a new public street to comply with the CSD Standards.

As recommended by Commissioner Valadez, I am soliciting input to further improve the project. I realize that it takes time to consider, however, due to the tight schedule, I would appreciate it if I may hear from you in a couple of weeks.

You may not aware that immediate to the west of the property was a similar development built in 1975. The 9 adjacent lots did not meet the County minimum lot size requirement of 5,000 sq ft., and 9 other lots did not meet the street frontage requirement either. To the east was also a similar development built in 2004 with 3 lots not meeting the CSD frontage requirement. It will be unfair to deny the right of the property owner to develop his/her land when the project meets the County and CSD requirements.

As you know, the number one concern of the nation during the mid-term election was the economy. This project will benefit the local economy. This project will create jobs. This project will bring in additional revenues to the City and the County. This project will enhance the property values of the neighborhood. Development is what we needed to revitalize the economy and to provide for the American dream. For the sake of the economy and our country, please reconsider your position and support this project.

Sincerely,



Francis Tang

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

Nov 3, 2010

James Cole
8418 Santa Ynez Street
San Gabriel, CA 91775

Re: Subdivision of 8300 Longden Ave, San Gabriel

Dear Mr. Cole:

I understand your concern about CSD modification impacting our community so we are changing the private driveway to a new public street to comply with the CSD Standards.

As recommended by Commissioner Valadez, I am soliciting input to further improve the project. I realize that it takes time to consider, however, due to the tight schedule, I would appreciate it if I may hear from you in a couple of weeks.

You may not aware that immediate to the west of the property was a similar development built in 1975. The 9 adjacent lots did not meet the County minimum lot size requirement of 5,000 sq ft., and 9 other lots did not meet the street frontage requirement either. To the east was also a similar development built in 2004 with 3 lots not meeting the CSD frontage requirement. It will be unfair to deny the right of the property owner to develop his/her land when the project meets the County and CSD requirements.

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Sincerely,



Francis Tang

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

Nov 3, 2010

Richard Campos
8429 E. Longden Ave
San Gabriel, CA 91775

Re: Subdivision of 8300 Longden Ave, San Gabriel

Dear Mr. Campos:

I understand your concern about CSD modification impacting our community so we are changing the private driveway to a new public street to comply with the CSD Standards.

As recommended by Commissioner Valadez, I am soliciting input to further improve the project. I realize that it takes time to consider, however, due to the tight schedule, I would appreciate it if I may hear from you in a couple of weeks.

You may not aware that immediate to the west of the property was a similar development built in 1975. The 9 adjacent lots did not meet the County minimum lot size requirement of 5,000 sq ft., and 9 other lots did not meet the street frontage requirement either. To the east was also a similar development built in 2004 with 3 lots not meeting the CSD frontage requirement. It will be unfair to deny the right of the property owner to develop his/her land when the project meets the County and CSD requirements.

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Sincerely,



Francis Tang

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

Nov 3, 2010

Tim Swanson and Karen Mayeda
8373 Wendon Street
San Gabriel, CA 91775

Re: Subdivision of 8300 Longden Ave, San Gabriel

Dear Tim and Karen:

I understand your concern about CSD modification impacting our community so we are changing the private driveway to a new public street to comply with the CSD Standards.

As recommended by Commissioner Valadez, I am soliciting input to further improve the project. I realize that it takes time to consider, however, due to the tight schedule, I would appreciate it if I may hear from you in a couple of weeks.

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Sincerely,



Francis Tang

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

Nov 3, 2010

Irma Kearney
8370 Wendon Street
San Gabriel, CA 91775

Re: Subdivision of 8300 Longden Ave, San Gabriel

Dear Irma:

I understand your concern about CSD modification impacting our community so we are changing the private driveway to a new public street to comply with the CSD Standards.

As recommended by Commissioner Valadez, I am soliciting input to further improve the project. I realize that it takes time to consider, however, due to the tight schedule, I would appreciate it if I may hear from you in a couple of weeks.

You may not aware that immediate to the west of the property was a similar development built in 1975. The 9 adjacent lots did not meet the County minimum lot size requirement of 5,000 sq ft., and 9 other lots did not meet the street frontage requirement either. To the east was also a similar development built in 2004 with 3 lots not meeting the CSD frontage requirement. It will be unfair to deny the right of the property owner to develop his/her land when the project meets the County and CSD requirements.

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Sincerely,



Francis Tang

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

Nov 3, 2010

John and Karina Page
6208 N Del Loma Ave
San Gabriel, CA 91775

Re: Subdivision of 8300 Longden Ave, San Gabriel

Dear John and Karina:

I understand your concern about CSD modification impacting our community so we are changing the private driveway to a new public street to comply with the CSD Standards.

As recommended by Commissioner Valadez, I am soliciting input to further improve the project. I realize that it takes time to consider, however, due to the tight schedule, I would appreciate it if I may hear from you in a couple of weeks.

You may not aware that immediate to the west of the property was a similar development built in 1975. The 9 adjacent lots did not meet the County minimum lot size requirement of 5,000 sq ft., and 9 other lots did not meet the street frontage requirement either. To the east was also a similar development built in 2004 with 3 lots not meeting the CSD frontage requirement. It will be unfair to deny the right of the property owner to develop his/her land when the project meets the County and CSD requirements.

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Sincerely,

A handwritten signature in black ink, appearing to read 'Francis Tang', with a stylized flourish at the end.

Francis Tang

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

Nov 3, 2010

Doreen Bell
6330 N Del Loma Ave
San Gabriel, CA 91775

Re: Subdivision of 8300 Longden Ave, San Gabriel

Dear Doreen:

I understand your concern about CSD modification impacting our community so we are changing the private driveway to a new public street to comply with the CSD Standards.

As recommended by Commissioner Valadez, I am soliciting input to further improve the project. I realize that it takes time to consider, however, due to the tight schedule, I would appreciate it if I may hear from you in a couple of weeks.

You may not aware that immediate to the west of the property was a similar development built in 1975. The 9 adjacent lots did not meet the County minimum lot size requirement of 5,000 sq ft., and 9 other lots did not meet the street frontage requirement either. To the east was also a similar development built in 2004 with 3 lots not meeting the CSD frontage requirement. It will be unfair to deny the right of the property owner to develop his/her land when the project meets the County and CSD requirements.

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Sincerely,

A handwritten signature in black ink, appearing to read 'Francis Tang', with a stylized flourish at the end.

Francis Tang

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

Nov 3, 2010

Armando Pacheco
6348 Deerfield
San Gabriel, CA 91775

Re: Subdivision of 8300 Longden Ave, San Gabriel

Dear Mr. Pacheco:

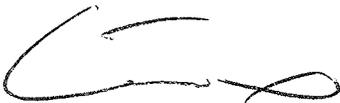
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Sincerely,

A handwritten signature in black ink, appearing to read 'Francis Tang', with a stylized flourish at the end.

Francis Tang

Sackett, Jodie

From: Tim [Tim@BMS-llc.net]
Sent: Tuesday, November 16, 2010 9:49 AM
To: Sackett, Jodie
Subject: Re: TR066664-(5) CSD 20100004 8300 Londgen Avenue, San Gabriel, EP-ESG
Attachments: Tang Delv 8300 Longden.pdf

Mr. Jodie Sackett
Department of Regional Planning
320 West Temple Street
Los Angeles, Ca. 90012

Re: TR066664-(5) CSD 20100004 8300 Londgen Avenue, San Gabriel, EP-ESG

Dear Mr Sackett.

We have received a letter from the developer on the above referenced matter. Attached is our response. We are forwarding this to you for your information and records.

If there are any questions or should you need to contact me, feel free to use this email address or the return address below.

Regards,

Tim Swanson

8373 Wendon St.
San Gabriel, Ca. 91775
626 872 1354

CONFIDENTIALITY NOTICE: THIS EMAIL IS A PRIVATE & CONFIDENTIAL COMMUNICATION. The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

November 15, 2010

Mr. Francis Tang
PO Box 80706
San Marino, CA 91118

RE: **8300 Longden, San Gabriel**

Dear Mr. Tang,

Thank you for soliciting our input on your property. We look forward to seeing the revised plan. Will you be making these available on line? How might we review the plan?

Naturally, we wish all developments to fully comply with the CSD's. Developments completed prior to the implementation of the CSD's, were altering the neighborhood in the direction of small lots and maximal housing footage as you have pointed out. While this is obviously attractive to the developer it does not retain the neighborhoods look and feel, hence the neighborhoods desire to maintain community standards.

We especially enjoyed learning of your interest in maintaining the neighborhoods look and feel due to your having lived here and the pleasure it gave you. We hope you are able to conform, not simply to the minimum requirements of the CSD's but will *enhance* the neighborhood by exceeding the CSD guidelines. That would truly be a testament to your appreciation of the area.

As you know, Longden is somewhat perilous to pedestrians because of the lack of sidewalks and limited lighting. Furthermore, the traffic on Longden has worsened over the last few years. The increased density which will result from the subdivision of your property will result in increased traffic, which would make Longden even more precarious (especially to foot traffic). We hope your plan will provide for adequate visibility (i.e., setback of the lot closest to Longden) for the future residents as they exit onto Longden. We hope that the street frontage will be appropriately landscaped (maintaining the green belt without creating blind spots). Will your plan allow for additional street lighting? Are you planning other traffic mitigation measures?

Your efforts to maintain the character and safety of our community will be appreciated.

Sincerely,

Karen Mayeda and Tim Swanson

8373 Wendon Street
San Gabriel, CA 91775

Sackett, Jodie

From: Karina Page [karinapage@mac.com]
Sent: Tuesday, November 16, 2010 2:37 PM
To: Sackett, Jodie
Cc: Ruiz, Rosie; James Cole; irma kearney; Tony Nevarez; John F. Page
Subject: 8300 Longden Development
Attachments: Longden Ave 8300 - Letter From Developer 11-03-2010.doc

Dear Mr. Sackett,

I was very surprised that leaving a message for you asking for an update merited no response, especially after Commissioner Valadez asked you to keep in touch with the involved community.

The attached letter from Mr. Tang asking us to reconsider supporting his project to create jobs, to fulfill the American dream and for the sake of the economy and our country, does not resonate well after his admission that he simply plans to sell the lots for profit, and is asking for a variance from our voted community standards.

We do expect that Mr. Tang will not only comply with CDS requirements by creating a new public street, but by meeting landscaping and street frontage requirements as well. The Commissioner's request to avoid construction near the dripline of the oak tree should also be respected.

Please reply or contact me with an update.

Sincerely,

Karina Page
626-287-4695
karinapage@mac.com

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

Nov 23, 2010

Tim Swanson and Karen Mayeda
8373 Wendon Street
San Gabriel, CA 91775

Re: Subdivision of 8300 Longden Ave, San Gabriel

Dear Tim and Karen:

Thank you for your reply. Due to the lot limitation, it is quite a challenge to be able to fully comply with CSD Standards and we still working for a solution. You may review the revised plan when it is ready at my engineer's office. His office is Cal Land Engineering, Inc. at 576 E. Lambert Road, Brea, CA 92821.

The lots we are proposing are above 7,500 sq ft net area each, which is larger than the average lot size in the neighborhood. These lots will have 5 feet of sidewalk and adequate front yard landscaping better than average which will blend in nicely with the community. I believe this project will enhance the real estate value of the neighborhood.

As for your concern about Longden traffic mitigation measures, creating blind spots, additional traffic lights, etc. are all covered in the staff report. You can review the report at WWW.lacounty.planning.gov.

It seems to me that you are realizing that the development is inevitable and it is a win-win proposition. I would appreciate it if you could support this project in front of the Regional Planning Commissioners.

Sincerely,



Francis Tang

November 15, 2010

Mr. Francis Tang
PO Box 80706
San Marino, CA 91118

RE: 8300 Longden, San Gabriel

Dear Mr. Tang,

Thank you for soliciting our input on your property. We look forward to seeing the revised plan. Will you be making these available on line? How might we review the plan?

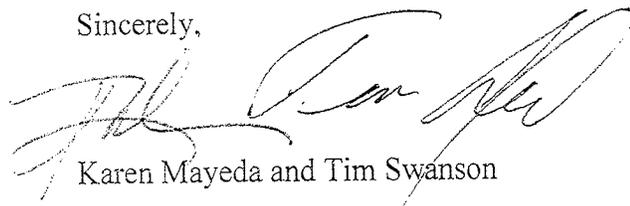
Naturally, we wish all developments to fully comply with the CSD's. Developments completed prior to the implementation of the CSD's, were altering the neighborhood in the direction of small lots and maximal housing footage as you have pointed out. While this is obviously attractive to the developer it does not retain the neighborhoods look and feel, hence the neighborhoods desire to maintain community standards.

We especially enjoyed learning of your interest in maintaining the neighborhoods look and feel due to your having lived here and the pleasure it gave you. We hope you are able to conform, not simply to the minimum requirements of the CSD's but will *enhance* the neighborhood by exceeding the CSD guidelines. That would truly be a testament to your appreciation of the area.

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Your efforts to maintain the character and safety of our community will be appreciated.

Sincerely,



Karen Mayeda and Tim Swanson

8373 Wendon Street
San Gabriel, CA 91775

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/

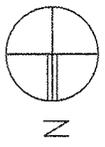
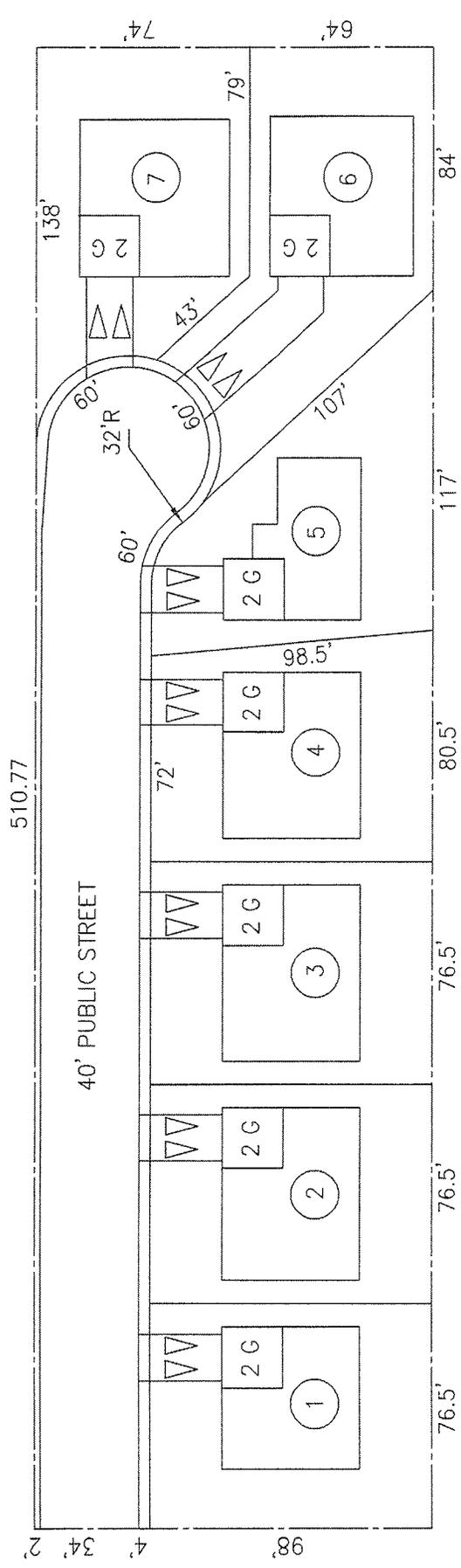
The redesign will consist of a new public street and 7 single family lots. All previous defects have been corrected. Each lot will be at least 7,500 sq ft, have minimum of 60 feet frontage, and more than 50% of the front lawn will be covered with soft landscaping. This project will be fully complied 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'

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 %	

ATTACHMENT "C"

ADDITIONAL CORRESPONDENCE RECEIVED SINCE
OCTOBER 14, 2010

Sackett, Jodie

From: Karen Mayeda [kmayday@earthlink.net]
Sent: Monday, January 03, 2011 3:05 PM
To: Sackett, Jodie
Subject: Project No. TR066664-(5) / Tentative Tract Map No. 066664 - 8300 Longden Avenue

Dear Jodie,

It wasn't clear whether the Developer was planning to live in one of the units. Or, is he just planning to make money off of just screwing up our neighborhood? I don't mean to sound so nasty, but 7 lots seems excessive in light of the current conditions.

Will the Developer be required to put in a sidewalk on Longden? Street lighting? Will he install a stop sign at the end of the new "public street?" The additional traffic will only encourage speeding and poorer driving. Longden is pretty hazardous at night.

I am still opposed to the project.

Thank you,

Karen Mayeda
8373 Wendon Street
San Gabriel, CA 91775

10/10/2010

OCT 18 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.

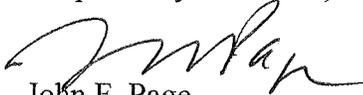
This Would Create A Negative Incentive

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

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

October 14, 2010

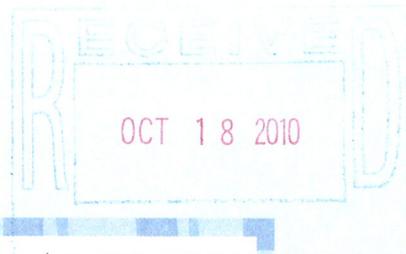
Mr. Jodie Sackett
L.A. County of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

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.

OCT 18 2010



Oct. 15, 2010

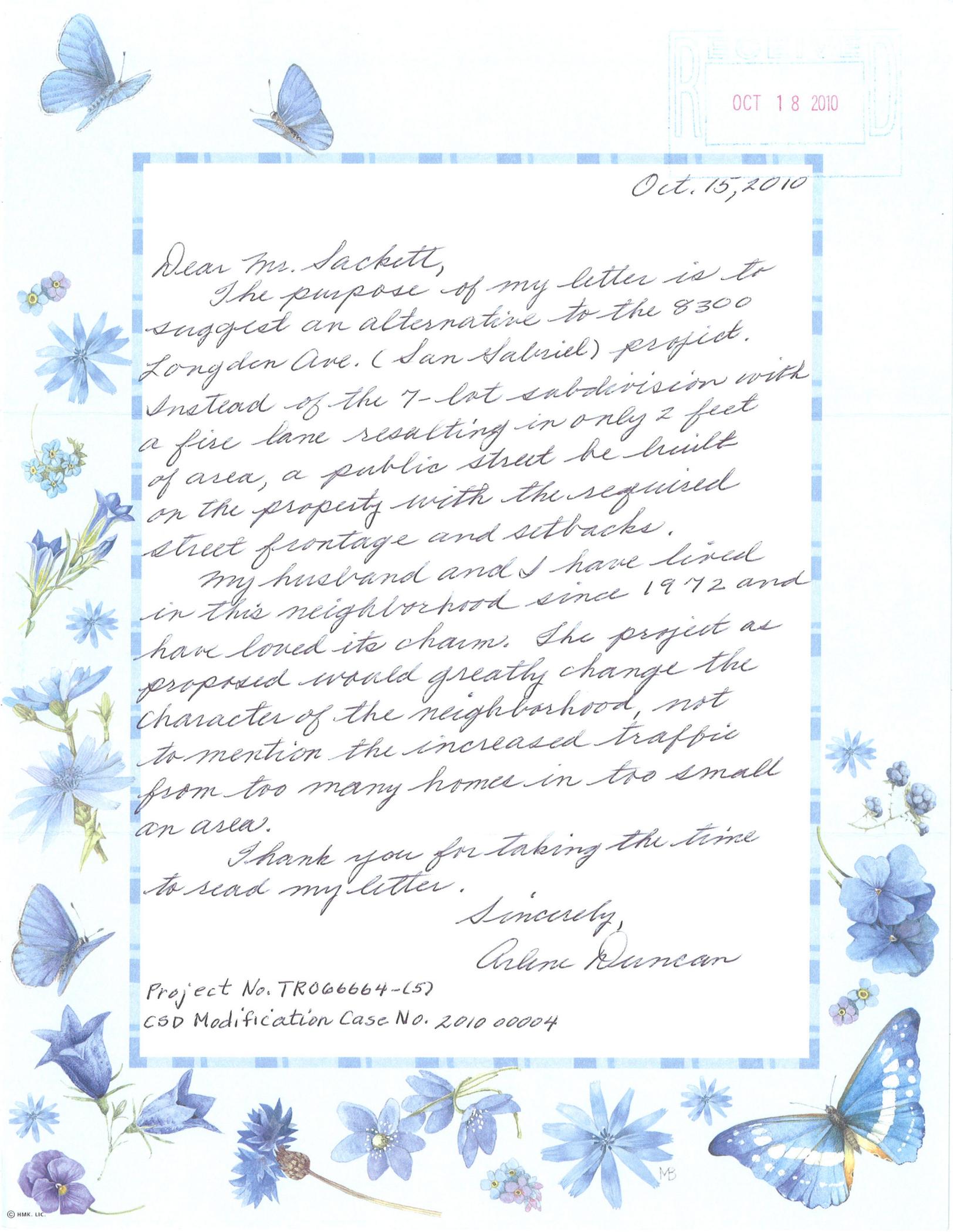
Dear Mr. Sackett,
The purpose of my letter is to suggest an alternative to the 8300 Longden Ave. (San Gabriel) project. Instead of the 7-lot subdivision with a fire lane resulting in only 2 feet of area, a public street be built on the property with the required street frontage and setbacks.

My husband and I have lived in this neighborhood since 1972 and have loved its charm. The project as proposed would greatly change the character of the neighborhood, not to mention the increased traffic from too many homes in too small an area.

I thank you for taking the time to read my letter.

Sincerely,
Arline Duncan

Project No. TR066664-(L5)
CSD Modification Case No. 2010 00004



Dale H. Price
Sunrise of San Marino
8332 East Huntington Drive
San Gabriel, CA 91775-1038
Tele/Fax: [626] 292.7800

Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012-3209

17 October 2010

Gentlemen:

I own the residence located at 6362 North Willard Avenue, San Gabriel, CA 91775-1833. [*]

I have received a Notice of Public Hearing in which it is indicated that a Real Estate Speculator has requested adoption of a 'Negative Declaration' to build a group of seven (7) single-family residential structures on 1.6 gross acres on the corner of East Longden Drive in the 'San Gabriel' area.

THIS ENTIRELY OUT OF CHARACTER FOR THE OTHER RESIDENTIAL LOTS IN THIS AREA!

Existing residences in the area are on lots close to 4+ acres. Seven (7) lots on 1.6 acres is about $1.6 / 7 = 0.229$ acres per residence. My residence is on a 60' frontage, 150' deep. Approximately. 4.84 acres. It is typical for the neighborhood. [*]

I strongly object to any consideration being given to the Real Estate Speculator's proposal for subdividing such a small area in a manner that is **NOT IN CHARACTER WITH THE REST OF THE NEIGHBORHOOD!**

Respectfully submitted,


Dale H. Price

OCT 19 2010

ATTACHMENT "D"

TENTATIVE TRACT MAP REVISION
DATED DECEMBER 8, 2010