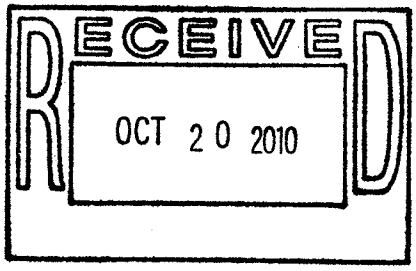
Item # 10
10-20-10



The Response

of the

Residents of Mayflower Village

to the

Proposal to Adopt a Mitigated Negative Declaration,

Amend the General Plan

and

Change the Existing Zoning

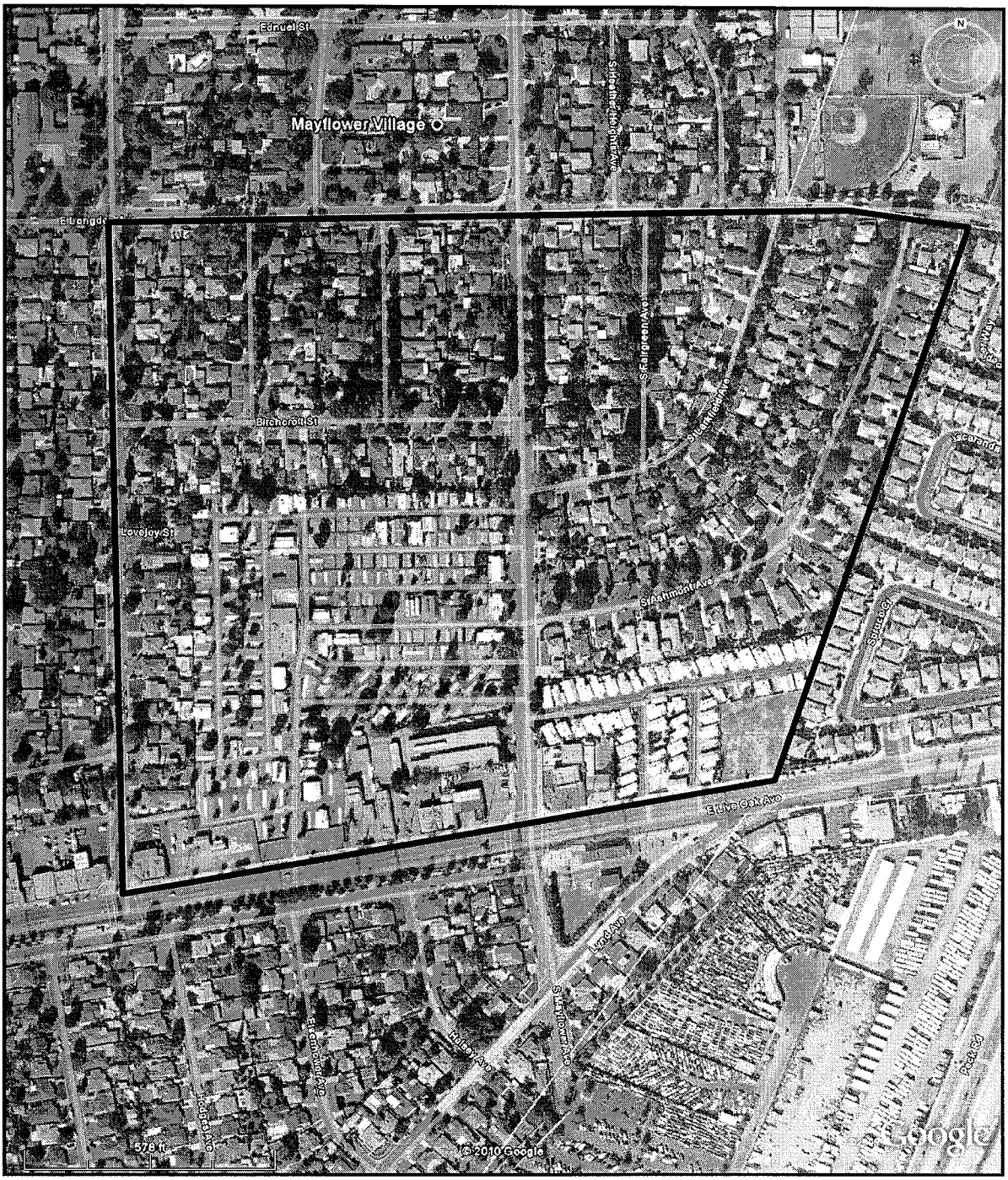
of a

Portion

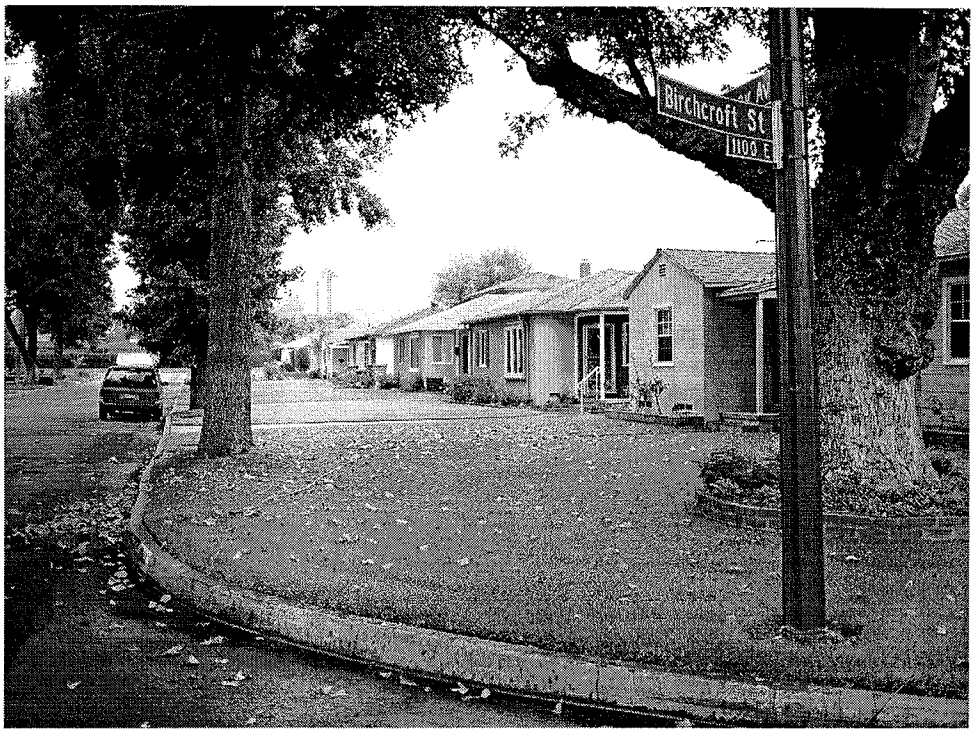
of

Mayflower Village

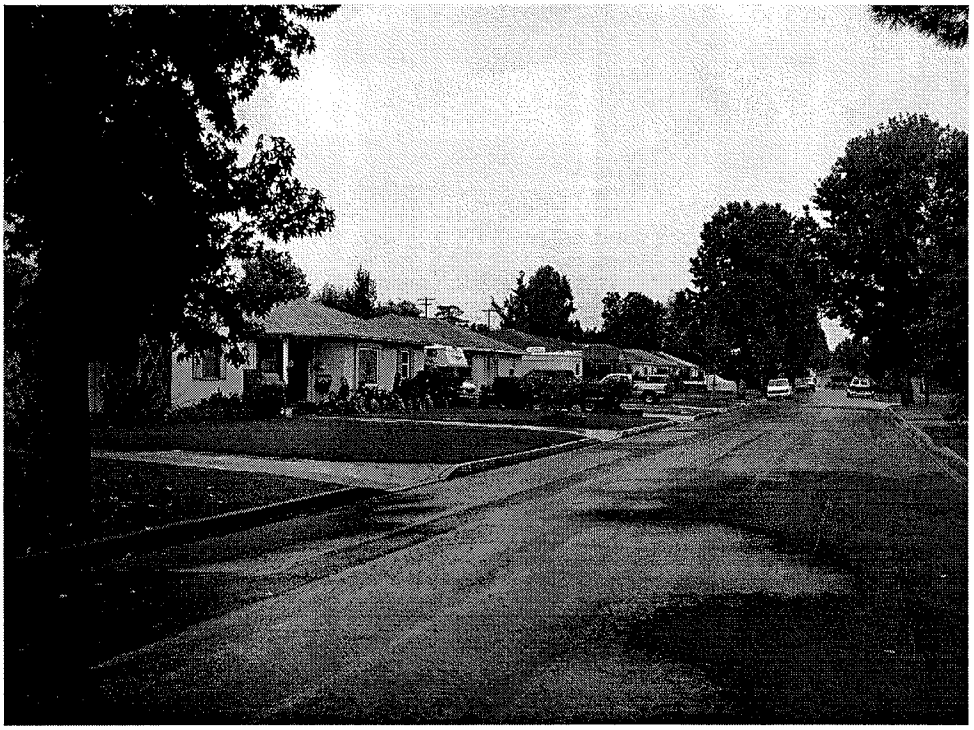
Neighborhood Map



Neighborhood Photographs

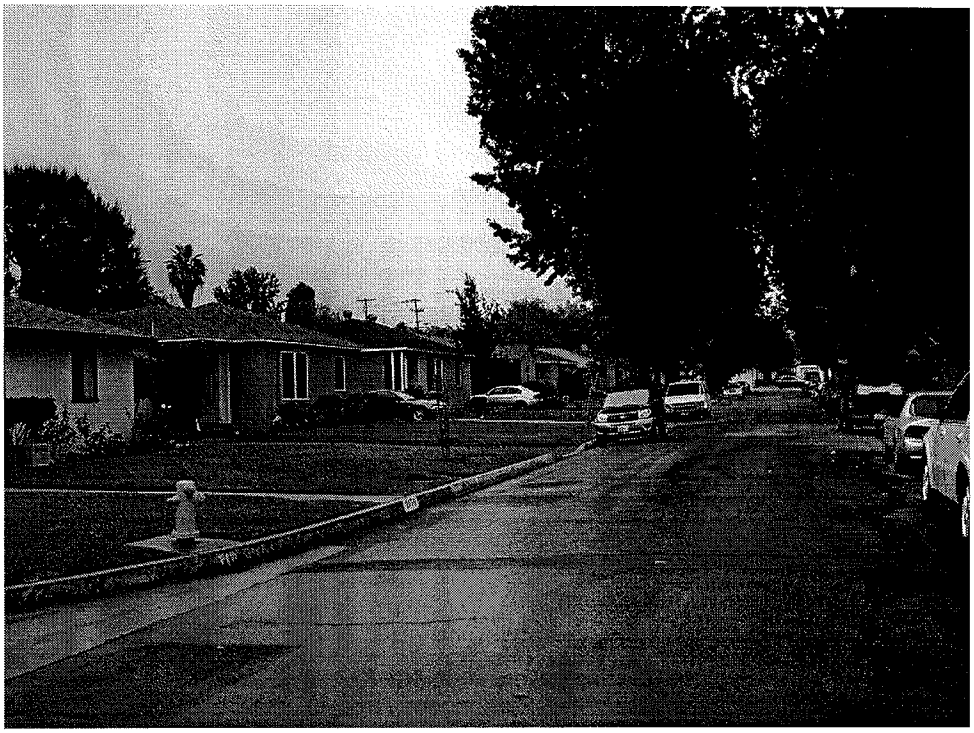


Northeast on Halsey from corner of Birchcroft

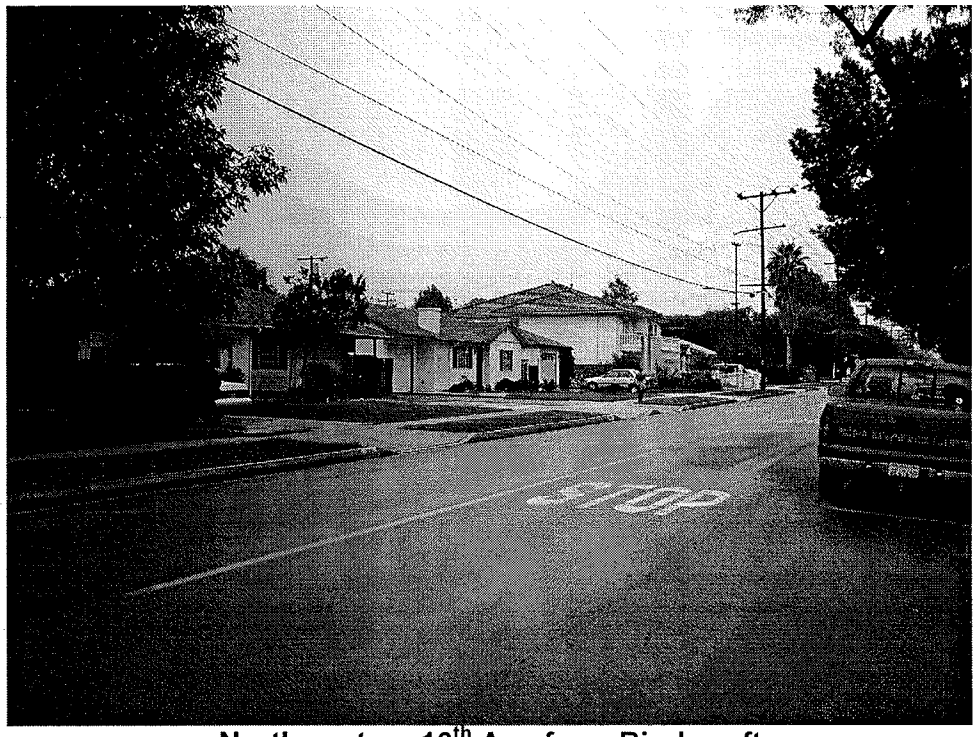


Southwest on Birchcroft

Neighborhood Photographs



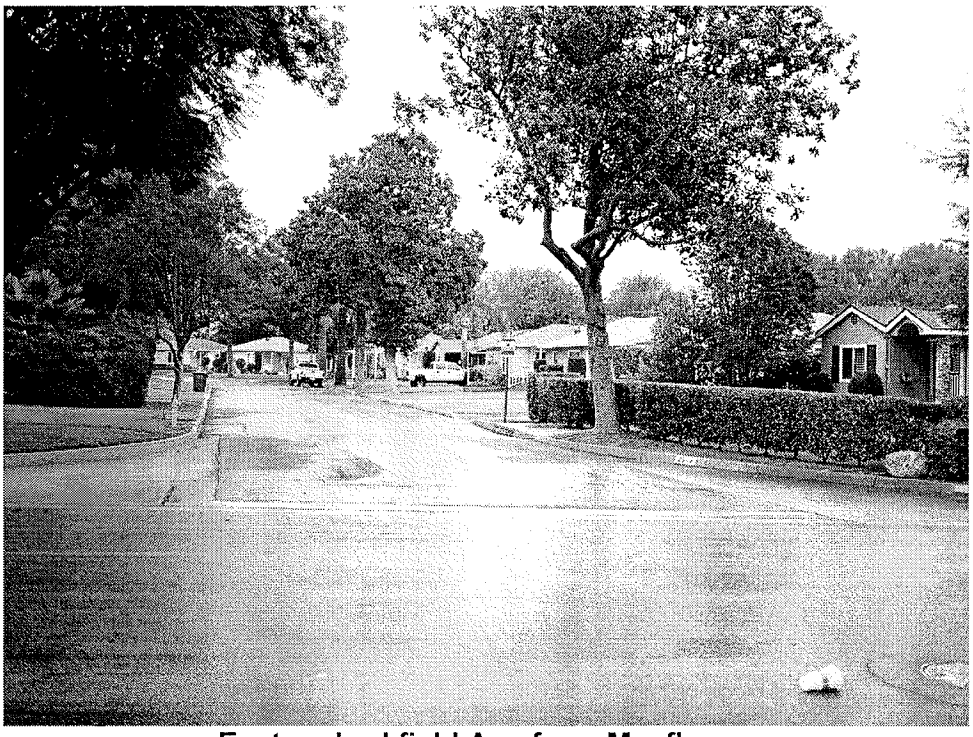
Northwest on Loganrita from corner of Birchcroft



Northwest on 10th Ave from Birchcroft

Neighborhood Photographs

Northeast on mayflower from Birchcroft Ave



East on Larkfield Ave from Mayflower

Neighborhood Statistics

Criteria	Now	After	% Change
# of Housing Units*	212	530	150%
Population*	552	1852	236%
Traffic Volume**	1,173	3,595***	206%
No of multi-story residences*	12/212 (6%)	330/530 (62%)	933%
Signatories to Petition	105		
Those Declining to Sign	4		
Percentage of those approached opposed to mitigated negative declaration, general plan amendment & zoning change	95.4%		

*not including apartment building, mobile home parks or Woodlands – U.S. Census Bureau
**LA County Dept. of Public Works (24 Hr period) – Mayflower & Birchcroft, 01/12/2010
***L.A. Dept. of Regional Planning Notification of Public Hearing – 09/17/2010

Rebuttal to Proposal before Los Angeles County Planning Commission

Rebuttal to proposal before the Los Angeles County Planning Commission

1) General Plan Consistency
   a) A need for a proposed Plan Amendment exists (?)
      i) We (the residents) feel that amending the general plan for the subject site to allow Category 3 development would irreversibly change the characteristics that make the neighborhood what it is today and what we found appealing when we purchased our homes.
      ii) Redevelopment of the subject site is appropriate; however, we feel that a development consistent with the current general plan and zoning is the most appropriate course of action for the subject site. Such a development would:
         (1) Support property values in the neighborhood.
         (2) Be consistent with the existing general plan and zoning
         (3) Add to the neighborhood's appeal.
         (4) Support long-term property values and tax base.
         (5) Result in minimal impact to neighborhood parking and traffic conditions.
      iii) The product of a change in the general plan to Category 3 and the resulting 318-unit development on the subject site would be:
         (1) A decline in overall property values in the neighborhood due to:
            (a) Increased traffic volume
            (b) Inadequate parking on subject property and subsequent transfer of overflow parking to adjacent streets.
            (c) Higher population density and probable higher crime rates.
            (d) Long-term decline in property values due to inevitable transition from owner-occupied to tenant-occupied condominiums.
            (e) Architecturally inconsistent with surrounding neighborhood.

      iv) Is there a need for an additional 318 condominium units in an already saturated market?
         (1) Colorado Commons, a 68-unit condominium development in the City of Monrovia, was placed on the market in 2008. The market conditions were such that they could did not sell adequately and were converted to rental units.
         (2) The above scenario has been repeated all over the County. If the subject units did not sell in a timely fashion, the effect 318 rental units would have on our community would be very destructive to the neighborhood.
   b) Is the amendment proposed appropriate and proper?
      i) We feel the amending the general plan from Category 1 to Category 3 would be inappropriate and improper.
         (1) The proposed development is totally inconsistent with the surrounding community.
            (a) Currently 6% of the residences in the neighborhood are greater that one story.
            (b) A similarly low percentage of the commercial uses along Live Oak Avenue are great than one story.

(c) No uses in the neighborhood exceed 2 stories.
(d) The same reasons cited above in item a) iii) apply here – the liabilities this development would impose on the neighborhood make it inappropriate and improper.

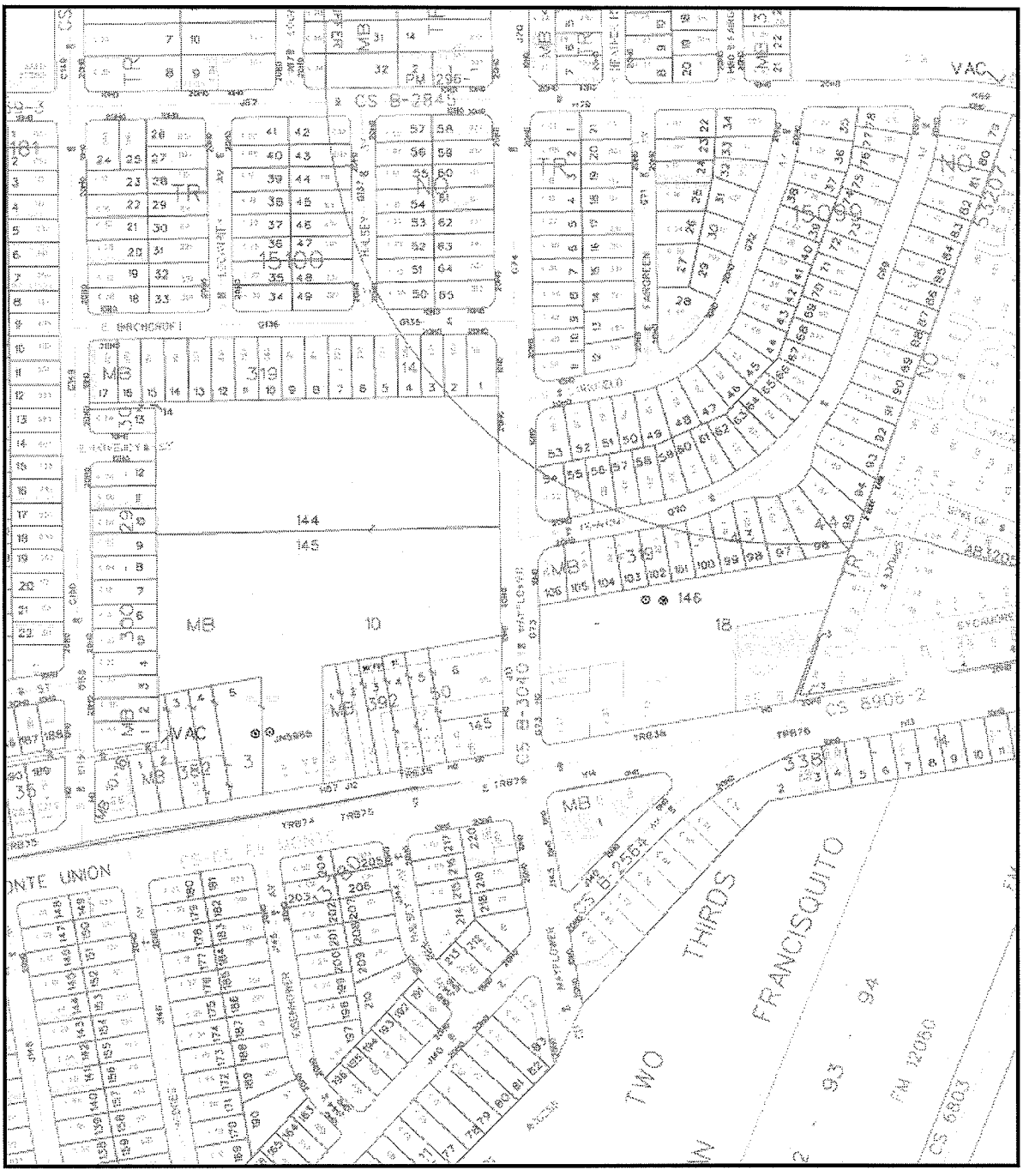
c) Modified conditions warrant a revision to the Countywide General Plan(?)
   i) Overall market conditions have declined and demand for condominiums similar to that proposed for the subject property are not in evidence.
   ii) The market may change, or it may not. If not, we will be confronted with a huge increase in the number of tenant-occupied properties in the neighborhood.
   iii) Neighborhood conditions have not changed appreciably for many years. Property values are relatively stable when compared to many markets.
   iv) Properties are generally well-maintained and show pride of ownership.
d) Approval of the General Plan Amendment would be in the interest of the public health, safety, general welfare and in conformity with good general planning practices(?)
   i) The 206% increase in traffic volume for the area would pose a hazard to the health, safety and general welfare of the community.
      (1) Additional traffic in our narrow streets would pose a serious threat to the children of the neighborhood, who at this time are able to play in their yards and occasionally in the streets in relative safety.
      (2) The increased automotive emissions would pose a health hazard for all residents of the neighborhood.
      (3) At current traffic levels, we have problems with commuters using our streets to bypass heavy traffic in the AM & PM. The huge increase in traffic and population will make the problem substantially worse.
   ii) There are no structures in the area that exceed 2 floors. 94% of the homes in the neighborhood are single-story structures.
      (1) A development composed of 3-story and 4-story structures would not be in conformity with the hundreds of existing homes in the neighborhood.

Precedent for Development of Subject Site

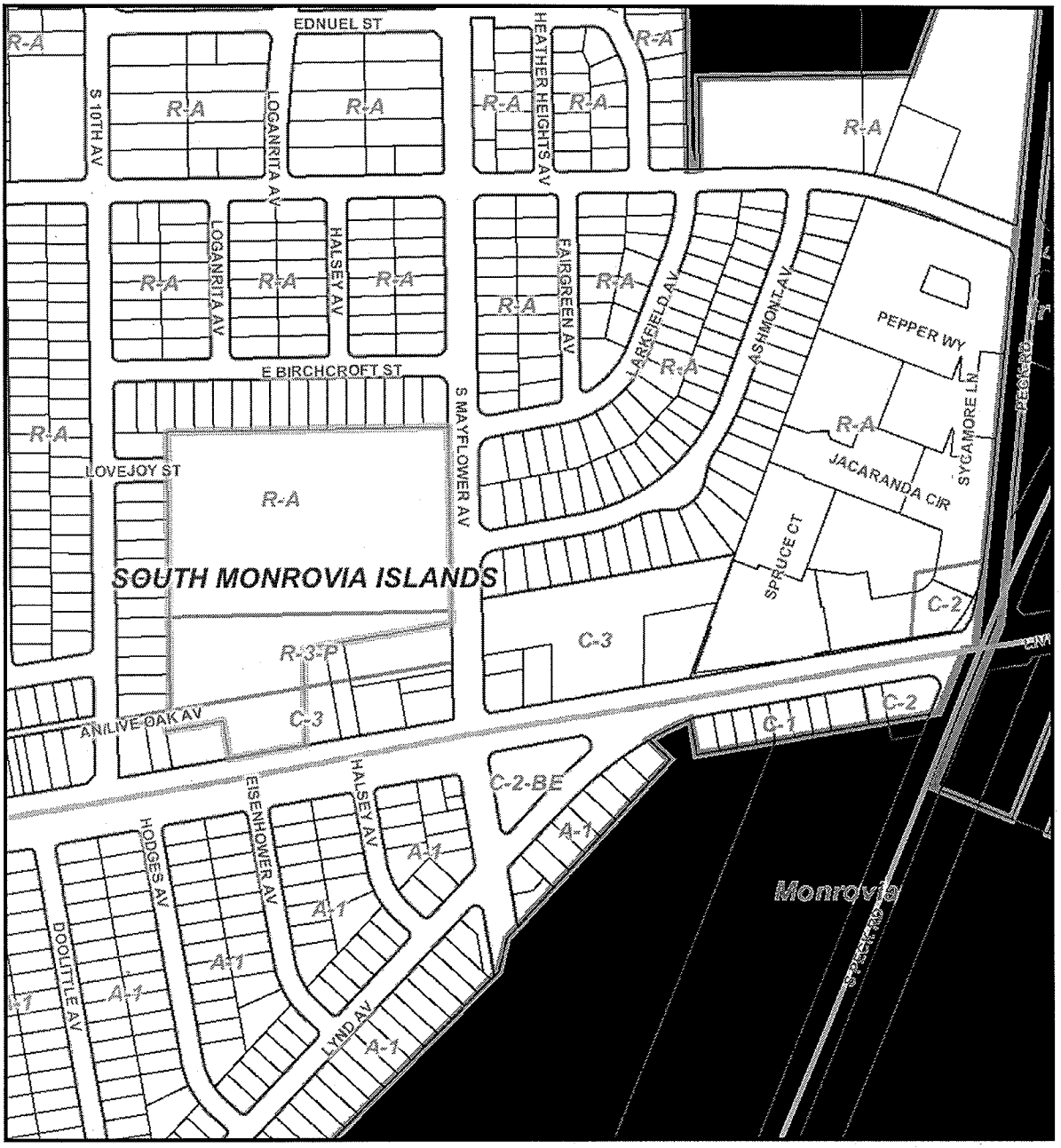
Woodlands Gated Community

This gated community is located to the east of the subject neighborhood and was built in 2002. It is composed of 125 detached, two-story, single-family residences, clubhouse and pool. The homes here currently sell for between $550,000 and $600,000. This development is considered to be an asset to the community, improves and stabilizes property values and does not resulting burdensome traffic and parking problems for neighboring homes. The current general plan and existing zoning would provide for a development similar to this on the subject site; this type of development would be a welcome addition to our community.

Neighborhood Parcel Map



Neighborhood Zoning Map



Petition Signatories

Petition Against Mitigated Negative Declaration, General Plan Amendment & Zoning Change for 4241 E. Live Oak Avenue, Arcadia, CA

Petition summary and background	Prime Enterprises LLC is petitioning the planning commission to recommend to the county supervisors that they amend the general plan and grant zoning changes that would allow the construction of 318 new condominium and townhouse units on the above site, all without the benefit of an environmental impact report. We, the residents of the community surrounding 4241 E. Live Oak Avenue, feel that the extreme nature of the proposed development is inappropriate for our neighborhood and in addition, would have a substantial negative impact on our quality of life, property values and the quiet use and enjoyment of our homes.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to: 1. Prevent the adoption of a negative declaration for the above-referenced property 2. decline to amend the general plan to change the property from Category 1 to category 3 3. decline the application for zoning changes from the current zoning to R-3-21U-DP

Printed Name	Signature	Address	Comment	Date
ACACIA CAPUTO		1126 E. BIRCHCROFT ST. ARCADIA, CA. 91006	I DON'T FAN INCREASE ON DEVELOPMENT IS APPROPIATE	10/13/10
MANUEL DELGADO		1106 E. BIRCHCROFT ST ARCADIA CA 91006		10/13/10
BILL ZAPPEN		1018 BIRCHCROFT ARCADIA	626 447 3994	10/13/10
Frank Casarelli		1008 Birchcroft st Arcadia		10/13/10
PAUL V. VASQUEZ		2938 S. 10TH ARCADIA	LOW DENSITY HOUSING VS. HIGH DENSITY	10/13/10
Liruo Wang		2864 S. 10-th, Arcadia		10/13/10
XIUYU ZOU	Xiu Yu Zou	2864 S. 10th, Arcadia		10/13/10
Amando Arnaud		2874 S. 10th Ave Arcadia		10/10/10
	Dean Simone	2884 S 10th Arcadia		10/12/10

Printed Name	Signature	Address	Comment	Date
Mark Stuhlman	[illegible]	2406 S. Tenth AVE.		10-13-2010
Gloria Mosqueda Ruiz	G.A. Mosqueda Ruiz	2912 S. Tenth Ave		10-13-2010
ELGIN LEE	[illegible]	2292 S. 10TH AVE		10/13/10
Gloria Ramirez	Gloria Ramirez	2916 S. Tenth Ave.		10/13/10
Robert Lesh	Robert J. Lesh	2936 S. Tenth Ave		10-13-10
DENNISE MUSA	[illegible]	2838 Los Carrita Ave		10-13-10
DAN MENDELWITZ	[illegible]	2838 HALSEY AVE		10/13/10
Annie Fan	[illegible]	2839 Mayflower Ave		10/13/10
Eddie Fang	Eddie Fang	2839 Mayflower Ave		10/13/10
JUAN ZELAYA	[illegible]	2839 TENTH AVE		10/13/10
JAMES ESPINOSA	[illegible]	2853 MAYFLOWER AVE		10-14-10
HONG HUYNH	[illegible]	2922 S. Mayflower		10-14-10
BEN LIU	[illegible]	2939 Ashmont Ave		10-14-2010
Judy Tomkins	Judy Tomkins	2933 Ashmont Ave		10-14-10
PATRICIA EGGERS	[illegible]	2929 ASHMONT AVE	NO WAY JOSÉ!	10-14-10
JAMES MUSEKAMP	James Musekamp	2917 ASHMONT AVE		10-14-10

Printed Name	Signature	Address	Comment	Date
Karen Muselamp	Karen Muselamp	2917 Ashmont Ave		10/14/10
[illegible]	[illegible]	2889 S. Ashmont [illegible]		10/14/10
Cecilia Hernandez	Cecilia Hernandez	2889 S. Ashmont Arcadia		10/14/10
Jason Cochrane	[illegible]	2861 S. Ashmont Arcadia		10/14/10
LAAULI TOOMALATAI	[illegible]	2875 ASHMONT AVE		10/14/10
Christina Martinez	[illegible]	2875 Ashmont Ave Arcadia 91006		10/14/10
GINA BARLES	[illegible]	2869 ASHMONT AVE. ARCADIA	91006	10/14/10
Alex Muniz	[illegible]	2845 Ashmont Ave 91006-5917		10/14/10
Alison Muniz	Alison Muniz	2845 Ashmont Ave 91006		10/14/10
SID NIERVA	[illegible]	2841 Ashmont AVE		10-14-10
ANGEL LEMUS	[illegible]	2831 Ashmont Ave		10-14-10
Christine DeLeon	[illegible]	2821 ASHMONT AVE.		10/14/2010
Mike LAM	[illegible]	2812 ASHMONT AVE		10/14/10
Tina Enos	[illegible]	2808 Ashmont Ave		10-14-10
Daniel R Hurtado	[illegible]	2940 Ashmont Ave		10-15-10
CHUN HIN LAM	[illegible]	2934 Ashmont Ave		10-15-10

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Printed Name	Signature	Address	Comment	Date
Annabel Casnoe		2924 Ashmont Ave		10/15/10
Mohmed Vajifdar	M. Vajifdar	2918 Ashmont Ave		10/15/10
Barbara McEntaffi		2870 Ashmont Ave.		10-15-10
Blanca C. Perry	Blanca C. Perry	2864 Ashmont Ave.		10-15-10
Will D'Amery		2858 Ashmont Ave		10-15-10
Lynn Worley	Lynn Worley	1112 E Birchcroft Arcadia St	Totally inappropriate for the neighborhood	10-15-10
Rachel Varela		2872 Larkfield Ave	- Agree with above -	10-16-10
Miguel Varela		"	"	10-16-10
Patrice Reinhard		2868 Larkfield Ave		10/16/10

Printed Name	Signature	Address	Comment	Date
ERIC BURGESS	[signature]	ARCADIA 2862 LARKFIELD AVE	WHOLE-HEARTEDLY AGREE	10-16-10
Liza Castro	[signature]	2858 Larkfield Ave. Arcadia, CA	No New development w/so Many units!!!	10/16/10
Gina McQuilkin	[signature]	2832 Larkfield Ave Arcadia Ca 91006		10-16-10
Peter Yu	[signature]	2825 Larkfield Ave. Arcadia CA 91006	Too many units	10-16-10
RICHARD MITCHELL	[signature]	2822 LARKFIELD ARCADIA 91006	NEEDS THOUGH & REAL STUDY!!	10/16/10
PAUL TAYLOR	[signature]	2818 LARKFIELD 91006		
[illegible]	[signature]	2808 LARKfield 91006		10/16/10
Steven Catono	[signature]	2802 Larkfield 91006		10-16-10
Robert McCarter	[signature]	2805 Larkfield Ave Arcadia Ca 91006		10-16-10
Diane Biggers	[signature]	2802 Fairgreen Ave Arcadia CA 91006	Need the study.	10-16-10
Adriana Nevarez	[signature]	2809 Fairgreen Ave. Arcadia, CA 91006	too many units	10-16-10
Annie Tsai	[signature]	2813 Fairgreen Ave Arcadia, CA 91006		10-16-10
Diane Muell	[signature]	2829 Fairgreen Ave Arcadia CA 91006	Too Many Unit Too Much Traffic	10-16-10
Vicki Jordison	[signature]	" "	" "	10-16-10
Rick Tissel	[signature]	2830 FARgREEN AVE ARCADIA CA 91006	" "	10-16-10
CHRISTINA WHEELER	[signature]	2851 FAIRGREEN AVE ARCADIA CA 91006		10/16/10

Printed Name	Signature	Address	Comment	Date
ERIC VILANDRE		1146 E BIRCHCROFT	I'M NOT AGAINT PROGRESS HOWEVER PROTECT OUR NEIGHBORHOOD.	10/18/10
ANDY CHEN		2829 Halsey Ave		10/18/10
Annie Tran		2828 Halsey Ave	Yes. Further Study is necessary	10/18/10
LINDA G Gutierrez		2822 Halsey Arcadia Ave		10/18/10
Gerald J Gutierrez		2822 Halsey Arcadia Ave		
Tanya Starling		2819 Halsy Arcadia Ave		10/18/10
Betty Johnson		2812 Halsey Ave Arcadia		10/18/10
Alan Pierport		2808 Halsey Angelia Av.	Seems inappropriate.	10/18/10
Joey Chin		2802 Halsey Ave	"	10/18/10
TAI KHANG		2803 LOGANRITA AVE		10/18/10
Jen-shew Yen		2809 Logannita Ave		10/15/10
JEANNITE Holloway		2808 LOGANRITA Ave.		10/18/10
Linda Lin		2812 Logannita Ave		10/18/10
NICOLE GOMEZ		2818 Logannita Ave		10/18/10
JIM ACHEDAFFY		2819 LOGANRITA AVE		10-18-10
MIMI Win		2823 Logannita Ave		10/18/10

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Printed Name	Signature	Address	Comment	Date
PAUL KROTZER	Paul Krotzer	2852 LOGANRITA AV		10-18-2010
ELIZABETH Thompson	Elizabeth Thompson	2833 LOGANRITA AV.	I Do Not WANT CONDO'S	10-18-2010
MARION Thain	Marion Thain	2833 LOGANrita ave		10/18/10
FREDDIE PELINA		1136 E. BIRCHCROFT		10/18/10
CAROLINA PELINA	Carolina Pelina	1136 E. BIRCHCROFT		10/18/10

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Printed Name	Signature	Address	Comment	Date
Craig Manning	Craig Manning	2823 S. Mayflower Arcadia 91006	Goes against the Planning and Zoning	10/13/10
STEVE BRANCH	[signature]	2828 S. MAYFLOWER AV 91006	TRAFFIC NIGHTMARE ALREADY READY REAL BAD	10/13/10
Margaret Gregorian	M Gregorian	2828 S. Mayflower Ave 91006	Air Quality traffic Concerns	10/13/10
SCOTT OSBORN	Scott OBorn	2829 S. Mayflower Ave 91006	Major traffic problems Hell NO !	10/13/10
Jennifer OBorn	[signature]	2829 mayflower Ave 91006	Not a good idea	10/13/10
ALAN KUMASHIRO	[signature]	2819 MAYFLOWER AVE 91006	THIS STREET IS BAD (BUSY) ENOUGH AS IS.	10-13-10
PAMELA Morago	Pamela Morago	2832 MAYflower Ave 91006	Bad for traffic	10-15-10
James Morago	James Morago	2832 Mayflower Ave 91006	TRAFFIC	10-15-10
Sergio Cerda	[signature]	2809 Mayflower Ave 91006	Traffic	10-15-10

Printed Name	Signature	Address	Comment	Date
Katherine Armantrout	Katherine Armantrout	2802 Mayflower	No !! Traffic Problems	10/15/10
Tony Poon & WIFE	Tony poon	2808 Mayflower Ave.	No! too much traffic	10/15/10
Caroline Bloomer	Caroline	2812 Mayflower Ave	No! too much cars/traffic	10/15/10
Robert Bloomer	Robert Bloomer	2812 Mayflower Ave	NO! too much	10/15/10
Mandy Hua	Mandy Hua	2822 Mayflower Ave	No! Too much traffic	10/15/10
Melissa O'Leary	Melissa O'Leary	2818 mayflower Ave	NO! Too much TRF	10/18/10
Margarita Reyes	Margarita Reyes	2803 Mayflower Ave.	NO to Extra Traffic	10/18/10
Ken Goodman	Ken Goodman	2813 S. Mayflower	TRAFFIC, NO!	10/18/10
STEFANIE DIAMOND	S. Diamond	2813 S. Mayflower Ave	TRAFFIC, NO	10/18/10