RECEIVED
DEPT OF REGIONAL PLANNING
PM066769-1 AMENDMENT
DATE: 14 JUL 2015

AMENDMENT TENTATIVE PARCEL MAP NO. 066769

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISON OF A PORTIONS OF THE GROGAN TRACT, SO CALLED, IN THE RANCHO SAN PASQUAL, IN THE COUNTY OF LOS ANGELES, AS SHOWN ON RECORDER'S FILED MAP NO. 549, FILED MAY 22, 1880, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

OWNER:
CASA DEL GOODY TRUST
MS. VICKI NOVELL
135 W. FOOTHILL BLVD.,
MONROVIA, CA 91016
TEL: 626-757-7400

CIVIL ENGINEER:
HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
PH: 626-263-3588
FAX: 626-263-3599

EARTHWORK:
CUT: 50 CY
FILL: 400 CY
IMPORT: 350 CY
EXPORT: 0 CY

BENCH MARK:
BENCH MARK:
BOLT IN SOUTH CURB10'
WEST OF W/L HILL ST.
ELEV = 1079.97'

SURVEY CONDUCTED BT AL THELWELL, LS 6999 ON 01/11/2005
MANAGED BY HANK JONG

PROTECTIVE OAK TREE INVENTORY

THIS TABLE IDENTIFIES ALL THE PROTECTED OAK TREES LOCATED ON THE PROPERTY. THE TREE #'S CORRESPOND TO THE LOCATIONS OF THE OAK TREES AS PLOTTED ON THIS MAP.

TREE #	SPECIES	TRUNK DIA.	PROPOSED ACTION
1	Q. AGRIFOLIA, COAST LIVE OAK	22"	ENCROACH
2	Q. AGRIFOLIA, COAST LIVE OAK	12"	ENCROACH
3	Q. AGRIFOLIA, COAST LIVE OAK	6"	ENCROACH
4	Q. AGRIFOLIA, COAST LIVE OAK	12"	ENCROACH
5	Q. AGRIFOLIA, COAST LIVE OAK	16"	ENCROACH

TYPICAL SIERRA BONITA AVE SECTION "A-A"

SCALE: HORIZONTAL: 1" = 10'
VERTICAL: 1" = 2'

PROPOSED PRIVATE DRIVEWAY & FIRE LANE

SECTION B-B

SCALE: HORIZONTAL: 1" = 10'
VERTICAL: 1" = 2'

DEMOLITION NOTE:

(X) EXISTING STRUCTURES TO BE REMOVED.
(Y) EXISTING TREES TO BE REMOVED.
(Z) EXISTING OAK TREES TO BE PROTECTED DURING CONSTRUCTION.

NOTES

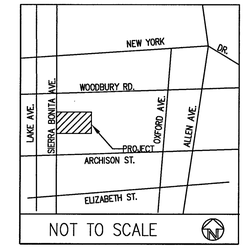
APN: 5851-002-016
EXISTING ZONING: R-2
PROPOSED ZONING: R-2
LOCAL PLAN CATEGORY: LD-LOW DENSITY RESIDENTIAL (1-6 GROSS/AC)
EXISTING LAND USE: RESIDENTIAL
PROPOSED LAND USE: RESIDENTIAL
GROSS LOT SIZE: 19,922 S.F. (0.46 ACRE)
NET LOT SIZE AFTER DEDICATION:17,100 S.F. (0.39 ACRE)
NET LOT SIZE AFTER DEDICATION & LOT LINE ADJUSTMENT:16,650 SF (0.38 ACRE)
EXISTING LOT: 1
EXISTING UNIT: 1
PROPOSED LOTS: 1
PROPOSED UNITS: 3
PARKING: 6 (GARAGE PARKING)
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.
PERMEABLE TEXTURED PAVEMENT FOR ALL GARAGE-ACCESS DRIVEWAYS AND GUEST PARKING AREAS

UTILITY SERVICES:

WATER	CITY OF PASADENA WATER & POWER DIVISION
SEWER	CITY OF PASADENA PUBLIC WORKS
GAS	SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL	CITY OF PASADENA WATER & POWER DIVISION
TELEPHONE	AT&T
SCHOOL	PASADENA CITY SCHOOL DISTRICT
FIRE	CITY OF PASADENA FIRE DEPARTMENT
POLICE	CITY OF PASADENA POLICE

N

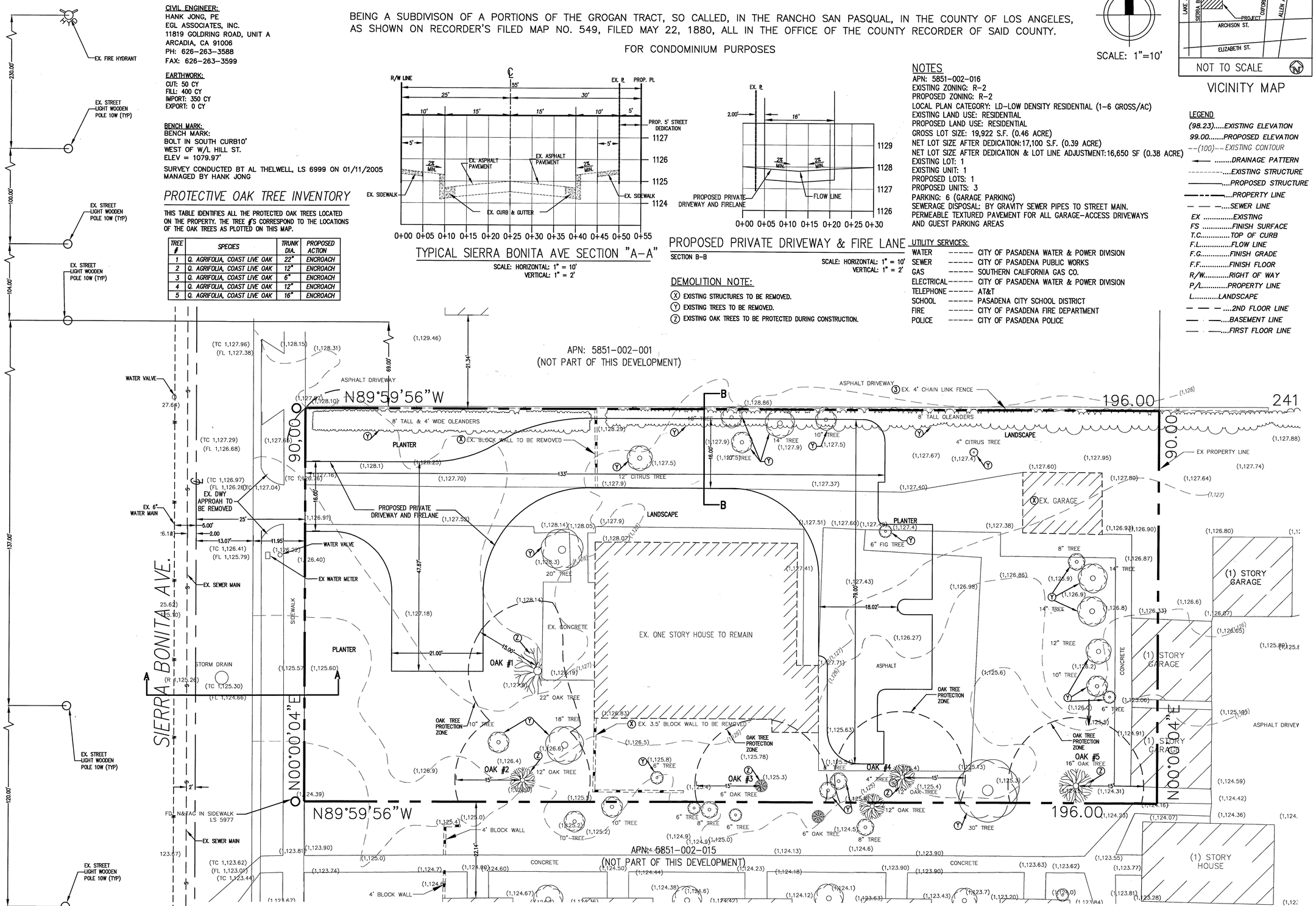
SCALE: 1"=10'



VICINITY MAP

LEGEND

(98.23).....EXISTING ELEVATION
99.00.....PROPOSED ELEVATION
--(100)-- EXISTING CONTOUR
.....DRAINAGE PATTERN
.....EXISTING STRUCTURE
.....PROPOSED STRUCTURE
.....PROPERTY LINE
.....SEWER LINE
EX .....EXISTING
FS .....FINISH SURFACE
T.C.....TOP OF CURB
F.L.....FLOW LINE
F.G.....FINISH GRADE
F.F.....FINISH FLOOR
R/W.....RIGHT OF WAY
P/L.....PROPERTY LINE
L.....LANDSCAPE
.....2ND FLOOR LINE
.....BASEMENT LINE
.....FIRST FLOOR LINE



REVISIONS

DATE	NO

EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: 626-263-3588 FAX: 626-263-3599

3 UNITS CONDOMINIUM
1796 N. SIERRA BONITA AVE.,
PASADENA, CA 91104

Date	07/06/2015
Scale	AS SHOWN
Drawn	SH
Job	15-114-003
Sheet	1 OF 1