

# MINOR LAND DIVISION HOUSING PERMIT SITE PLAN TO ACCOMPANY VESTING TENTATIVE PARCEL MAP NO. 71909 HOUSING PERMIT NO. 201300001 EXHIBIT MAP

**PROPERTY ADDRESS**

1932 EAST 119TH STREET  
LOS ANGELES, CA 90059

**ASSESSOR'S PARCEL No.**

6150-007-902

**OWNER**

COMMUNITY DEVELOPMENT COMMISSION OF  
THE COUNTY OF LOS ANGELES, A PUBLIC  
BODY CORPORATE AND POLITICAL

**CONTACT PERSON:**

ISMAEL MAYANS  
MAYANS DEVELOPMENT  
22343 LA PALMA AVENUE SUITE 132  
YORBA LINDA, CA 92887  
PH. (714) 692-1900  
FAX (714) 692-1933  
EMAIL: ismael@mayansdevelopment.com

**BENCHMARK**

LOS ANGELES COUNTY OF PUBLIC WORKS BM Y-11382

LOS ANGELES TAG IN CB 13 FT. S/O BCR @ SW COR OF IMPERIAL  
HIGHWAY & WILMINGTON AVENUE

ELEVATION = 94.422' U.S. SURVEY FEET (NAVD'88 PUBLISHED, 2005)

**ENGINEER/SURVEYOR**

PASCAL APOTHELOZ, PLS# 7734  
DRC ENGINEERING, INC  
160 S. OLD SPRINGS ROAD  
SUITE 210  
ANAHEIM, CA 92808  
PH. (714) 685-6860  
FAX (714) 685-6801  
EMAIL: papotheloz@drc-eng.com



**FLOOD ZONE**

THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X", BEING DESCRIBED AS  
"AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; PER FLOOD  
INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06037C1815F, DATED SEPTEMBER  
26, 2008.

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF 119TH STREET PER THE  
SPRINGDALE TRACT, AS PER MAP RECORDED IN BOOK 6 PAGE 194, OF MAPS, RECORDS OF LOS  
ANGELES COUNTY, BEING WEST.

**EXISTING ZONING**

THE PROPERTY SHOWN HEREON IS ZONED "R1 / SINGLE FAMILY RESIDENCE"  
PER THE COUNTY OF LOS ANGELES ZONING ORDINANCE.

**PARCEL AREAS**

**TOTAL SITE AREAS**  
SITE BEFORE DEDICATIONS 10,501 SF / 0.24 AC  
DEDICATIONS 500 SF  
SITE AFTER DEDICATIONS 10,001 SF / 0.23 AC

**PARCEL AREAS (AFTER DEDICATIONS)**  
PARCEL 1 GROSS 3,445 SF / 0.08 AC  
PARCEL 1 SHARED DRIVEWAY 259 SF  
PARCEL 1 NET 3,186 SF / 0.07 AC

PARCEL 2 GROSS 6,556 SF / 0.15 AC  
PARCEL 2 SHARED DRIVEWAY 1,378 SF  
PARCEL 2 NET 5,178 SF / 0.12 AC

**EARTHWORK**

FILL 260 CUBIC YARDS  
CUT 10 CUBIC YARDS  
NET 250 CUBIC YARDS (IMPORT)

**TITLE INFORMATION**

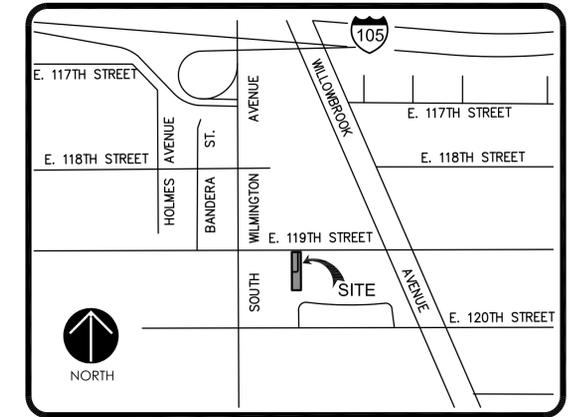
THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT NO. NHSC-3976163 (29) DATED AUGUST 1, 2013,  
ISSUED BY FIRST AMERICAN TITLE COMPANY, CORONA, CALIFORNIA (TITLE OFFICER: HUGO TELLO, TELEPHONE  
(951) 256-5883. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS  
MAP OR THE SURVEYOR.

**LEGAL DESCRIPTION**

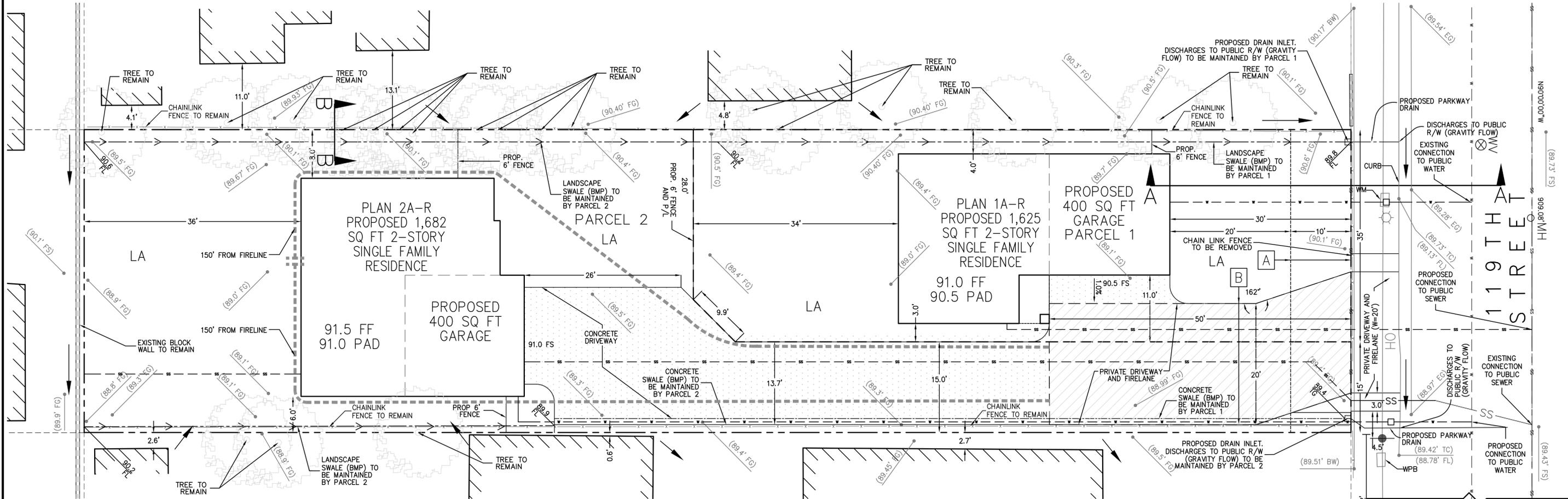
REAL PROPERTY IN THE UNINCORPORATED ARE OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS  
FOLLOWS:  
LOT 121 OF THE SPRINGDALE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN  
BOOK 6, PAGE 194, OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

**EASEMENTS**

**A** INDICATES PROPOSED OFFER OF STREET DEDICATION  
**B** INDICATES PROPOSED SHARED ACCESS AND PRIVATE UTILITY EASEMENT  
BETWEEN PARCEL 1 AND PARCEL 2



**VICINITY MAP**  
NOT TO SCALE

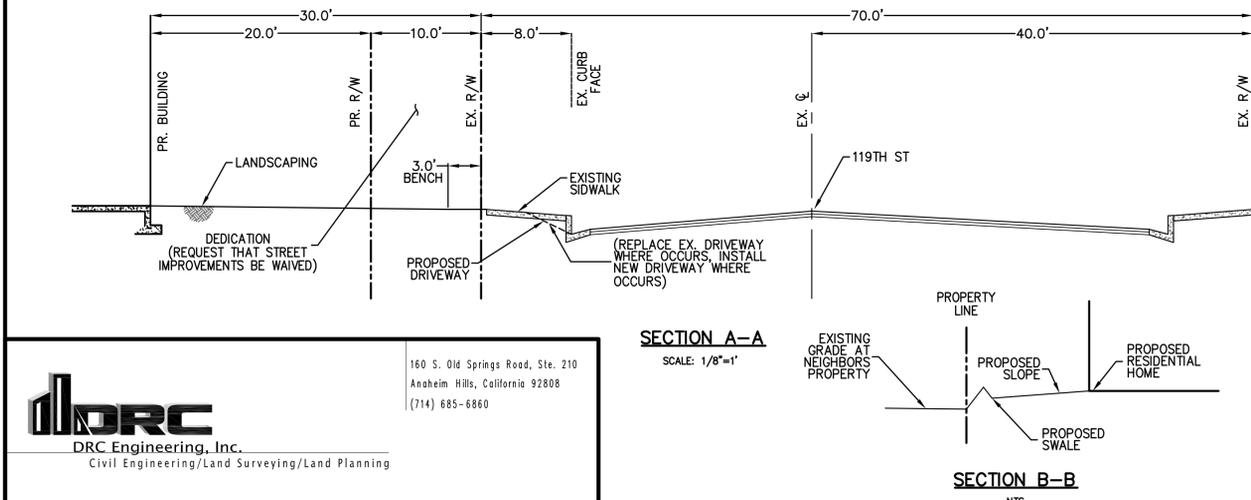


**LEGEND**

- EXISTING PROPERTY LINE
- CENTER LINE
- EASEMENT
- EXISTING LOT LINE
- PROPOSED PARCEL LINES
- PROPOSED BUILDINGS
- FENCE
- OVERHEAD LINE
- BUILDING VAULT
- LIGHT POLE
- CATCH BASIN (DRAIN INLET)
- POWER POLE
- SINGLE TREE
- FIRE HYDRANT
- POWER POLE / STREET LIGHT
- GUY ANCHOR
- SIGN
- BLOCKWALL
- DIRECTION OF FLOW
- FIRE LANE
- HARDSCAPE
- DECIDUOUS TREE
- PALM TREE

- BW BACK OF WALK
- EG EDGE OF GUTTER
- FG FINISH GRADE
- FL FLOWLINE
- FS FINISHED SURFACE
- FP FINISHED SURFACE
- PP POWER POLE
- TC TOP OF CURB
- WM WATER METER
- WV WATER VALVE

PM 071909 REQUESTED INCENTIVES		
DEVELOPMENT STANDARDS	REQUIRED	PROPOSING
TABLE D INCENTIVES (ON-MENU, MAX 3)	SIDE SETBACK (MAX 20% REDUCTION)	5 FT. PARCEL 1-4 FT. WEST SIDE (20% REDUCTION)
	LOT SIZE (MAX 50% REDUCTION)	5,000 SQ. FT. PARCEL 1-3,186 SQ. FT. (36% REDUCTION)
	LOT WIDTH (MAX 50% REDUCTION)	50 FT. PARCEL 1-35 FT. (30% REDUCTION)
ADDITIONAL INCENTIVES (OFF-MENU, MAX 3)	FRONTAGE	SAME AS AVERAGE WIDTH PARCEL 1-35 FT.
	SIDE SETBACKS	5 FT. PARCEL 2-15 FT. PARCEL 1-3FT EAST SIDE



**DRC**  
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Anaheim Hills, California 92808  
(714) 685-6860