

**PLANNING COMMISSION
ADMINISTRATIVE HEARING OFFICER STAFF REPORT**
March 26, 2024 Meeting

Case Types/Numbers:

Hillside Development Permit
(HILL-2022-0052)

Applicant:

Pnina Elias

Site Address:

5410 Arroyo Summit Drive
La Cañada Flintridge, CA 91011
(AIN: 5816-013-007)

Case Planner:

Harriet Harris,
Assistant Planner



1. Request:

The applicant requests a Hillside Development Permit to allow construction of a 5'-0" maximum height inward-facing retaining wall on a hillside lot with an average slope of 20 percent.

2. Location:

The site is at the westerly end of Arroyo Summit Drive, a short cul-de-sac comprising seven homes and taking access from Angeles Crest Highway, within the R-1-15,000 zone.

3. Staff Recommendation:

It is recommended that the project be **APPROVED**, subject to conditions listed in Exhibit "A", attached to this report.

4. General Plan/Zoning/Existing Land Use:

The General Plan Land Use Map designates the site Low Density Residential (up to 4 dwelling units per acre). The site is zoned R-1-15,000 (Single Family Residential - 15,000 Square Foot Minimum Lot Size). The site is presently developed with a two-story residence, and detached garage.

5. Project Figures:

Lot Size:	20,818 square feet (gross)
Existing residence and detached garage:	5,003 square feet

6. Environmental Impact Review:

Staff has determined that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

7. Previous Action:

HDP 96-07, which authorized the construction of the house.

8. Pending and Potential Actions:

Building & Safety plan check and issuance of building permits. Permission from the appropriate regulating authorities for encroachment into the water easement, if necessary.

9. Staff Analysis:

A. Context:

The project site is at the west end of the Arroyo Summit Drive cul-de-sac. Arroyo Summit Drive is a small seven parcel subdivision that was recorded in 1996. The homes were developed shortly thereafter. Each parcel in the subdivision is characterized by a fifty- to sixty-foot-wide building restriction area behind each house. According to the Development Agreement that was recorded as part of the Tract Map, primary structures (or parts thereof) are prohibited within this area.

The subject lot has an average slope of 20 percent and an associated Slope Factor Guideline (SFG) of 1.00. The building restriction area for the subject parcel is approximately 59'-0" wide and covers the west end (rear) of the property. This parcel is also characterized by a slope easement on the north side of the lot and running parallel to Angeles Crest Highway. This slope easement is approximately 16 to 17-feet wide and tapers to 2 feet in width at the northeast corner of the lot. A 10-foot-wide water easement is also located parallel to Angeles Crest Highway and is also partially within the slope easement.

The subject parcel comprises 20,818 square feet and is developed with a two-story residence and a detached garage. A majority of the lot is at the same elevation as Arroyo Summit Drive, including the building pad and a large portion of the flat back yard. The almost 60-foot-wide building restriction area covers a significant portion of the flat back yard

except for the last fifteen feet that slopes down nine feet to the property line and down to the open space area beyond that is owned by the Arroyo Summit Homeowners Association. Lastly, the parcel is sited approximately twelve to thirteen feet below the level of Angeles Crest Highway along its north property line.

B. Project Description:

The project involves the construction of a new 5'-0" maximum height, inward-facing retaining wall that would be sited on the north side of the lot and parallel to Angeles Crest Highway and within the 10-foot-wide water easement. This wall would create a larger flat pad for the backyard area. A 42-inch railing atop the wall is also proposed. All improvements would be below the level of Angeles Crest Highway

The new concrete block wall would connect to the existing 30-inch high retaining wall that is sited behind the garage and parallel to Angeles Crest Highway. From there, the 5-foot-high retaining wall continues parallel to Angeles Crest highway for approximately 113 feet before turning southwest for another 12 feet as it tapers to zero feet high. Also proposed are two at-grade staircases that would provide access to the sloping area. One staircase is wholly outside the slope easement while the other is located partially within the slope easement. This stair is also proximate to the 12-inch oak tree. Staff included a condition to eliminate this stair to avoid any conflicts with the Oak tree and so that the slope easement remains clear of any structures.

At no point does the 125-foot-long wall exceed 5'-0". Per the Zoning Code, inward-facing retaining walls located in side-yard setbacks can be as tall as 5'-6". No new floor area is proposed as part of this project.

C. Hillside Development Permit and General Plan:

At 20 percent average slope, the site qualifies as hillside property and has a corresponding SFG of 1.00. The project would not introduce new floor area and therefore the SFG would not apply to the project.

The 5'-0" maximum height retaining wall would also have no offsite visibility from any vantage point given its location, inward-facing character, and existing screening in the back yard.

Goal 4 of the General Plan Land Use Element pertains to Hillside Areas:

Maintain hillside areas for the purpose of preserving the visual quality of the City, protecting the public from safety hazards, and conserving natural resources.

Supporting this goal are the following objectives and policies:

Objective 4.1: New development and/or remodeling of existing structures and property will be designed, constructed, and maintained to preserve important views, topographic and other natural features, and the semi-rural character of the City's hillsides.

Policy 4.1.1: Preserve ridgelines, natural slopes, knolls, canyons, and bluffs in their natural state to protect important views and topographic and other natural features.

Policy 4.1.3: Ensure that development preserves the City's natural environment, setting, and views, through design, siting, and construction that avoids obtrusive breaks in the natural skylines and minimizes the visual impact of grading, intrusion of highly visible cut and/or fill slopes, building and roof lines, and/or roadway surfaces.

Policy 4.1.5: Continue to implement the City's Hillside Development Chapter of the Zoning Ordinance, which establishes standards to minimize landform alteration, preserve significant environmental features, and control development densities.

Policy 4.1.6: Encourage residences developed in hillside areas to be designed, landscaped, and built of materials that blend with the existing environment; use of bright or reflective surfaces will be disallowed.

Objective 4.2: Ensure that hillside development will be designed, constructed, and maintained to minimize natural and human-made safety hazards to persons and property.

Policy 4.2.1: Require that development in hillside areas be designed and constructed in such a manner as to avoid flooding, mudslides, erosion, and subsidence to residents and structures on or near hillside areas as well as downstream of any project.

Policy 4.2.2: Ensure that the appropriate goals, objectives, policies, and implementation programs in the Safety and Conservation elements are applied to hillside development.

Policy 4.2.3: Discourage development in areas of known slope instability and/or high landslide risk.

This is further supported by the Policies stated in the Hillside Development Ordinance, Section 11.35.020.A through G, which state:

A. Existing community character, as defined by such factors as visual appearance, density, road widths and vegetation shall be preserved and/or enhanced;

B. Prominent landforms within the community, including, but not limited to ridgelines, knolls, valleys, creeks (either dry or active), or other unique topographic features or views, shall be maintained.

C. Major hillside viewscales visible from points within the city shall not be detrimentally altered by the intrusion of highly visible cut and/or fill slopes, building lines and/or road surfaces;

D. The visual impact of grading shall be minimized;

E. Levels of development shall be coordinated with available and potential circulation capacities and shall be controlled by the ability to provide adequate access within the constraints defined in this chapter;

F. Development in areas of exposure to high fire risk shall be subject to reasonable mitigation measures formulated during the project review process to reduce such risk;

G. Development shall be planned in such a manner as to avoid flood, mudslide, and subsidence to residents and structures on or near hillside areas as well as downstream of any project;

The proposed retaining wall is a reasonable scale for the site and would not demonstrate excessive or problematic bulk as seen from near or far. The 5'-0" tall inward-facing retaining wall would face inward to the backyard and would allow additional flat area for the backyard. The wall would have limited or no visibility from off site.

As conditioned to remove the eastern most stairs and to acquire permission from the water easement holder, the modest project would not impact the character of the area, therefore, achieving consistency with the Hillside Development Ordinance and upholding the intent of the City's General Plan's goals and policies.

Hillside Development Permit (HILL-2023-0030) Findings:

1. The project, through elements of architectural and landscape design, will enhance its setting.

The project will permit the construction of a new inward-facing retaining wall to the rear of the existing residence parallel and below Angeles Crest Highway. Existing screening along the rear property line and intervening distance will limit off-site visibility. The wall will also be partially screened by the existing residence and will have no visibility from Angeles Crest Highway.

2. The project will maximize potential for sensitive use and effective preservation of open space.

The project involves the construction of a 5'-0" maximum height retaining wall on the north side of the property in the backyard of the subject lot. The wall would create additional flat

area for the back yard. All existing open space areas on the lot would be preserved.

3. The project will not be detrimental to the public health, safety, or general welfare.

The new 5'-0" wall will be sited to the interior of the site and unseen from neighboring streets and neighboring properties. On the west side towards the rear of the lot where the wall tapers to zero feet, existing screening will limit offsite views. All construction will comply with current building and fire codes. Through implementation of all current code requirements, no public health or welfare issues will be raised by the project.

4. The project will not adversely affect the orderly development of property within the City.

The project would allow a retaining wall to increase flat backyard area on a previously subdivided and developed area at a density consistent with the adopted General Plan. The wall will meet all development standards for the R-1 (Single Family Residential) zone and standards and guidelines of the Hillside Development Ordinance. Absent any deviation from code standards, the orderly development of property within the City will be assured.

5. The project will conform to the goals and policies set forth in the General Plan.

The project will respect the hillside terrain; the new retaining wall will not increase the density or use of the site or alter the character of the immediate area. The compatibility of the project as analyzed in this report upholds the General Plan Land Use Element (LUE) Goal 4 to "Maintain hillside areas for the purpose of preserving the visual quality of the City, protecting the public from safety hazards, and conserving natural resources", and the applicable LUE Objective 4.1 which states "new development and/or remodeling of existing structures and property will be designed, constructed, and maintained to preserve important views, topographic and other natural features, and the semi-rural character of the City's hillsides." The new, maximum 5'-0" tall inward-facing retaining wall is sited behind the existing house and below the level of Angeles Crest Highway, which limits off-site impacts. A majority of the slopes throughout the site would be preserved and unaffected by the project.

6. The project will not create a nuisance, hazard or enforcement problem within the neighborhood or the City or require the City to provide an unusual or disproportionate level of public services.

The project, consisting of a new retaining wall, would enhance the existing single-family use and would expand the flat pad area of the back yard, will not result in a change of use or intensification of development beyond those allowed in the General Plan and Zoning Code and will not create a nuisance, hazard or enforcement problem within the

neighborhood or the City or require the City to provide an unusual or disproportionate level of public services.

- 7. There are special conditions or unique characteristics of the subject property and its location or surroundings which justify exceeding one or more of the provisions set forth in this Chapter to permit project development.**

In this case, all project components would comply with the Hillside Development Ordinance and the Residential Development Standards including setbacks and height. No provision of the Hillside Development Ordinance is requested to be exceeded.

- 8. Any potential for the project to present visibly excessive bulk from any vantage point, near or far, is mitigated by screening or siting characteristics.**

Given the scope of the project and the 5'-0" tall retaining wall's inward-facing character, appropriate profile, and its location on the lot, offsite views from all public and private vantage points would be mitigated.

- 9. The project does not create an avoidable or unreasonable impairment of the view from any other property.**

The inward-facing retaining wall's location would negate any potential for unreasonable view impacts from any other nearby property.

D. Summary and Recommendation:

Based on the above discussion and findings, the proposed project will preserve the existing hillside nature and general topography of the project site. The proposed inward-facing retaining wall would be uniform with the existing residence, reasonable in scale and appropriate for the lot. Staff, therefore, recommends **APPROVAL** of Hillside Development Permit (HILL-2022-0052), subject to the Conditions of Approval attached to this report.

Attachments:

1. Draft Conditions of Approval
2. Project Plans
3. Original Tract Map
4. Site Photos

CONDITIONS OF APPROVAL

Hillside Development Permit (HILL-2022-0052)
5410 Arroyo Summit Drive

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance. Deviation from this requirement shall be only by written consent of the Director of Community Development.
2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the Site Plan submitted, labeled Hillside Development Permit (HILL-2022-0052).
3. Prior to obtaining a building permit or when applicable, initiation of use, the applicant and property owner shall file with the Secretary of the Planning Commission written acknowledgment of the conditions stated herein on forms provided by the Planning Department.
4. All structures, site work and other features including but not limited to, buildings, roadways, parking areas, landscaping and other facilities shall be located and maintained as shown on the project plans labeled Hillside Development Permit (HILL-2022-0052), except as otherwise stated in these conditions.
5. This approval will expire unless "start of construction" is commenced within 24 months after approval is granted and diligently pursued thereafter. The Director of Community Development may extend the original expiration date by as much as 12-months upon receipt of a written request from the applicant prior to expiration of the original approval if the approved project and applicable zoning standards are unchanged. Start of construction is defined as:
 - a. All zoning and related approvals are effective; and
 - b. All required building and grading permits for the project have been issued; and
 - c. The "foundation inspection" and "concrete slab or underfloor inspection" have been made and received approval from the Department of Building and Safety; i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or underfloor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights to complete the project have arisen.
6. All applicable requirements of any law, ordinance, or regulation of the City of La

Cañada Flintridge shall be complied with.

7. This approval is subject to the applicant paying all fees, deposits, and assessments to the City of La Cañada Flintridge, as established by policy, ordinance, or resolution of the City Council prior to occupancy or initiation of use. This includes payment for contracted staff services as invoiced to the City.
8. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant agrees to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.
9. The applicant shall defend, indemnify, and hold harmless the City and its officers, agents, and employees from any claim, action or proceeding against the City or its officers, agents, or employees to attack, set aside, void, or annul approval of this project. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.
10. An approval granted by the Planning Commission Administrative Officer does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Building and Safety Division must be obtained prior to construction, enlargement, relocation, conversion, or demolition of any building or structure within the City.
11. All construction/contractor parking shall be on-site only. If it is deemed by the Director of Community Development that sufficient on-site parking may not be available, then on-street parking in front of the site will be permitted if it can be demonstrated that such parking will not interfere with the immediate neighbors and will not interfere with the public's use of the surrounding streets. If this cannot be found, then any additional construction vehicle or equipment parking must occur off-site at a location approved by the Director of Community Development. Approval of the off-site location shall be based on the submittal of a Parking Management Plan by the applicant that demonstrates that the site shall not interfere with the neighbors in the area or hinder the public's use of the surrounding streets. Contractors and construction workers will be required to carpool to the construction site. No construction, no deliveries and no movement of construction materials shall occur on Sundays or City recognized holidays.
12. The easternmost stairs located within the slope easement shall be removed prior to building permit submittal. Revised plans shall be reviewed and approved by the Director of Community Development prior to plan check submittal.

13. The slope and water easements shall be accurately depicted on the site plan, as well as the updated location and size of the protected Oak tree prior to plan check submittal. Revised plans shall be reviewed and approved by the Director of Community Development prior to plan check submittal.
14. Permission to locate the wall within the water easement shall be obtained from the easement holder prior to plan check submittal. If permission cannot be obtained, the project shall be revised to shift the wall out of the water easement and revised plans shall be reviewed and approved by the Director of Community Development prior to plan check submittal.
15. All tree protection requirements shall be strictly adhered to prior to and during construction with regard to the protected Oak trees within the project area. Protective fencing shall be installed at a distance that is three- and one-half times the trunk diameter. Evidence of the installation of protective fencing shall be provided to staff prior to the issuance of the building permits for the new retaining wall.

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NEW WALL

5410 ARROYO SUMMIT DR. LA CANADA FLINTRIDGE, CA 91011



VICIITY MAP

PROJECT NAME:
5410 ARROYO SUMMIT DR.
LA CANADA FLINTRIDGE, CA 91011

NOT TO SCALE

SCOPE OF WORK

EXTEND EXISTING RETAINING WALL AT REAR YARD, ADD BACKFILL AND ADD NEW STAIRS

PROJECT TEAM				
OWNER	CONTRACTOR	DESIGNER	SOILS/SURVEYOR	TITLE-24
		CRAIG STANDLEY (LIC. #87675) 17940 VENTURA BLVD. (#800), ENCINO CA 91436 P: 213-373-4513 E: CRAIG@STANDLEYSTRUCTURAL.COM		

CODES

- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN CODE

LEGAL DESCRIPTION:

ASSESSOR PARCEL NO.	5816-013-007
TRACT	45536
LOT NO.	1
BLOCK	N/A
HILLSIDE ORDINANCE	NO
TYPE OF CONSTRUCTION	TYPE-V
ZONING	R3
NO. OF STORIES	2
PARKING	2-CAR GARAGE
LOT SIZE	.48 ACRES

- NOTES:**
- A. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES
 - B. OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS
 - C. AN EXCAVATION/ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION AND/OR DISCHARGE OF DRAINAGE WITHIN PUBLIC ROAD R/W. (COUNTY OF LOS ANGELES CONSTRUCTION DIVISION, CALTRANS, CITY OF _____)
 - D. NO WORK IS ALLOWED WITHIN THE PROTECTED ZONE OF OAK TREE WITHOUT AN OAK TREE REPORT AND PERMIT
 - E. TOTAL PROPOSED LANSCAPE AREA _____ SQUARE FEET

SHEET INDEX

CS	COVER SHEET
A1	SITE PLAN
S1	NOTES
S2	PARTIAL SITE AND DRAINAGE
SD1	STRUCTURAL DETAILS



DESIGN GROUP

OWNER	ARCHITECT	ENGINEER	LANDSCAPE ARCHITECT	PLUMBER	ELECTRICIAN	MECHANICAL

NEW WALL

DATE	BY	CHECKED	DATE	BY	CHECKED	DATE	BY	CHECKED

5410 ARROYO SUMMIT DR.
LA CANADA FLINTRIDGE, CA 91011

COVER SHEET

CS



Established in 1978
 17001 Thompson Road, Suite B
 Encinitas, CA 92024
 (760) 941-4111



DESIGN GROUP	
PROJECT NO.	17-001
DATE	08/20/17
SCALE	AS SHOWN
BY	ML
CHECKED BY	ML
DATE	08/20/17

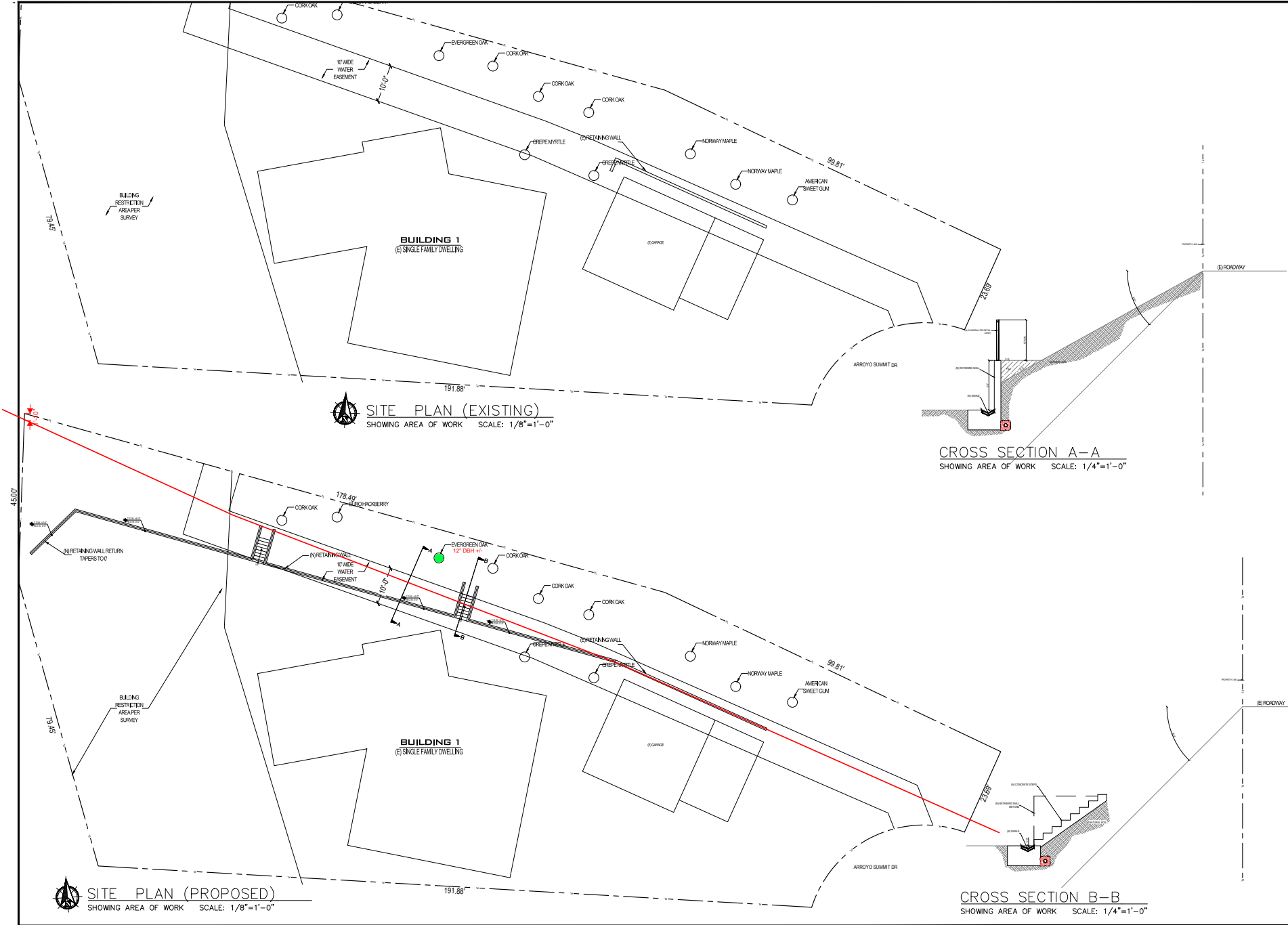
NEW WALL

REVISIONS	
NO.	DESCRIPTION

5410 ARROYO SUMMIT DR.
 LA CANADA FLINTRIDGE, CA 91011

COVER SHEET

A1



SITE PLAN (PROPOSED)
 SHOWING AREA OF WORK SCALE: 1/8"=1'-0"

CROSS SECTION B-B
 SHOWING AREA OF WORK SCALE: 1/4"=1'-0"

STRUCTURAL OBSERVATION

1. THE OWNER SHALL EMPLOY A STATE OF CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER OR LICENSED ARCHITECT TO PERFORM THE STRUCTURAL OBSERVATION. THE DEPARTMENT OF BUILDING AND SAFETY (LADBS) RECOMMENDS THE USE OF THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGNS THAT ARE INDEPENDENT OF THE CONTRACTOR.
2. THE STRUCTURAL OBSERVER SHALL PROVIDE EVIDENCE OF EMPLOYMENT BY THE OWNER OR THE OWNER'S REPRESENTATIVE. A LETTER FROM THE OWNER, THE OWNER'S REPRESENTATIVE OR A COPY OF THE AGREEMENT FOR SERVICES SHALL BE SENT TO THE BUILDING INSPECTOR BEFORE THE FIRST SITE VISIT.
3. THE OWNER OR OWNER'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A MEETING BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND DEPUTY INSPECTORS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST OBSERVATION REPORT SUBMITTED TO THE BUILDING INSPECTOR.
4. THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. AT A MINIMUM, THE LISTED SIGNIFICANT CONSTRUCTION STAGES ON THE FOLLOWING STRUCTURAL OBSERVATION AND/OR SIGNIFICANT CONSTRUCTION STAGES TABLE REQUIRE A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER.

CONSTRUCTION STAGE	ELEMENTS TO BE OBSERVED
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6. THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT OF THE STRUCTURAL OBSERVATION REPORT FORM INFORM.08 (PART 1) FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. THE ORIGINAL OF THE STRUCTURAL OBSERVATION REPORT SHALL BE SENT TO THE BUILDING INSPECTOR'S OFFICE AND SHALL BE SIGNED AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVER. ONE COPY OF THE OBSERVATION REPORT SHALL BE ATTACHED TO THE APPROVED PLANS. THE COPY ATTACHED TO THE PLANS SHALL BE SIGNED AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVER OR THEIR DESIGNEE. COPIES OF THE REPORT SHALL ALSO BE GIVEN TO THE OWNER, CONTRACTOR, AND DEPUTY INSPECTOR. ANY DEFICIENCY NOTED ON THE OBSERVATION REPORT WILL BECOME THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD TO VERIFY ITS COMPLETION BY HIM (HER), OR BY A REGISTERED DEPUTY INSPECTOR AT THE DISCRETION OF THE STRUCTURAL OBSERVER.
7. A FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND STRUCTURAL SYSTEM GENERALLY CONFORMS TO THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY (LADBS) WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR (WHEN PROVIDED) AND THE CORRECTION OF SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING INSPECTION.
8. THE STRUCTURAL OBSERVER SHALL PROVIDE THE ORIGINAL STAMPED AND SIGNED STRUCTURAL OBSERVATION REPORT TO THE CITY'S DEPARTMENT OF BUILDING AND SAFETY INSPECTION OFFICE.
9. WHEN THE OWNER ELECTS TO CHANGE THE STRUCTURAL OBSERVER OF RECORD, THE OWNER SHALL:
 - A. NOTIFY THE BUILDING INSPECTOR IN WRITING BEFORE THE NEXT INSPECTION BY SUBMITTING COMPLETED "STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER" FORM INFORM.09 (PART 2)
 - B. CALL AN ADDITIONAL PRE-CONSTRUCTION MEETING AND
 - C. FURNISH THE REPLACEMENT STRUCTURAL OBSERVER WITH A COPY OF ALL PREVIOUS OBSERVATION REPORTS. THE REPLACEMENT STRUCTURAL OBSERVER SHALL APPROVE THE CORRECTION OF THE ORIGINAL OBSERVED DEFICIENCIES UNLESS OTHERWISE APPROVED BY PLAN CHECK SUPERVISOR. THE POLICY OF THE DEPARTMENT SHALL BE TO CORRECT ANY PROPERTY NOTED DEFICIENCIES WITHOUT CONSIDERATION OF THEIR SOURCE.
10. THE ENGINEER OR ARCHITECT OF RECORD SHALL DEVELOP ALL CHANGES RELATING TO THE STRUCTURAL SYSTEMS. THE BUILDING DEPARTMENT SHALL REVIEW AND APPROVE ALL CHANGES TO THE APPROVED PLANS AND SPECIFICATIONS.

CONCRETE

1. ALL EXISTING FOUNDATIONS & FOOTINGS SHALL BE CLEANED OFF PRIOR TO POURING OF NEW CONCRETE FOR PROPER BONDING.
2. CEMENT SHALL CONFORM TO THE SPECIFICATION FOR PORTLAND CEMENT ASTM C150.
3. WATER USED IN MIXING CONCRETE SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS, OR OTHER SUBSTANCES THAT MAY BE DELETERIOUS TO CONCRETE OR REINFORCEMENT BARS.
4. ALL CONCRETE WORK SHALL BE DONE WITH MINIMUM OF 3000PSI CONCRETE, UNLESS NOTED OTHERWISE.
5. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR CONCRETE STRENGTH GREATER THAN 2000 PSI, DRIVEN DEEP FOUNDATION, CAST-IN PLACE DEEP FOUNDATIONS, ENGINEERING MASONRY, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES.
6. ALL CONCRETE SHALL BE 3000 PSI IN 28 DAYS & DEPUTY INSPECTION IS REQUIRED, UNLESS NOTED OTHERWISE.
7. PLACEMENT OF STEEL REINFORCEMENT IN CONCRETE SHALL BE AS FOLLOWS:
 - A. 3 INCHES FROM FACE OF CONCRETE CAST IF IT IS AGAINST AND/OR PERMANENTLY EXPOSED TO EARTH
 - B. 2 INCHES FROM FACE OF CONCRETE CAST IF IT IS EXPOSED TO EARTH AND/OR WEATHER.
 - C. 1-1/2" INCHES FROM FACE OF CONCRETE CAST IF IT IS NOT EXPOSED TO WEATHER AND/OR IN CONTACT WITH EARTH.

LUMBER

1. MATERIAL DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. (§ 407.4)
2. ALL STUDS, JOISTS, RAFTERS, AND BLOCKING SHALL BE DF-L NO. 2 AS GRADED BY WMPGR. ALL POSTS AND BEAMS SHALL DF-L NO. 1 OR BETTER AS GRADED BY WMPGR. UNO.
3. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE DF-LARCH PRESSURE TREATED.
4. ALL NEW SHEATHING USE FOR BRACING SHALL BE 15/32" CDX 5-PLY PANEL CONSTRUCTION WITH SPAN RATING OF 32/16 OR BETTER AS RATED BY AMERICAN PLYWOOD ASSOC.
5. ANY NAIL IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
6. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOORING FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY BUILDING INSPECTOR. (§ 505.3)

GROUT

1. ALL NON-EPOXY GROUT SHALL BE RAPID SET BRAND OR EQUIV. INSTALLED PER THE MANUFACTURERS SPECS. LARR24654.
2. ALL EPOXY TYPE GROUT SHALL BE SIMPSON SET BRAND STRUCTURAL EPOXY OR EQUIV. INSTALLED PER THE MANUFACTURERS SPECIFICATIONS. LA RR25279.
3. CLEAN OUT ALL DRILLED BORINGS AND CRACKS PRIOR TO APPLICATION OF GROUT. DEPUTY INSPECTION REQUIRED AT ALL TIME OF PROCEDURE.
4. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR HIGH-LIFT GROUTING.

SHEARWALL

1. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS, AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES.
2. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL COMPLY WITH TABLE 2304.7.
3. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX
4. ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED
5. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION

STEEL REINFORCEMENT

1. ALL STEEL REINFORCEMENT BARS SHALL BE 60,000 PSI YIELD STRENGTH CONFORMING TO ASTM STD A615, UNLESS NOTED OTHERWISE.
2. ALL STEEL REINFORCEMENT TIES AND STIRRUPS SHALL BE 40,000 PSI YIELD STRENGTH CONFORMING TO ASTM STD A615, UNLESS NOTED OTHERWISE.
3. ALL STEEL REINFORCEMENT HOOKS SHALL BE PER AC308 STANDARD HOOKS SCHEDULE.
4. ALL BENDS IN REINFORCEMENT BARS SHALL BE MADE COLD.
5. STEEL REINFORCEMENT SHALL BE FREE OF LOOSE FLAKY RUST, MUD, OIL, AND OTHER COATINGS WHICH MAY REDUCE BOND STRENGTH.
6. STEEL REINFORCING SHALL BE ACCURATELY PLACED IN CONCRETE FORMS WITH THE APPROPRIATE CLEAR COVER MAINTAINED.
7. SPLICES IN STEEL REINFORCEMENT FOR SLABS AND RETAINING WALL SHALL BE A MINIMUM OF 40 BAR DIAMETER OR 24 INCHES WHICH EVER IS LARGER.
8. SHOP WELDING FOR STEEL REINFORCEMENT SHALL BE PERFORMED IN A LADBS LICENSED FABRICATION SHOP OR CALIFORNIA LICENSED FABRICATION SHOP.
9. FIELD WELDING FOR STEEL REINFORCEMENT SHALL BE PERFORMED BY A LADBS CERTIFIED WELDERS OR CALIFORNIA LICENSED WELDER. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING.

STEEL

1. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, HIGH STRENGTH BOLTING AND SPRAYED-ON FIREPROOFING.
2. LADBS LICENSED FABRICATOR IS REQUIRED FOR STRUCTURAL STEEL.
3. ALL WELDING SHALL BE SHOP WELDED BY A CERTIFIED WELDING SHOP, UNLESS NOTED OTHERWISE.
4. SHOP WELDING FOR STRUCTURAL STEEL & LIGHT GAUGE STEEL SHALL BE PERFORMED IN A CERTIFIED FABRICATOR SHOP OR CALIFORNIA LICENSED FABRICATOR SHOP.
5. FIELD WELDING FOR STRUCTURAL STEEL & LIGHT GAUGE STEEL SHALL BE PERFORMED BY A CERTIFIED WELDERS OR CALIFORNIA LICENSED WELDER. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING.

STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER

PROJECT ADDRESS: 28117 HAXTON DR PERMIT APPL. NO.: _____
 Description of Work: RETAINING WALL
 Owner: _____ Architect: _____ Engineer: Standley

STRUCTURAL OBSERVATION (only checked items are required)			
Firm or individual to be responsible for the Structural Observation: Name: <u>Standley</u> Phone:(916) 333-9225 Calif. Registration: <u>C87675</u>			
FOUNDATION	WALL	FRAME	DIAPHRAGM
<input type="checkbox"/> Footing, Stem Walls, Piers	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Moment Frame	<input type="checkbox"/> Concrete
<input type="checkbox"/> Mat Foundation	<input type="checkbox"/> Masonry	<input type="checkbox"/> Steel Braced Frame	<input type="checkbox"/> Steel Deck
<input type="checkbox"/> Caisson, Piles, Grade Beams	<input type="checkbox"/> Wood	<input type="checkbox"/> Concrete Moment Frame	<input type="checkbox"/> Wood
<input type="checkbox"/> Step(s)/Retain(s) Foundation Hillocks Special Anchors	<input type="checkbox"/> Others:	<input type="checkbox"/> Masonry Wall Frame	<input type="checkbox"/> Others:
<input type="checkbox"/> conc beam		<input checked="" type="checkbox"/> Others: RETAINING WALLS	

DECLARATION BY OWNER
 I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.

 Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of record, declare that the above listed firm or individual is designated by me to be the Structural Observer.

CONSTRUCTION

1. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO STARTING OF WORK.
2. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PILL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF HOOK-UP.
3. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
4. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR SPRAYED-ON FIREPROOFING AND HIGH LOAD DIAPHRAGMS
5. CONSTRUCTION WASTE WILL BE HANDLED BY CITY OF LOS ANGELES CERTIFIED HAULER AND SHALL BE REDUCED BY 50% OF ITS OVERALL WASTE.
CALIFORNIA WASTE SERVICES, PERMIT# PER-09-058
621 W. 152ND ST., GARDENA, CA 90247


DESIGN LOAD DATA

DEAD LOAD:	
HORIZONTAL SYSTEMS:	
• ROOF CONSTRUCTION	15 PSF.
• CEILING CONSTRUCTION	10 PSF.
• FLOOR CONSTRUCTION	15 PSF.
VERTICAL SYSTEMS:	
• LIGHT-FRAME WALL CONSTRUCTION	20 PSF.
• MASONRY WALL CONSTRUCTION	120 PCF.
• CONCRETE WALL CONSTRUCTION	160 PCF.
LIVE LOAD:	
ROOF SYSTEMS:	
• SLOPE < 4:12	20 PSF.
• SLOPE >= 4:12	16 PSF.
• ROOF SOLAR	5 PSF.
ATTIC SYSTEMS:	
• W/O STORAGE SPACE	20 PSF.
• W/ STORAGE SPACE	30 PSF.
FLOOR SYSTEMS:	
• BEDROOM AREAS	30 PSF.
• OTHER AREAS	40 PSF.
WALLS:	
• EXTERIOR WALLS	15 PSF.
• INTERIOR WALLS	10 PSF.


NO CONCRETE TOPPING ASSUMED IN DEAD LOAD CALCULATIONS. CONTRACTOR TO VERIFY IN FIELD

EARTHQUAKE DESIGN DATA

A) SEISMIC IMPORTANCE FACTOR	I
B) OCCUPANCY CATEGORY	II
C) MAPPED SPECTRAL RESPONSE ACCELERATIONS	Se=2.239 and S1= 805.
D) SITE CLASS	D.
E) SPECTRAL RESPONSE COEFFICIENTS	SDS=1.493 and SD1= 805.
F) SEISMIC DESIGN CATEGORY	A
G) BASIC SEISMIC FORCE RESISTING SYSTEM	SHEAR WALLS
H) DESIGN BASE SHEAR	11.2K
I) TOTAL WEIGHT OF BUILDING	26.8K
J) SEISMIC RESPONSE COEFFICIENTS	Cs=0.427.
K) RESPONSE MODIFICATION FACTOR(s)	R=3.5.
L) REDUNDANCY FACTOR USED	1.3



Sealed by
 THE ENGINEER OF RECORD
 Date: 08/11/2011



DESIGN GROUP

OWNER	DATE	SCALE	BY	CHK

NEW WALL

5410 ARROYO SUMMIT DR.
 LA CANADA FLINTRIDGE, CA 91011

STRUC. NOTES

S-1



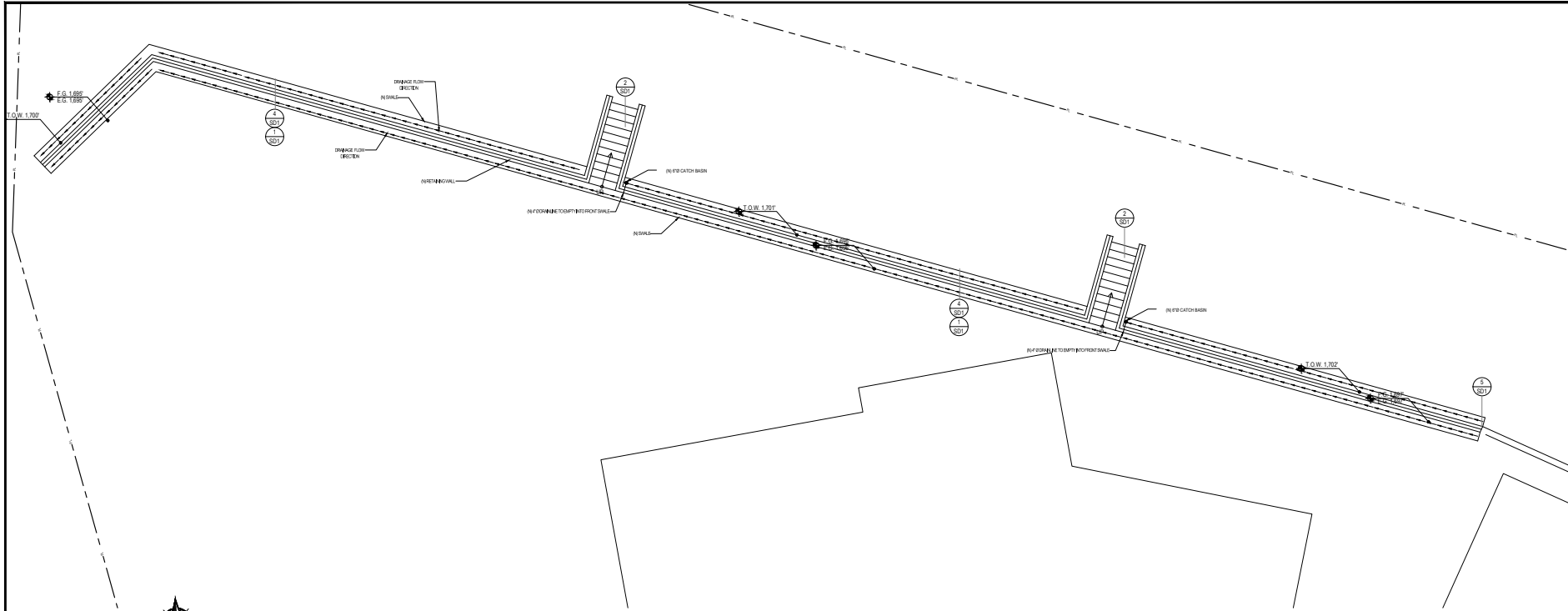
DESIGN GROUP	DATE	BY	CHK
PROJECT NO.	DATE	BY	CHK
PROJECT NAME	DATE	BY	CHK
PROJECT LOCATION	DATE	BY	CHK

NEW WALL

DATE	BY	CHK
DATE	BY	CHK
DATE	BY	CHK
DATE	BY	CHK

5410 ARROYO SUMMIT DR.
LA CANADA FLINTRIDGE, CA 91011

PARTIAL SITE AND DRAINAGE
PLAN



PARTIAL SITE AND DRAINAGE PLAN
SHOWING AREA OF WORKSCALE: 3/16"=1'-0"

EARTHWORK

- REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK WHERE SITE EXCEEDS 60,000 SQ.FT., WHERE CUT AND/OR FILL SLOPES EXCEED 2:1, WHERE CUTS EXCEED 40 FEET IN HEIGHT AND WITHIN 20 FEET OF A PROPERTY LINE, WHERE FOUNDATION EXCAVATION IS BELOW A 1:1 PLANE FROM PROPERTY LINE, WHERE PROJECTS INVOLVE UNUSUAL HAZARDS, OR WHERE THERE IS SHORING WORK INVOLVED INCLUDING SLOT-CUTS.
- PRE-MOISTEN EXCAVATIONS FOR FOOTING, GRADE BEAM, & SLAB PRIOR TO POURING CONCRETE. THE CONSULTING SOILS ENGINEER SHALL CHECK MOISTURE CONDITIONS.
- RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILL NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
- ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED. (7012.1)
- STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. (7013.3)
- NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
- MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX DRY DENSITY) IS JUSTIFIED BY SOILS ENGINEER. (PER THE LATEST REVISION OF ASTM 1557).
- SUBDRAIN SHALL BE PROVIDED AS REQUIRED AND INSTALLATION OF SUBDRAIN SHALL BE INSPECTED AND APPROVED BY THE SOILS ENGINEER.
14. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. >200 CY] (7007.1)

CONSTRUCTION NOTES

- ABC SLOT CUTTING TO BE USED WHERE NEEDED
 - SLOT CUTS SHALL BE NO MORE THAN 6' IN WIDTH
 - Slot cuts are a method of excavation near or adjacent to existing structures or properties without removing lateral support from those existing structures or properties during construction. Slots should be excavated in a procedure called the "A-B-C" slot-cut method. This involves removing the earth in three phases: 1) all of the "A" slots are cut, 2) "A" slot footings are approved, reinforced, and poured prior to excavation of "B" slots, 3) "B" slot soils are removed, footings excavated, reinforced and poured and then 4) the same procedure is completed with "C" slots.

DRAINAGE NOTES

- PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES
- OWNER SHALL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS
- AN EXCAVATION/ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION AND/OR DISCHARGE OF DRAINAGE WITHIN PUBLIC ROAD R/W. COUNTY OF LOS ANGELES CONSTRUCTION DIVISION, CALTRANS, CITY OF CASTAIC
- NO WORK IS ALLOWED WITH THE PROTECTED ZONE OF OAK TREE WITHOUT AN OAK TREE REPORT AND PERMIT.
- TOTAL PROPOSAL LANDSCAPE AREA: 0 SF
- CONTACT PERMIT OFFICE PRIOR TO BEGINNING ANY WORK TO DETERMINE RIGHT OF WAY WIDTH.
- PVC SCHEDULE 40, SDR 35, ASS OR CAST IRON (SOLID WALL) PIPE IS REQUIRED.
- THE DRAIN SHALL BE A 75MM (3 INCH) DIAMETER PIPE FOR A 150MM (6 INCH) CURB FACE, AND A 100MM (4 INCH) DIAMETER PIPE FOR AN 200MM (8 INCH) CURB FACE OR GREATER. THE INVERT OF THE DRAIN SHALL BE LOCATED 13MM (~ INCH) ABOVE THE GUTTER FLOW LINE. THE DRAIN PIPE SHALL HAVE A MINIMUM 50MM (2 INCH) CLEARANCE FROM TOP OF CURB.
- THE CURB MAY BE CORED. THE PIPE MAY BE INSTALLED UNDER EXISTING SIDEWALK USING A BORING METHOD.
- IF SIDEWALK IS TO BE REMOVED THE REMOVAL LIMITS SHALL BE TO THE NEAREST WEAKENED PLANE JOINT OR AS APPROVED BY THE COUNTY ENGINEER (FIELD INSPECTOR). CONCRETE REPLACEMENT SHALL BE 520 C 2500 FOR BOTH CURB AND GUTTER AND SIDEWALK.
- IF TWO DRAINS ARE INSTALLED ON THE SAME PROPERTY A MINIMUM SEPARATION FOR 10' WILL BE REQUIRED.
- WHEN GREATER DRAIN CAPACITY IS REQUIRED A PARKWAY DRAIN STD PLAN SPPWC NO. 150 - 3 OR 151 - 2 WILL BE REQUIRED.

EARTHWORK DATA:

1. CUT:	14.8 CU.YD
2. FILL:	14.8 CU.YD
3. IMPORT:	0 CU.YD
4. EXPORT:	0 CU.YD



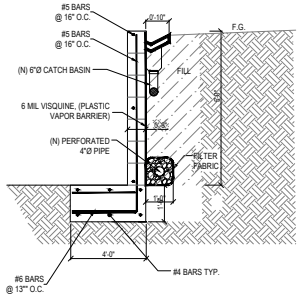
DESIGN GROUP	
PROJECT NO.	17000 TRANSCONWAY BLVD
DATE	02/11/11
SCALE	AS SHOWN
BY	AC
CHECKED BY	AC
APPROVED BY	AC
DATE	02/11/11

NEW WALL

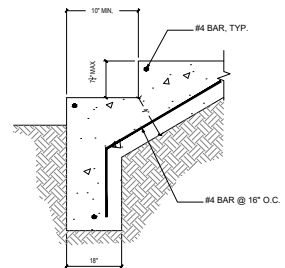
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2	ISSUED FOR PERMITS	02/11/11
3	ISSUED FOR PERMITS	02/11/11
4	ISSUED FOR PERMITS	02/11/11
5	ISSUED FOR PERMITS	02/11/11
6	ISSUED FOR PERMITS	02/11/11

PROJECT NO. 17000 TRANSCONWAY BLVD
 5410 ARROYO SUMMIT DR.
 LA CANADA FLINTRIDGE, CA 91011

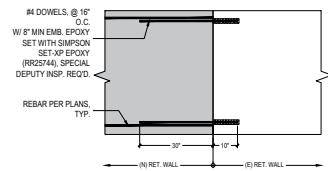
STRUCTURAL DETAILS



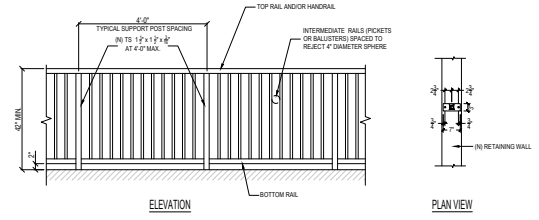
2 EXTERIOR CONCRETE STEP DETAIL



5 RETAINING WALL CONNECTION DETAIL



4 GUARD RAIL DETAIL



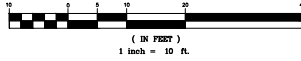
6

1 RETAINING WALL DETAIL

10.88'
N89°14'22"E

FD SAW ON C/A PROD
FITS FD (4) TIES PER
PFWB 1922/1492-1493

GRAPHIC SCALE



L=430.40' R=1000.00' Δ=24°39'38"

ANGELES CREST HWY

ESTAB. C/A BC
FITS FD (3) TIES
PER PFWB 1922/1475,-1476

SCHEDULE B / EASEMENT(S):

- 8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF AS SET FORTH IN A DOCUMENT:
 - IN FAVOR OF LA CANADA IRRIGATION DISTRICT, A PUBLIC CORPORATION
 - PURPOSE: WATER WARE
 - RECORDING DATE: OCTOBER 27, 1944
 - RECORDING NO.: REC. BOOK 2143, PAGE 355, OF OFFICIAL RECORDS
 - AFFECTS: SAGE LAND
- 13. PLATTED REGION
 - RECORDS AS SHOWN ON THAT CERTAIN MAP RECORDED BOOK 1217, PAGE 76, OF OFFICIAL RECORDS, WHICH, AMONG OTHER THINGS STATES:
 - "WE HEREBY DEEDICATE TO THE CITY OF LA CANADA-FLINTRIDGE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, THE RIGHT TO PROMOTE THE CONSTRUCTION OF RESIDENTIAL BUILDINGS OR OTHER STRUCTURES WITHIN THOSE AREAS DESIGNATED ON THE MAP AS BUILDING RESTRICTION AREAS."
 - REFERENCE IS MADE TO SAID MAP FOR FULL PARTICULARS.
 - = PLATTED REGION
- 15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF AS SET FORTH IN A DOCUMENT:
 - GRANTED TO SOUTHERN CALIFORNIA Edison COMPANY, A CORPORATION
 - PURPOSE: OVERHEAD AND UNDERGROUND ELECTRIC, SUPPLY SYSTEM AND COMMUNICATION SYSTEM
 - RECORDING DATE: MAY 31, 1997
 - RECORDING NO.: 91-0808A, OF OFFICIAL RECORDS
 - AFFECTS: SAGE LAND
 - = PLATTED REGION

LEGAL DESCRIPTION:

FOR APN/FACED, 0053-586-013-007
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LA CANADA, FLINTRIDGE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE BEARING NORTH 49° 07' 55" WEST, ON THE CENTERLINE OF ANGELES CREST HWY AS SHOWN ON TRACT NO. 45536, IS PER MAP RECORDED IN BOOK 1217 PAGES 76 TO 78 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAG COUNTY.

LAND AREA:

CONTAINING AN AREA OF 20,871.93 SQ. FT. OR 0.4773 ACRES, MORE OR LESS.

BENCHMARK:

DESCRIPTION/LOCATION: FD SAW ON C/A BC PER PFWB 1922/1477-1478
ASSUMED ELEVATION = 100.00 FT.

SURVEYOR'S NOTE:

1. THIS MAP IS NOT A BOUNDARY SURVEY, NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.
2. SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET BY OTHERS AND USED ONLY AS REFERENCE FOR PURPOSES OF TOPOGRAPHIC MAPPING, WITHOUT THE VERIFICATION OF ITS ACCURACY WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.
3. LOCATION OF TOPOGRAPHIC FEATURES (TREES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.

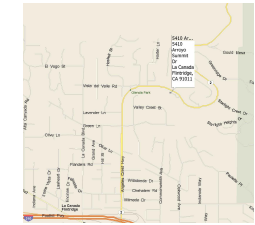
REFERENCE DOCUMENT:

PER PRELIMINARY TITLE REPORT FROM FIDELITY NATIONAL TITLE
PRELIM. NO. 1500-220222
DATED AS OF: SEPTEMBER 28, 2023

FD SAW ON C/A BC
FITS FD (4) TIES PER
PFWB 1922/1477-1478

140.23'
N66°06'01"W

ESTAB. C/A PI
FITS FD (3) TIES PER
PFWB 1922/1479,-1480



VICINITY MAP
NOT TO SCALE



M&J CIVIL ENGINEERING AND
LAND SURVEYING

PRELIMINARY

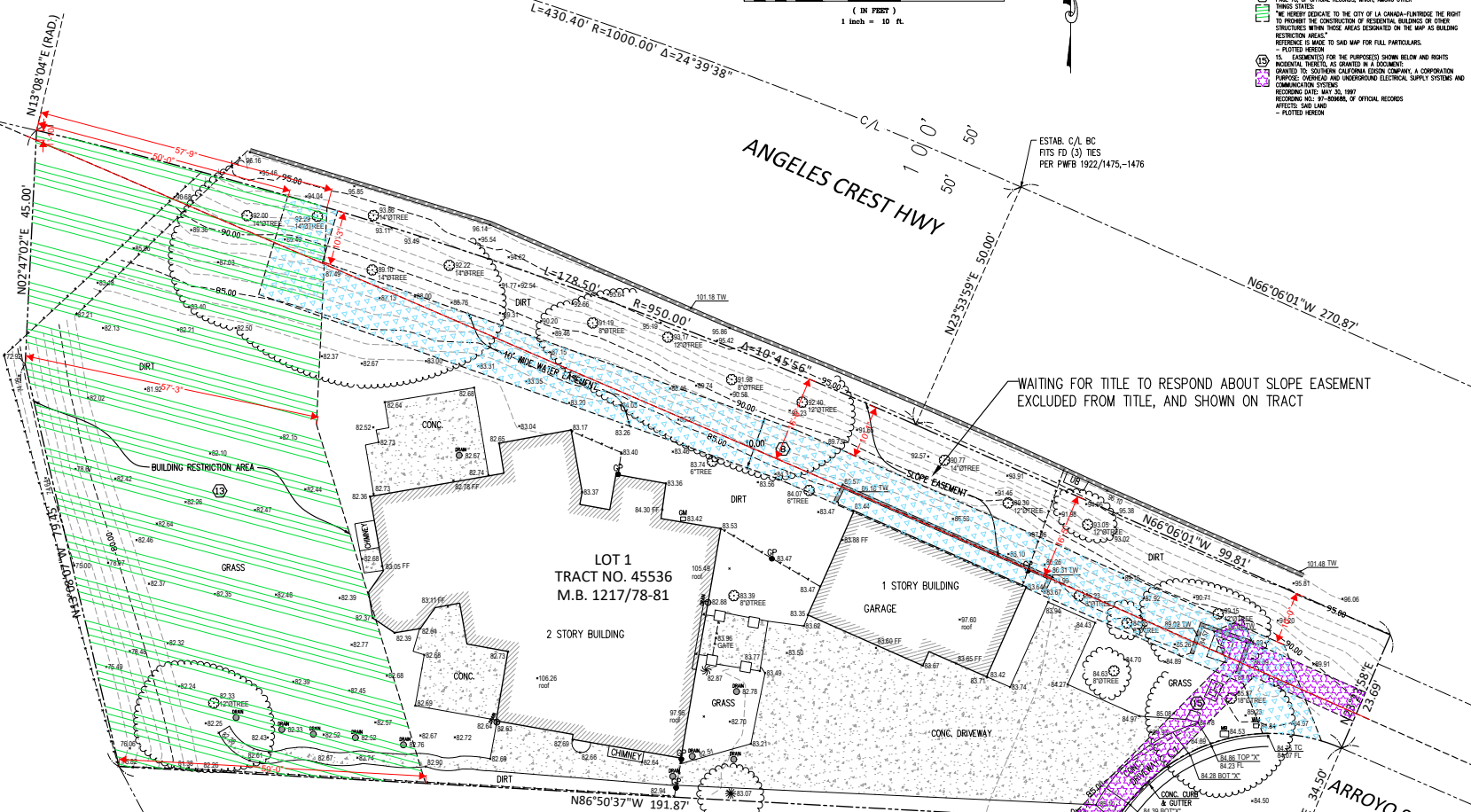
TITLE: **TOPOGRAPHIC SURVEY**
5410 ARROYO SUMMIT DRIVE, LA CANADA FLINTRIDGE, CA 91011

CLIENT: ADI SARAH PEREZ
JOB NO: 23-20009

SCALE: 1" = 10'
DESIGNED BY: E.C. / J.C.
DRAWN BY: M.C.
CHECKED BY: C.D.L.

DATE: 2/3/2023
REVISION (S):
SHEET 1
OF 1 SHEET

M&J CIVIL ENGINEERING & LAND SURVEYING
347 S. ROBERTSON BLVD.
BROWNSVILLE, CALIFORNIA 90201
TEL: (310) 659-0871 FAX: (310) 659-0845
info@m-and-j.com www.m-and-j.com



WAITING FOR TITLE TO RESPOND ABOUT SLOPE EASEMENT
EXCLUDED FROM TITLE, AND SHOWN ON TRACT

CURVE DATA:
C1: L=49.86' R=34.50' Δ=82°47'55"

- SYMBOLS:**
- APN - ASSessor's PARCEL NUMBER
 - AC - ASPHALT CONCRETE
 - BM - BENCHMARK
 - BW - BACK OF WALK
 - C/C/L - CENTERLINE
 - CONC. - CONCRETE
 - ESTAB. - ESTABLISHMENT
 - FF - FOUND FLOOR ELEV.
 - FL - FLOWLINE ELEV.
 - INT - INTERSECTION
 - LAT. - LEAD AS TACK
 - MAP BOX - MAP BOX
 - PROD. - PRODUCED (PROLONGED)
 - PFWB - PUBLIC WORKS FIELD BOOK
 - SEW - SEWER
 - SPK & WASH - SPOKE & WASHER
 - TR - TRACT MAP
 - TW - TOP OF WALL ELEV.
- LEGEND:**
- PROPERTY LINE
 - CENTERLINE
 - WALL LINE
 - BUILDING LINE
 - FENCE LINE
 - TREE CANOPY

LOT 1
TRACT NO. 45536
M.B. 1217/78-81

2 STORY BUILDING

1 STORY BUILDING

GARAGE

LOT 2
TRACT NO. 45536
M.B. 1217/78-81

2 STORY BUILDING

ARROYO SUMMIT DRIVE

ANGELES CREST HWY





