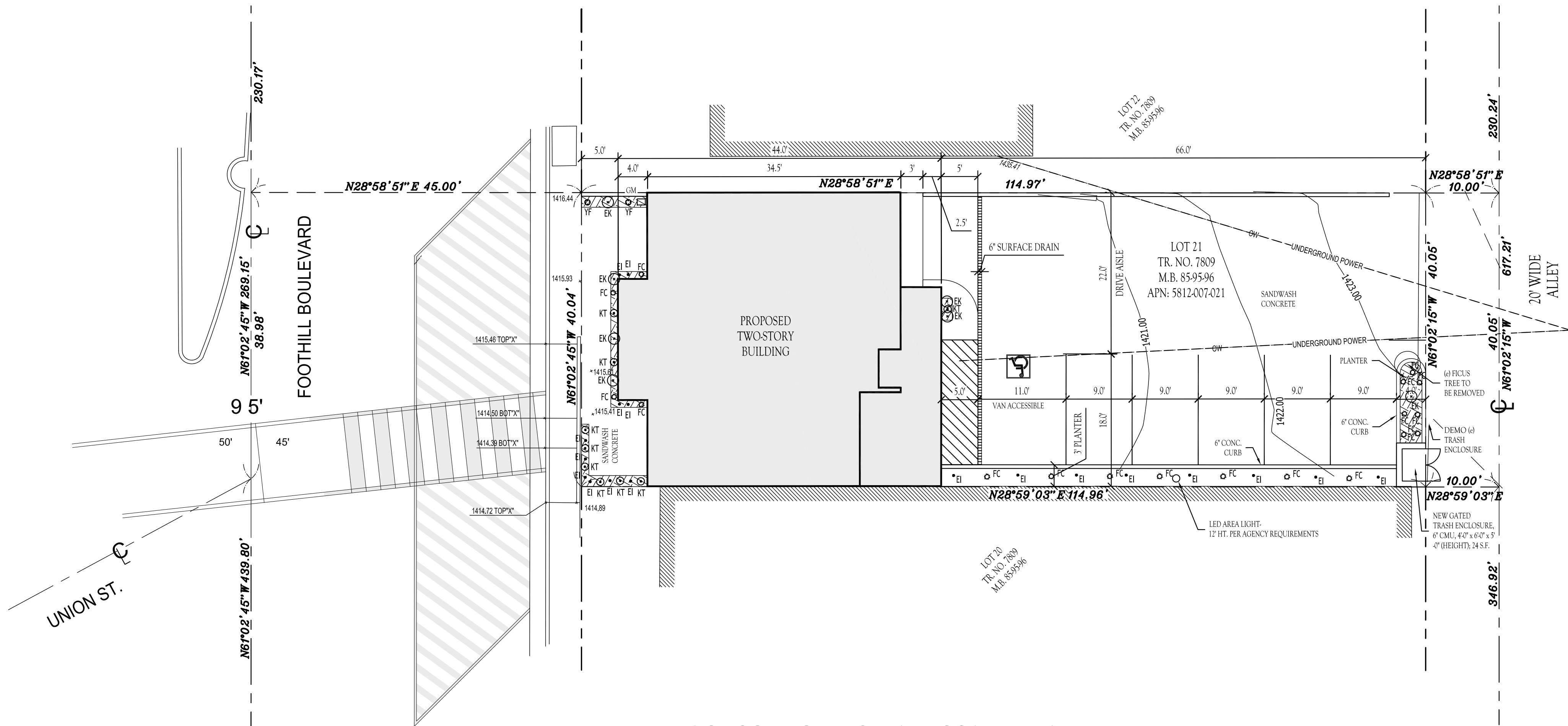




# SITE PLAN FOR VARIANCE & CONDITIONAL USE PERMIT APPLICATION

LOT 21 TR. NO. 7809 M.B. 85-95-96 APN: 5812-007-021  
1401 FOOTHILL BLVD.  
CITY OF LA CANADA FLINTRIDGE, CA 91011  
2018



**PROPOSED SITE & LANDSCAPE PLAN**

**LEGEND**

- EXISTING
- - - PROPERTY LINE
- - - CENTER LINE
- ▭ PROPOSED BUILDING
- ▨ ACCESSIBLE SPACE
- ▩ LANDSCAPED AREA

- DRAIN
- GAS METER
- GATE POST
- POWER POLE
- WATER METER

**ACREAGE SUMMARY**

TOTAL = 4,603.65 SF (0.1057 ACRES)

**PARKING SUMMARY**

TOTAL PARKING STALLS = 6  
 TOTAL PARKING STALLS:  
 REQUIRED: 9  
 PROVIDED: 6\*

\*NOTE: PARKING WAIVER AND/OR SHARED PARKING AGREEMENT FOR REMAINING (3) PARKING STALLS AS PER REQUIREMENTS

**BUILDING SUMMARY**

TOTAL BUILDING AREA  
 UNITS PER BUILDING = 4  
 UNITS PER FLOOR = 2  

MAIN FLOOR	1,370 SF
UPPER FLOOR	880 SF
<b>TOTAL =</b>	<b>2,250 SF</b>

**ZONING**

CPD COMMUNITY PLANNED DEVELOPMENT

**SETBACK LINES**

CPD (COMMUNITY PLANNED DEVELOPMENT)  
 5' FRONT  
 0' REAR  
 0' SIDE

**ROADWAY JURISDICTION**

PUBLIC WORKS  
 LA CANADA FLINTRIDGE PUBLIC WORKS  
 1327 FOOTHILL BLVD  
 LA CAÑADA FLINTRIDGE, CA 91011

PHONE: (818) 790-8882

**FIRE DISTRICT**

LOS ANGELES COUNTY FIRE DEPARTMENT STATION 19

**IRRIGATION DISTRICT**

VALLEY WATER COMPANY LA CANADA

**NOTES:**

- STORM WATER RUN OFF SHALL BE CONTAINED ON SITE BY MEANS OF DRAINAGE SWALES AS NEEDED. STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH THE CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES.
- PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS WILL BE PER PLANNING & ZONING.
- NO PORTION OF THE SITE APPEARS TO BE WITHIN THE FEMA DESIGNATED FLOODWAY OR FLOODPLAIN.
- THE SITE IS ZONED CPD- COMMUNITY PLANNED DEVELOPMENT.
- ALL ROADWAYS WILL BE CONSTRUCTED TO THE LA CANADA FLINTRIDGE PUBLIC ROADWAY STANDARDS. THE ROADWAYS WILL BE DEDICATED FOR PUBLIC USE AND MAINTAINED BY THE CITY OF LA CANADA FLINTRIDGE PUBLIC WORKS.
- IRRIGATION WILL BE PROVIDED TO EACH PLANTER BED.

**LANDSCAPE**



FC



YF



EK



DG



DB



KT



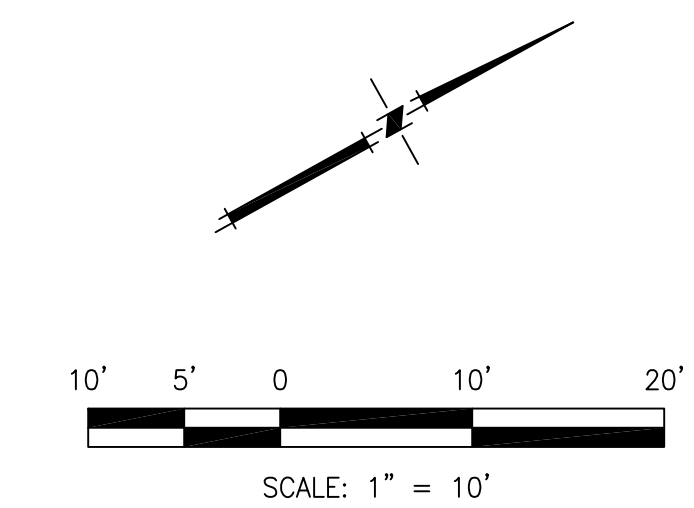
EI



RR

**PLANT LEGEND**

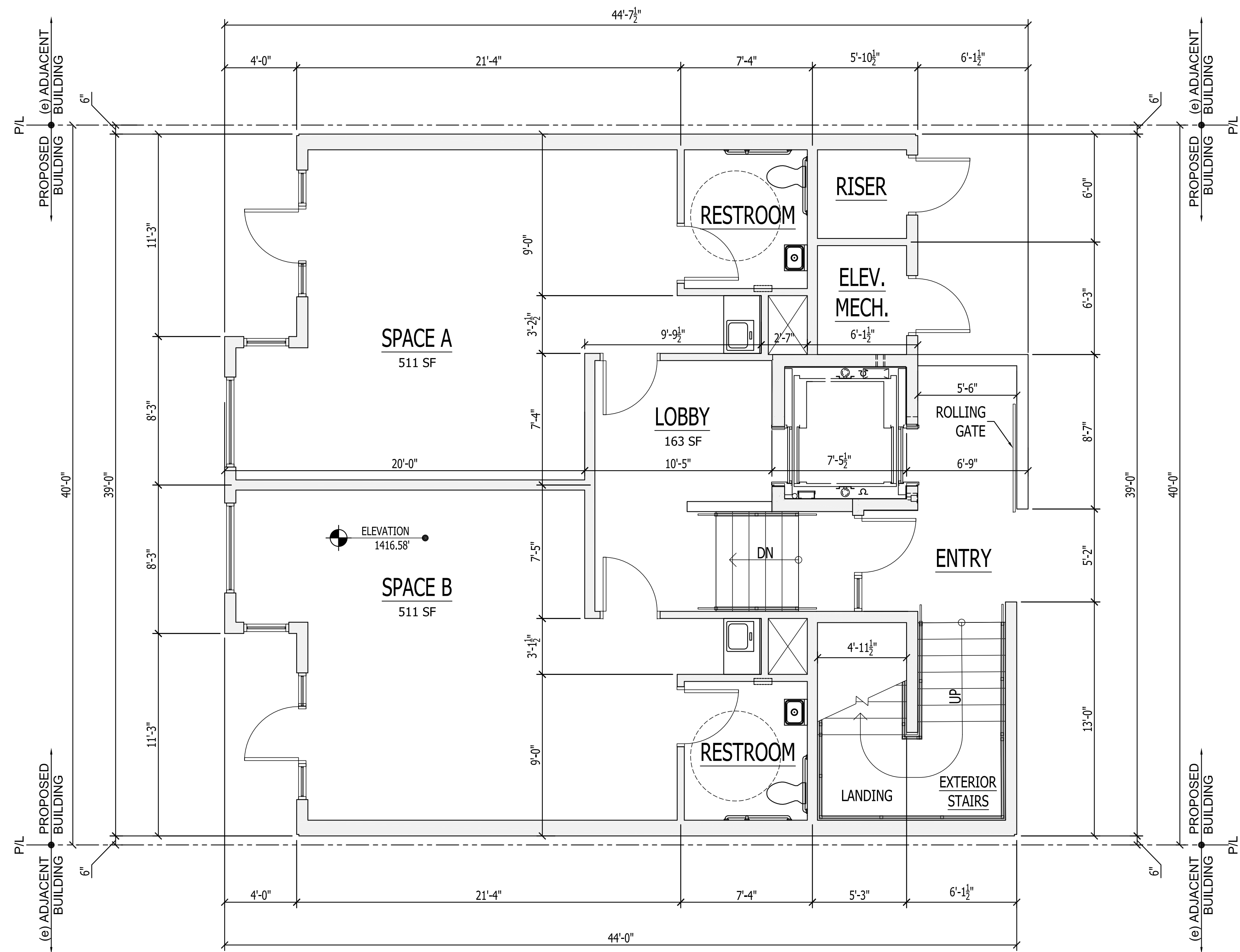
Symbol	Key	Name	Height	Width
○	FC	FESTUCA CINEREA	10"	8"
●	DB	DUDLEYA BRITTONII SMALL	12"	14"
○	YF	YUCCA FILAMENTOSA (COLOR GUARD)	24"	24"
○	EI	EUCHEVERIA IMBRICATA	3"	8"
○	KT	KALANCHOE THYRSIFLORA FLAPJACK	24"	24"
○	EK	ERIGERON KARVINSKIANUS (SEASIDE DAISY)	24"	36"
○	DG	GOLDEN QUEEN DECOMPOSED GRANITE		
○	RR	GOLDEN RIVER ROCK	14 MM DIAMETER	



**VARIANCE & CONDITIONAL USE PERMIT**  
 1401 FOOTHILL BLVD.  
 SITE DEV. PLAN LA CANADA FLINTRIDGE, CA 91011

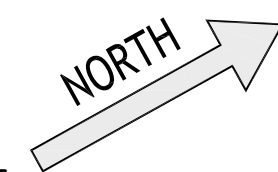
DATE	BY
07.10.18	
08.11.18	

DRAWN	JDG
DATE	10.31.18
SCALE	AS NOTED
CHECKED	TJ
SHEET	SD1.0 OF 9



**MAIN FLOOR PLAN**

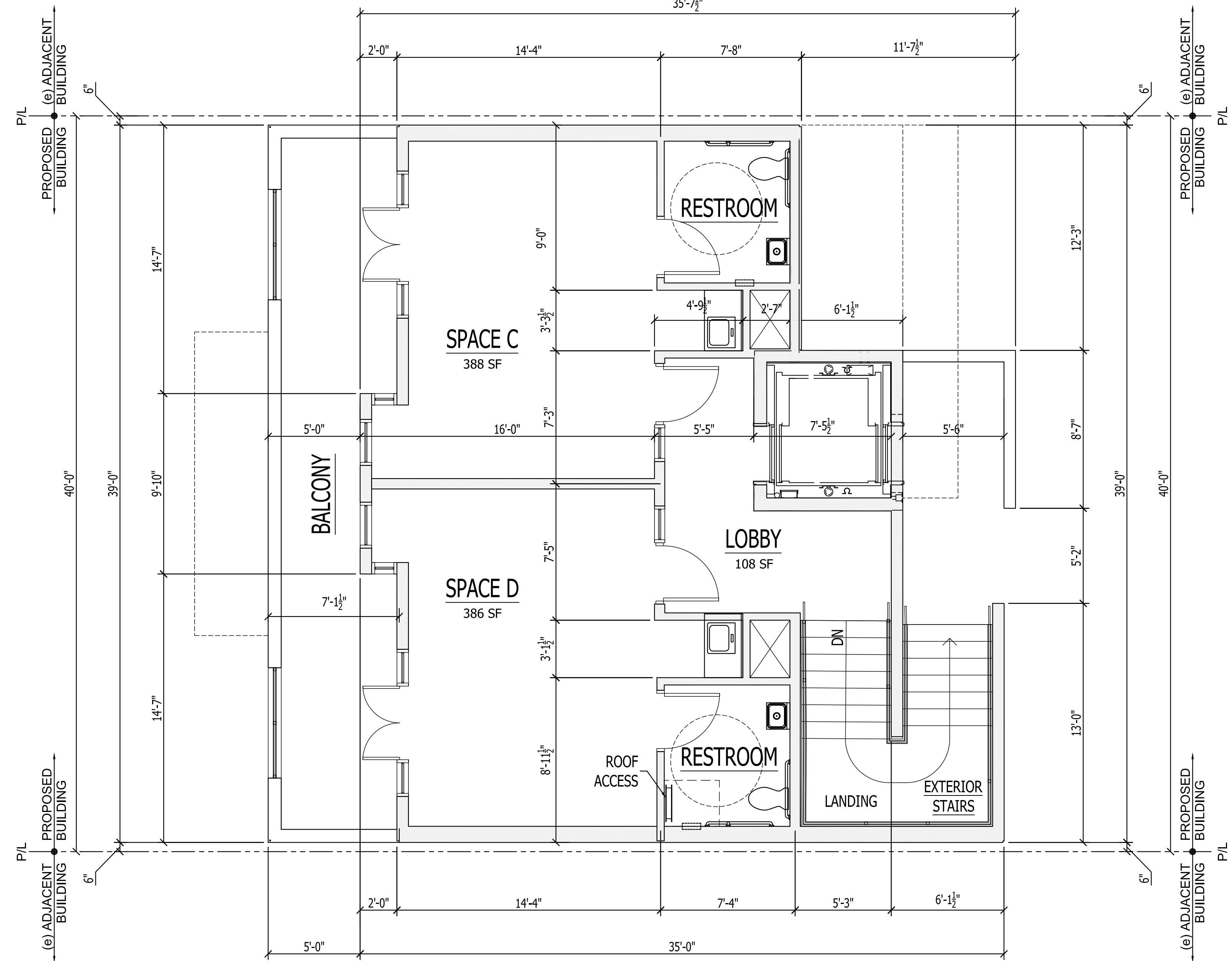
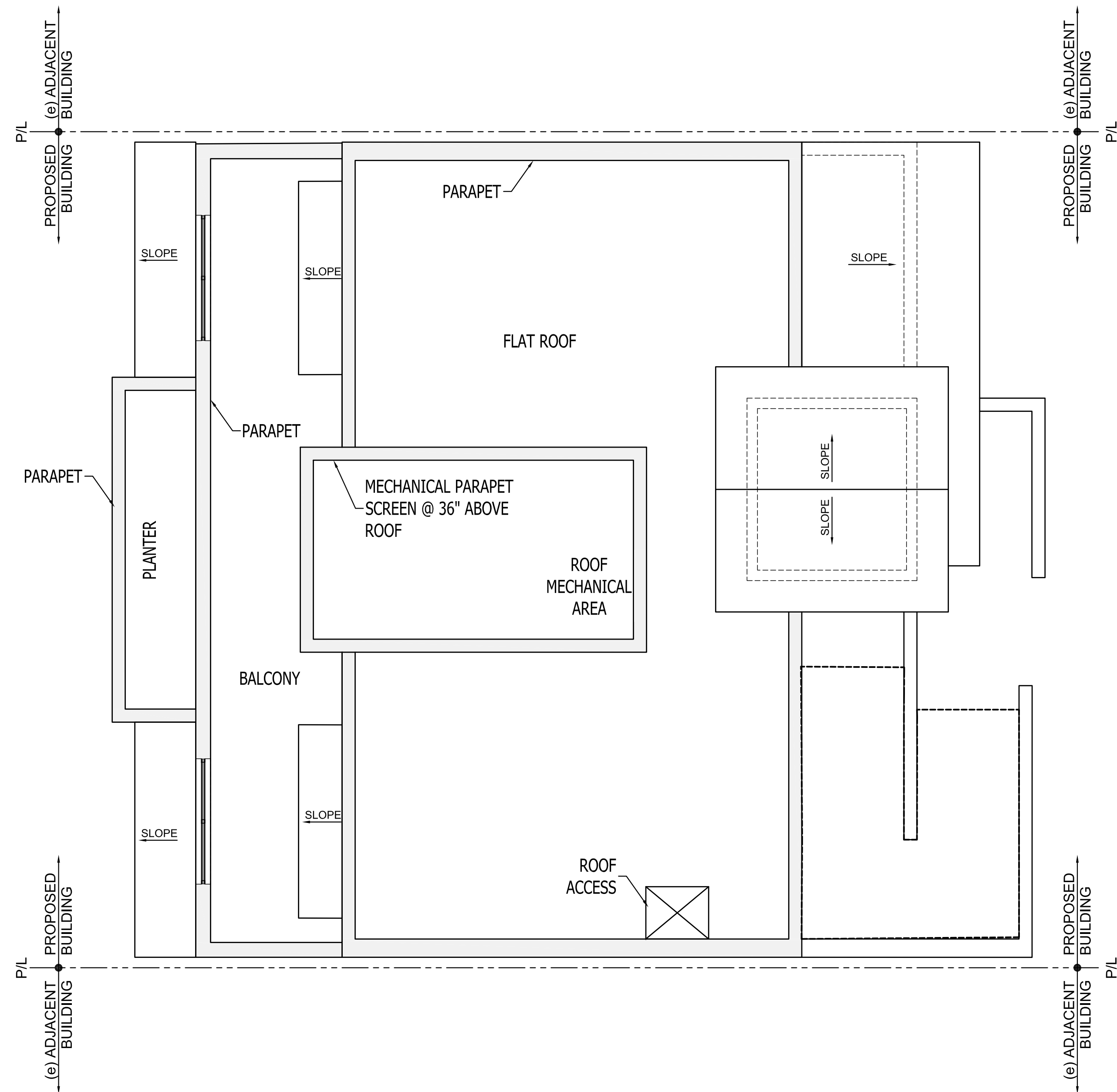
SCALE 1/4" = 1'-0"



APPLICATION FOR:  
**VARIANCE & CONDITIONAL USE PERMIT**  
1401 FOOTHILL BLVD.  
FLOOR PLANS LA CANADA FLINTRIDGE, CA 91011

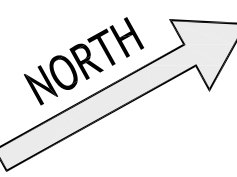
REVISIONS	DATE	BY
DATE SUBMITTED	10.31.18	
DATE APPROVED	10.31.18	
REVISIONS		
1		
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DRAWN	JDG
DATE	10.31.18
SCALE	AS NOTED
CHECKED	TJ
SHEET	A1.0
OF	9



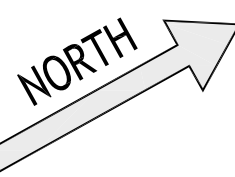
ROOF PLAN

SCALE 1/4" = 1'-0"



UPPER FLOOR PLAN

SCALE 1/4" = 1'-0"

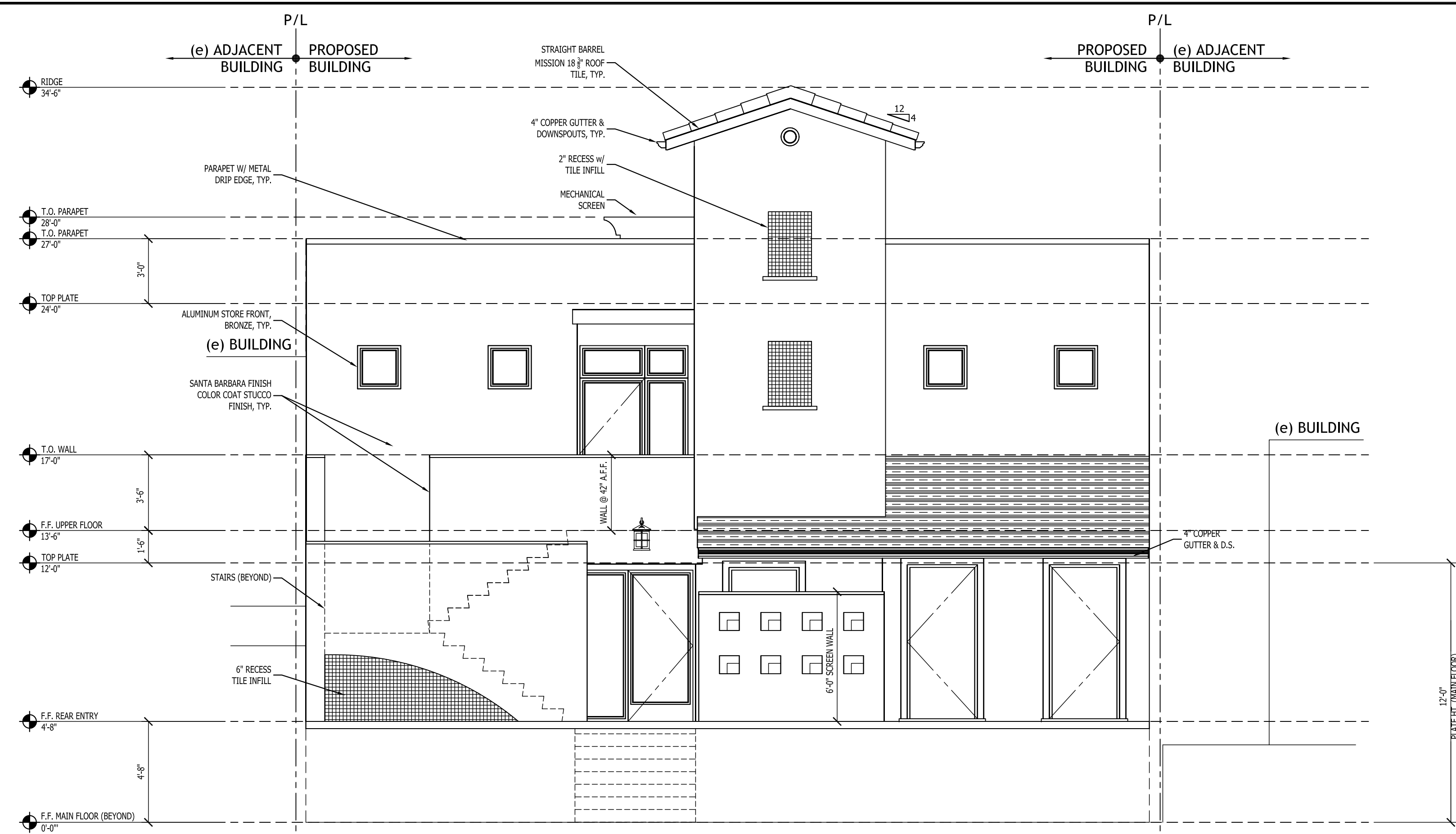


APPLICATION FOR:  
**VARIANCE & CONDITIONAL USE PERMIT**  
1401 FOOTHILL BLVD.  
FLOOR PLANS LA CANADA FLINTRIDGE, CA 91011

REVISIONS	DATE	BY
1. SUBMITTAL	10.31.18	JDG
2. COMMENTS	10.31.18	JDG

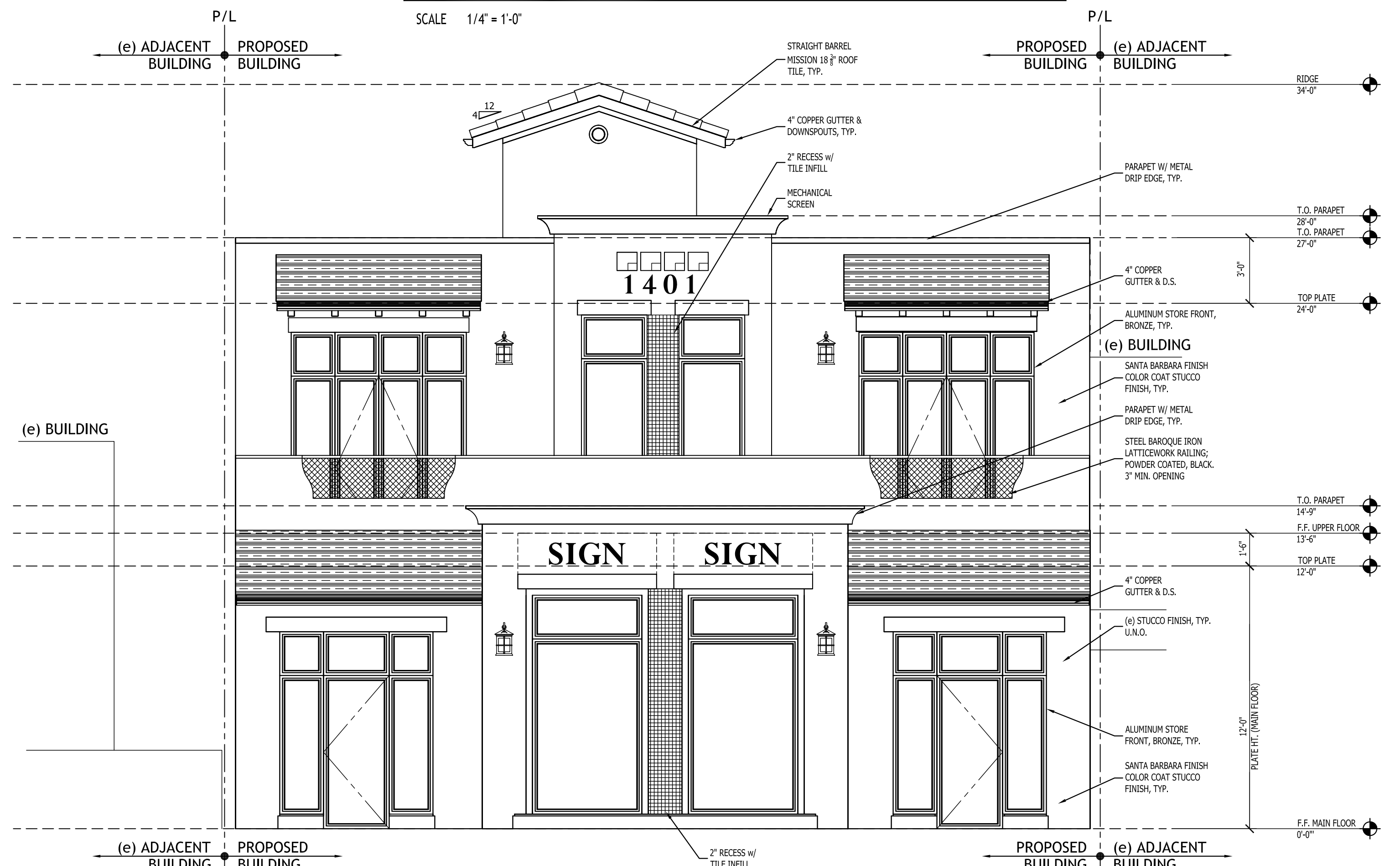
PLANS: \_\_\_\_\_ JOB #: \_\_\_\_\_

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DATE	10.31.18
SCALE	AS NOTED
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SHEET	A1.1
OF	9



**REAR (NORTH) ELEVATION**

SCALE 1/4" = 1'-0"



**FRONT (SOUTH) ELEVATION**

SCALE 1/4" = 1'-0"

**MATERIALS**

Product	Color	Manufacturer
SANTA BARBARA FINISH COLOR COAT STUCCO	P-100 GLACIER WHITE	MERLEY STUCCO, INC. PAREX USA
STRAIGHT BARREL MISSION 18 3/8" ROOF TILES	SANTIAGO ROSE	LUDOWICI ROOF TILE, INC.
KAWNEER STOREFRONT TRIFAB 451 UT	MEDIUM BRONZE NO. 28	KAWNEER COMPANY, INC.
GLAZING ACTIVE CLEAR LOW-E	CLEAR	PILKINGTON COMPANY, INC.
WALL MOUNTED LIGHT FIXTURE MONTEREY LANTERN	BLACK WITH SW LED BULB	DIG-LIGHTING THE SANTA BARBARA LIGHTING CO.
MRP LED AREA LUMINAIRE OPERO POST TOP	MEDIUM BRONZE	LETHONIA LIGHTING ACUTTY BRANDS
4" HALF ROUND COPPER GUTTERS AND DOWN SPOUTS	COPPER TO PATINA	GUTTERS.PRY.COM
4"x4" CERAMIC ACCENT TILES MADE IN SPAIN	AQUAMARINE NRSWT/M44 T20 PENCIL	FOOTHILL TILE AND STONE COMPANY
CONCRETE FLAT WORK SAND WASH FINISH	SAND WASH GRAY	

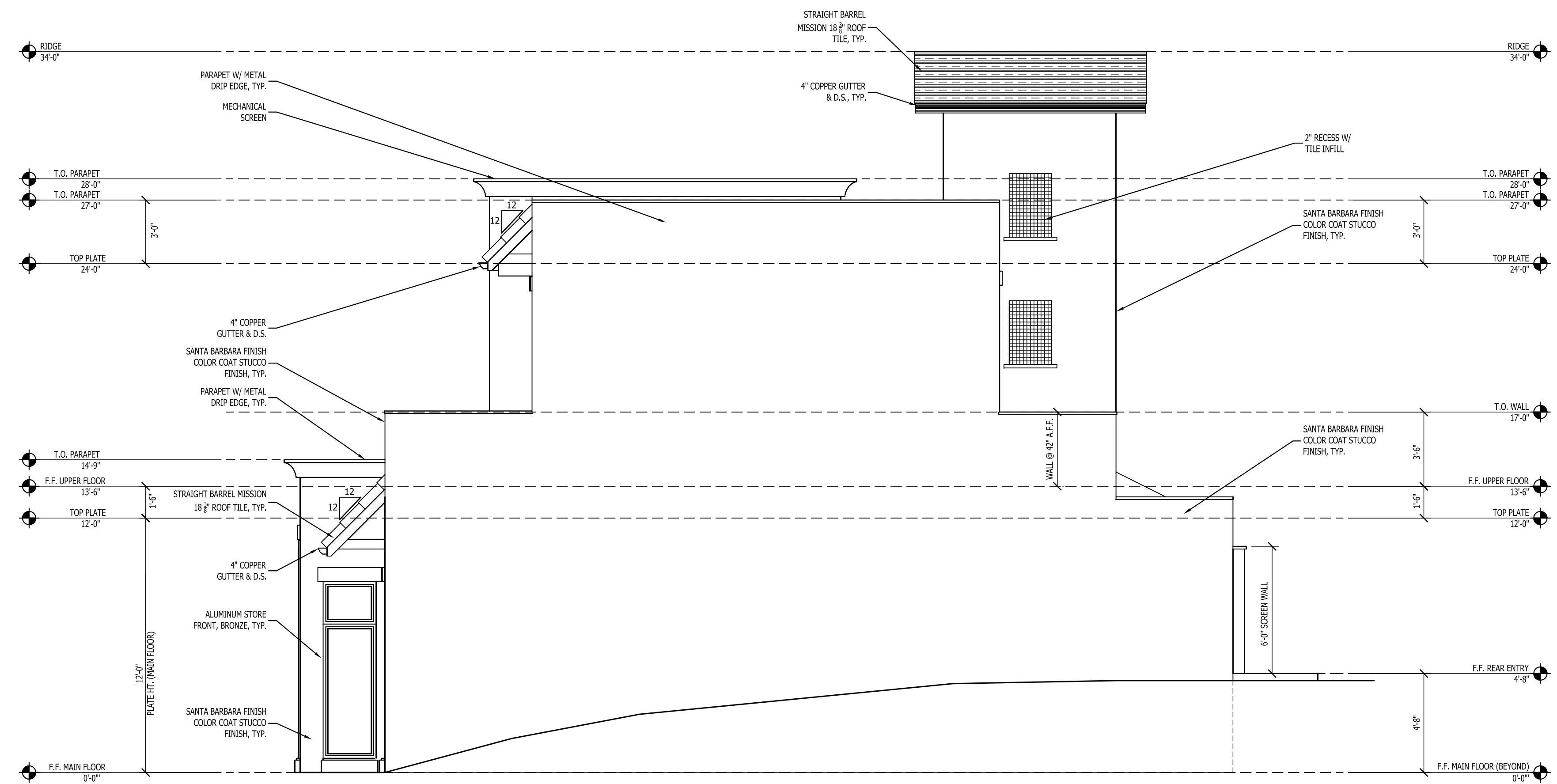
APPLICATION FOR:  
**VARIANCE & CONDITIONAL USE PERMIT**  
1401 FOOTHILL BLVD.  
ELEVATIONS LA CANADA FLINTRIDGE, CA 91011

REVISIONS	DATE	BY
1	09.10.18	
2	10.31.18	

PLANS \_\_\_\_\_ JOB # \_\_\_\_\_

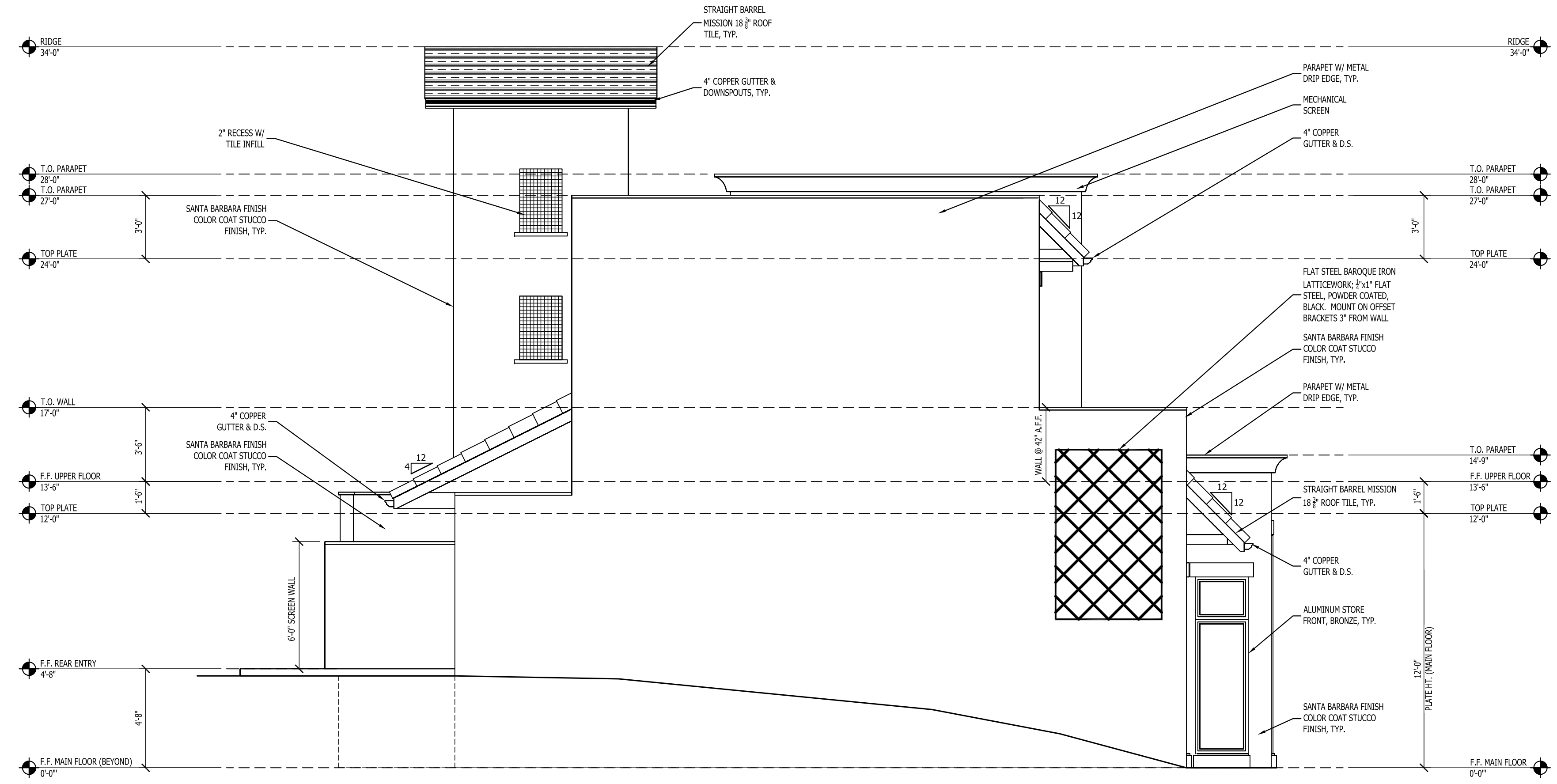
DRAWN: JDG  
DATE: 10.31.18  
SCALE: AS NOTED  
CHECKED: TJ

SHEET **A2.0** OF 9



**SIDE (EAST) ELEVATION**

SCALE 1/4" = 1'-0"



**SIDE (WEST) ELEVATION**

SCALE 1/4" = 1'-0"

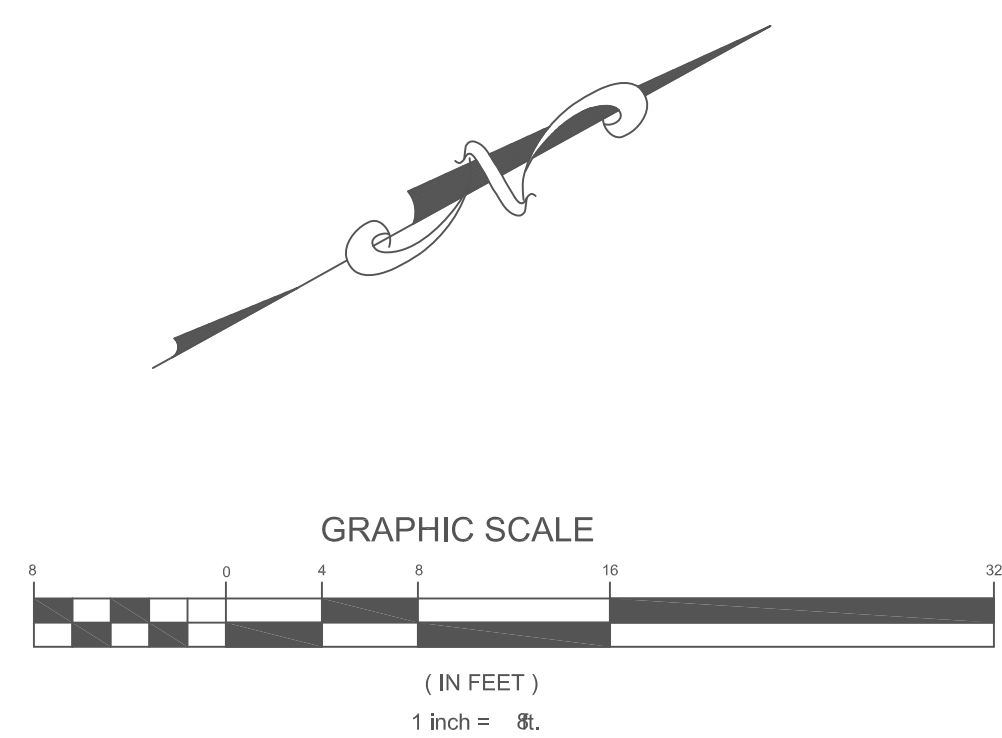
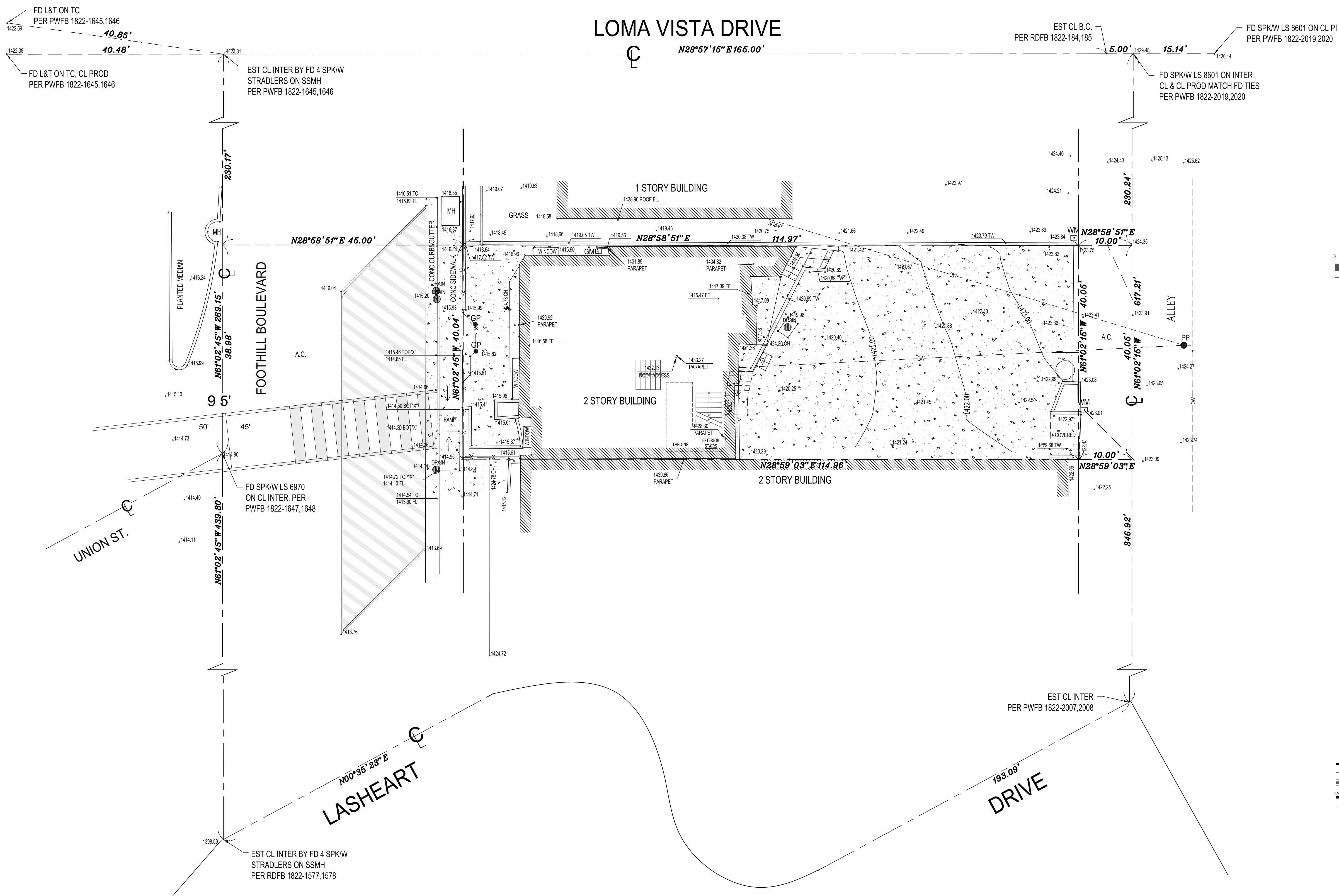
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APPLICATION FOR:  
**VARIANCE & CONDITIONAL USE PERMIT**  
1401 FOOTHILL BLVD.  
ELEVATIONS LA CANADA FLINTRIDGE, CA 91011

REVISIONS	DATE	BY
1	09.10.18	TJ
2	10.31.18	TJ

DATE	JDG
SCALE	10.31.18
CHECKED	AS NOTED
DRAWN	TJ
SHEET	A2.1
OF	9

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**LEGAL DESCRIPTION:**  
THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:  
LOT 21 OF TRACT NO. 7809 AS PER MAP RECORDED IN BOOK 85 PAGES 95-96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
APN: 5812-007-021

**BASIS OF BEARINGS:**  
THE BEARING NORTH 61° 02' 45" WEST, ON THE CENTERLINE OF FOOTHILL BOULEVARD AS SHOWN ON TRACT NO. 7809, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 85, PAGES 95-96, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**LAND AREA:**  
CONTAINING AN AREA OF 4,603.65 SQ. FT., OR 0.1057 ACRES, MORE OR LESS.

**BENCHMARK:**  
BM NO.: 9Y11574  
FOUND SPK IN S CB FOOTHILL BLVD 39' S/O CL B. 6.5' FT W/O CL PROD LOMA VISTA DR ELEV. = 1422.595 FT.

**SURVEYOR'S NOTE:**  
THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.  
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 AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.  
RELATION OF TOPOGRAPHIC FEATURES (FENCES, 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.

- SYMBOLS:**
- DRAIN
  - GM GAS METER
  - GP GATE POST
  - PP POWER POLE
  - WM WATER METER
  - PROPERTY LINE
  - CENTERLINE
  - RETAINING WALL
  - BUILDING LINE
  - FENCE LINE
- LEGEND:**
- APN - ASSESSOR'S PARCEL NUMBER
  - A.C. - ASPHALT CONCRETE
  - B.C. - BEGINNING OF CURVE
  - BM - BENCHMARK
  - BW - BACK OF WALK
  - C/CL - CENTERLINE
  - CNC - CONCRETE
  - EST - ESTABLISH
  - FB - FIELD BOOK
  - FD - FOUND
  - FF - FINISH FLOOR ELEV.
  - FL - FLOWLINE ELEV.
  - INTER - INTERSECTION
  - LS - LAND SURVEYOR
  - L & T - LEAD & TACK
  - MH - MANHOLE
  - MB - MAP BOOK
  - OH - OVERHANG
  - PI - POINT OF INTERSECTION
  - PROD - PRODUCED (PROLONGED)
  - SPK/W - SPIKE & WASHER
  - SSMH - SANITARY SEWER MANHOLE
  - TC - TOP OF CURB ELEV.
  - TR - TRACT MAP
  - TW - TOP OF WALL ELEV.

**EXISTING SITE**

SCALE: 1"=10'

**VARIANCE & CONDITIONAL USE PERMIT**  
**(e) SITE PLAN**  
1401 FOOTHILL BLVD.  
LA CANADA FLINTRIDGE, CA 91011

APPLICATION FOR:

DATE	BY
01/11/18	
03/11/18	

REVISIONS:

NO.	DATE	DESCRIPTION

PLANNED JOB #

DRAWN	JDG
DATE	10.31.18
SCALE	AS NOTED
CHECKED	TJ
SHEET	RS1.0 OF 9



