



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: DPR2019-0021

AGENDA ITEM: AR-1

PREPARED BY: Teresa Santilena
Associate Planner

MEETING DATE: October 23, 2019

TITLE: Determination of Historic Significance
1104 Briarcliff Road

APPLICANT: Libin Ying (c/o PDS Studio, Inc.)
1104 Briarcliff Road
Monrovia, CA 91016

REQUEST: Approve the exemption request and determine the historic significance of a residential building built within the historic period (50 years or older) that is proposed for significant alteration.

BACKGROUND: The applicant has presented staff with a preliminary development plan that would involve demolition of more than 50% of all exterior walls, and more than 50% of the roof of a two-story, Vernacular house at 1104 Briarcliff Road. Since the house was originally built over 50 years ago (1964), the proposed alteration requires that the Historic Preservation Commission (HPC) first make a determination regarding the building's potential significance as a historic resource. On September 23, 2019, the applicant submitted a written request prepared by McKenna et al. (Attachment A) to be exempt from the demolition review requirements due to the home's perceived obvious lack of historic significance. If the Commission determines the request does not meet the finding for an exemption, pursuant to Monrovia Municipal Code (MMC) Section 17.10.050(B)(3), the HPC may either reject the request or require additional documentation.



The applicant's submittal includes: building characteristics, a history of the building permits, an ownership history, and current photos of the subject home. Staff prepared the property's Department of Parks and Recreation (DPR 523A) survey form which assigned a status code of 6Z. A California Resources Historic Status (CRHS) code of 6Z means that the property is not eligible for listing or designation under state or local evaluation criteria.

ANALYSIS: Pursuant to Monrovia Municipal Code (MMC) Section 17.10.030, a home remodel that proposes to alter more than 50% of a residential building's roof area, 50% or more of a building's total exterior wall area, or 25% or more of any exterior wall facing a public

street that was constructed over 50 years ago requires a Discretionary Demolition Permit. MMC Section 17.10.060 states that no demolition permit shall be approved or issued until the HPC has made a determination of historic significance. The home improvement project proposed by the applicant would exceed the maximum alteration threshold for roof area and total exterior wall area modification.

A field survey and evaluation of 1104 Briarcliff Road was conducted by City staff including a review of the applicant's documentation and an inspection of the site and existing structure. This information was used to document its current conditions and evaluate the property for historic significance. Staff used the City of Monrovia's Historic Context Statement to establish a historic background and understand the property's place in the City's history and used the Residential Development Theme (1941 – 1967), Single-Family Residential Infill sub-theme, to evaluate the property's historic significance. The home was originally constructed in the Ranch style, however, later large additions incorporated elements that are inconsistent with Ranch style architecture. Since it was constructed with simple local and readily available materials, and no longer embodies a particular architectural style, it is described as a Vernacular home.

Property History

The subject property is located on a preexisting private easement accessed from Briarcliff Road to the north. The lot is currently developed with a single-family Vernacular house and an attached garage. The City's building permit history indicates that the original building permit for a 2,200 square foot house and 400 square foot garage was issued to Herbert B. Rhodes in 1964. However, that permit was voided due to a high cost of construction. The voided permit indicates that the property owner then submitted plans for a smaller home. The revised permit is not available in City records, however the Los Angeles County Assessor and other City issued permits indicated that a home was constructed on the parcel in 1964. The following table outlines the significant building permit history relating to new construction.

Building Permit History – 1104 Briarcliff Road

Date	Owner	Contact	Description
6/26/64	Herbert B. Rhodes	B.D. Havger	Single-Family House and Garage (Voided)
1/11/65	Herbert Rhodes	California Pools Inc.	Swimming Pool
3/24/66	Herbert B. Rhodes	N/A	Garage/Carport
8/17/70	Herbert B. Rhodes	John Corey	Room Addition
2/22/84	Farmers Savings Bank	Ron Valencia	Refurbish
07/07/04	R. Krzyszkowski	Robert McClellan Architect	3-Car Garage and 2 nd story addition

A review of the permit history reveals that the main dwelling has undergone extensive alteration since its original construction. A garage was built in 1966, a room addition was completed in 1970, and a new 3-car garage with a second story was added in 2004.

The summary provided by McKenna includes information for the previous owners of the parcel. When the parcel was first subdivided, it was purchased by Essie Glover Sheets Rhodes and Herbert B. Rhodes. However, the site was at that time larger than the existing parcel and included more than 18 acres of land. Over the years, the Rhodes' were able to further subdivide the property and record access easement agreements, however, the subdivision was incomplete until 1981. Therefore, the ownership history includes information for several individuals who owned all or a portion of the total 18 acre site, and may not have been in residence at 1104 Briarcliff Road as it exists today. The following table outlines the ownership history of the parcel.

Date	Name	Occupation
1949 – 1970	Essie Glover Sheets Rhodes and/or Herbert B. Rhodes	Unknown (Essie) Lawyer (Herbert)
1951 – 1956	Charles H. Ellsworth; Ethel Ellsworth; Ora L. Sams; Elma V. Sams	Unknown
1961	Essie Glover Sheets Rhodes (with Warren C. Welbourn and Sara S. Welbourn)	Unknown
1976	Michael H. and Nancy I. Brown	Unknown
1979	Ralph Alfieri and Kenneth Kentner	Unknown
1979 – 1980	Wo Jaenk Yin	Unknown
1981	James Fry	Unknown
1981	Michael H. Brown; Nancy I. Brown; Reginald Queenberry; Udo Jaehrling	Unknown
1984	Farmers Savings Bank	Repossession
1990 – 1993	David Carlson	Unknown
2004	Michael B. and Carmen Montgomery	Unknown
2004 - 2008	R. Krzyszkowski	Unknown
2008 – 2016	Greg Burns	Unknown
2016 - present	Libin Ying	Unknown

None of the previous property owners appear to be significant in local, regional or state history.

Current Conditions

The Vernacular home features a U-shaped floor plan with central courtyard and moderately-pitched hipped and gable roof forms. The front entry is recessed and accessed from the courtyard. The original portion of the home was a U-shaped single-story Ranch House with gable on hip roof structures and wide eave overhangs; however, later large additions to the northwest and northeast portions of the structure were not of the same architectural style and included hipped rooflines and shallow eaves and created second-story floor area.

Since the home had several additions over time, there are a variety of architectural influences present, including Ranch, Midcentury Modern and contemporary styles. Eave overhangs range from shallow to deep. An assortment of windows appear on the house; many of the original wood windows remain within the original portion of the home. Several of these are

large, fixed windows that take advantage of the mountain views. However, as additions were made to the home over time, a variety of window types were utilized, including louvers, sliders, and fixed windows, some with grids and some without. Window materials now range from vinyl to aluminum to wood, some have decorative trim and some do not. The roof material is composition shingles and the home is clad in stucco. There are minimal building design decorative elements. Lastly, the home has a variety of outdoor areas, including a pool and a number of decks overlooking the valley.

Historic Integrity

Staff assessed the architectural style of the property under the seven aspects of historic integrity including: location, design, setting, materials, workmanship, feeling, and association. The house at 1104 Briarcliff Road retains some integrity of location, setting and feeling in that the house has remained on its original site since its construction in 1964. However, several additions of various architectural styles have compromised the aspects of materials, design, workmanship and association.

Evaluation Criteria

In order to be eligible for designation as a local landmark, the property would need to meet at least one of the seven criteria listed in MMC Section 17.40.060. The property would not meet any of those standards. The house at 1104 Briarcliff Road is not identified with persons or events that are significant in local, regional, state, or national history. It does not represent the work of a notable builder, designer, or architect. The house has been substantially altered.

This section of Briarcliff Road is a private easement that provides access to three homes. The two other homes are of different architectural styles; one is a contemporary Mediterranean built in 1978, and the other is an altered Ranch House built in 1963. Therefore, the subject property would not appear to be a contributor to a potential historic district.

RECOMMENDATION: The applicant's exemption request demonstrates that the property located at 1104 Briarcliff Road does not have architectural or known historic value that meets the criteria for local landmark status and is not a contributor to a potential historic district.

Staff recommends that the Historic Preservation Commission approve the attached DPR form and assign a CHRS Code of 6Z to the property. If the Historic Preservation Commission concurs with this recommendation, then the following motion is appropriate:

Accept the exemption request and approve the DPR Form with a Status Code of 6Z.

Page 1 of 2 *Resource Name or #: 1104 Briarcliff Road

P1 Other Identifier: _____

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 1104 Briarcliff Road City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8501-002-025

P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Vernacular home features a U-shaped floor plan with central courtyard and moderately-pitched hipped and gable roof forms. The front entry is recessed and accessed from the courtyard. The original portion of the home was a U-shaped single-story Ranch House with gable on hip roof structures and wide eave overhangs; however, later large additions to the northwest and northeast portions of the structure were not of the same architectural style and included hipped rooflines and shallow eaves and created second-story floor area.

An assortment of windows appear on the house; including louvers, sliders, and fixed windows, some with grids and some without. Window materials range from vinyl to aluminum to wood, with a variety of trim styles. The roof material is composition shingles and the home is clad in stucco. There are minimal decorative building design elements. There is an attached 3-car garage with a second-story above on the northeast portion of the property. Finally, there are a variety of outdoor areas, including a pool and a number of decks overlooking the valley.

P3b Resource Attributes: (List attributes and codes) HP2 - Single Family Property

*P4 Resources Present: Building Structure Object Site District Element of District Other

P5a Photograph

P5b Description of Photo: (view, date)
Facade (view from northeast) October 2019

P6 Date Constructed: 1964

Source: City Building Permits

P7 Owner and Address:

Libin Ying
1104 Briarcliff Road

Monrovia, CA 91016

P8 Recorded by:

City of Monrovia

P9 Date Recorded: October 2019

P10 Survey Type: Individual



P11 Report Citation:

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD Trinomial _____

Page 2 of 2 *Resource Name or #: 1104 Briarcliff Road

B1 Historic Name: N/A

B2 Common Name: N/A

B3 Original Use Single-family residential

B4 Present Use Single-family residential

B5 Architectural Style Vernacular

B6 Construction History (Construction date, alterations, and date of alterations)

- 1964 – Single-Family House and Garage (Voided)
- 1965 – Swimming Pool
- 1966 – Garage/Carport
- 1970 – Room Addition
- 2004 – 3-Car Garage and 2nd Story Addition

B7 Moved: No Date Moved N/A Original Location N/A

B8 Related Features:

None

B9a Architect: Unknown b. Builder: Unknown

B10 Significance: Theme: Residential Development Area: Monrovia

Period of Significance: 1941-1967 Property Type Single-Family Residence

Discuss importance in terms of historical or architectural context as well as integrity.

The original dwelling was constructed as a Ranch House in 1964, however, later large additions introduced different architectural styles. The design is simple and the house was built using common materials available at the time of construction. The home is not eligible for inclusion within a potential historic district because the surrounding homes were built in different architectural styles and during different time periods. Therefore, due to its lack of integrity or specific architectural style, the property does not appear eligible at any level for individual designation.

B11 Additional Resource Attributes:

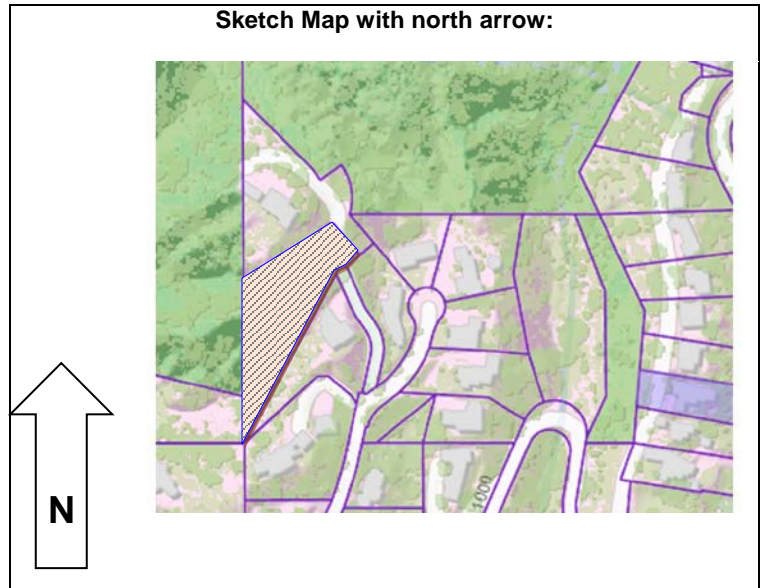
B12 References:

- Los Angeles County Assessor's Records
- City of Monrovia Building Permits
- Monrovia Citywide Historic Context Statement
- Historic Report – McKenna et al., 2019

B13 Remarks

B14 Evaluator/ Date City of Monrovia
October 2019

Sketch Map with north arrow:



ATTACHMENT “A”

Submittal by McKenna et al.

Please note that the complete Building Permit File is included in the Agenda Report’s Attachment “A” online version only
at: <https://www.cityofmonrovia.org/your-government/boards-and-commissions/historic-preservation-commission/agendas-minutes>

It was not printed due to its large document size.



Pursuant to Monrovia Municipal Code (MMC) Section 17.10.050(B)(3), please accept this written request to be exempt from providing a written historic assessment and prepared by a City-approved historic preservation expert for main residential buildings 50 years and older proposed for demolition. Based on the information provided in this written request, there is an obvious lack of historic significance.

I, **Jeanette A. McKenna, representing PDS Studio, Inc. (P. Chan) and Libin Ying (Owner)**, have investigated the available resources as outlined in the City of Monrovia House Research Guide. The information has been gathered as follows:

Property Address: **1104 Briarcliff Road**
Applicant Name: **Libin Ying (c/o PDS Studio, Inc.)** Title: **Owner**
Address: **1104 Briarcliff Road, Monrovia, Los Angeles County, CA**
Phone: **c/o (626) 294-9402** Email: www.pds-studio.com pchan@pds-studio.com

1. Year Built: **1964-1973**
Source (check applicable boxes):
 - Los Angeles County Assessor**
 - City Building Permit**
 - City Permit Book
 - Sanborn Map
 - Other _____

2. Location. Attach vicinity map. **See Attached**

3. Architectural/Design Description.
Check the appropriate box. Attach pictures of all four sides of the home:

<input type="checkbox"/> Victorian	<input type="checkbox"/> Stick Style	<input type="checkbox"/> Queen Anne	<input type="checkbox"/> Shingle Style	<input type="checkbox"/> Folk Victorian
<input type="checkbox"/> American Foursquare	<input type="checkbox"/> Transitional Craftsman	<input type="checkbox"/> Craftsman	<input type="checkbox"/> Art Deco	<input type="checkbox"/> Streamline Moderne
<input type="checkbox"/> Spanish Colonial Revival	<input type="checkbox"/> Mediterranean Revival	<input type="checkbox"/> Tudor Revival	<input checked="" type="checkbox"/> Minimal Traditional (Vernacular)	<input type="checkbox"/> Mid-Century Modern
			<input type="checkbox"/> The Ranch House	<input type="checkbox"/> Other _____

4. Roof. Check the boxes that best describes the style and material of the roof.



Style:

- Gable (Cross-Gable)**
- Hipped
- Cross Hipped
- Flat
- Other_____

Material:

- Composition Shingles (2004)**
- Asphalt Shingles
- Other_____

5. Exterior Wall Material. Check the boxes that best describes the exterior wall material.

Siding

- Vinyl
- Wood
- Composite
- Fiber Cement
- Stone
- Other **Textured Brick on Façade (1970 Addition)**

Stucco Finish

- Smooth
- Rough
- Sand**

6. Windows. Check the boxes that best describe the window type, arrangement, openings, and materials.

- Original.** Since the home was constructed, the windows have not been replaced.
- Altered. Windows materials and/or openings have been replaced or modified.

Window Material. Check the boxes that best describe the window material.

- Wood**
- Vinyl**
- Aluminum
- Other_____

7. Unique Features. List any unique features (i.e. chimney, uniquely shaped windows, shutters, decorative elements).

In-ground Swimming Pool
Large, Wrap-around Deck
Chimneys (2)
Patio Area
Steps into Hills

Play House
Exterior BBQ and Sink
Long Driveway
Landscaping in Residential Compound
Large, Fixed Bay Windows for Viewing



8. Other Important Property Description.

Property consists of approximately 1.12 acres, but much of the property is steep hillside area and not conducive to building or use; native vegetation present; only the areas surrounding the residence and garage are landscaped and to acquire additional usable space, a large wooden deck has been constructed on the west, south, and east sides of the residential structure. This is also a stepped path leading into the southern extent of the property (downhill). To maintain presence of mature trees, the deck was designed around the trees. Actual building pad is relatively small.

9. Building Permit History. Attach additional sheets if necessary (**see Attachments**).

Builder: **Herbert B. and Essie Rhodes** Architect: **William Ferrell**

Date	Description	Property Owner	Architect/Builder
1961	Lot Split; CUP; Access Road	Essie Rhodes*	Not Applicable
1961	Plumbing (?)	Essie Rhodes	Arce Construction
1964	Building Permit	Herbert B. Rhodes	VOIDED
1965	Residential Construction and Swimming Pool Installation	Herbert B. Rhodes	William Ferrell
1966	480 sq. ft. Garage w/gravel floor; Entry Fence and Gate	Herbert B. Rhodes	Self
1970	Room Addition (600 sq. ft./2 story) with Chimney	Herbert B. Rhodes	John Corey
1976	Property Sale (Lots 1 and 2)	Michael H. and Nancy I. Brown	Not Applicable
1976	Property Purchase	William A. O'Daniel and Brian R. Caushois	Not Applicable
1979	Property Purchase	Ralph Alfieri and Kenneth Kentner	Not Applicable
1979-80	Block Wall Construction	Wo Jaenk Ling	Unknown
1981	Completed Subdivision	James Fry	Not Applicable
1984	"Refurbish" Residence	Farmers Savings Bank	R. Valencia
1984	Inspection	Farmers Savings Bank	City of Monrovia
1990	Sewer Line	David Carlson	Pedratte Plumbing
1993	Permit for Patio	David Carlson	EXPIRED
2004	3-car Garage and Addition; re-roof residence	R. Krzyszkowski	Robert McClellan

* = in 1961, Essie Rhodes was living in Las Vegas, Nevada.



9. Ownership History. Attach additional sheets if necessary (**see Attached Discussion**).

Dates	Name	Occupation	Source
1947	Metropole Holding Company	Land Management	Tract No. 14520; W ½ of SW ¼ of Sec. 13 and E ½ of SE ¼ of Sec. 14; T1 N; R 11 W; SBBM
1949-70+	Essie Glover Sheets Rhodes and/or Herbert B. Rhodes	Unknown Lawyer	Permits/Files/Directories
1951-56	Charles H. Ellsworth; Ethel Ellsworth; Ora L. Sams; Elma V. Sams	Unknown	Tract No. 15328; p/o Lots 4, 5, and 10 of Tract No. 14520
1961	Essie Glover Sheets Rhodes (with Warren C. Welbourn and Sara S. Welbourn)	Unknown	Tract No. 14902; p/o Lots 10 and 18, Tract No. 14520
1976	Michael H. and Nancy I. Brown	Unknown	Permits/Directories
1979	Ralph Alfieri and Kenneth Kentner	Unknown	Permits
1979-80	Wo Jaenk Ying	Unknown	Permits
1981	James Fry	Unknown	Permits
1981	Michael H. Brown; Nancy I. Brown; Reginald Queenberry; and Udo Jaehrling	Owners	PM No. 12903; Subdivision of Lots 1 and 2, Tract No. 14902
1984	Farmers Savings Bank	Repossession	Permits
1990-93	David Carlson	Unknown	Permits
2004	R. Krzyszkowski	Unknown	Permits
2019 (+/-)	Libin Ying	Unknown	PDS Studio, Inc.

10. Alterations. Have there been any changes to the exterior of the home that have changed the home since original construction (such as addition, stucco over siding, etc. Building permits may contain this information).



Date	Description of Alteration
1965	Installation of in-ground swimming pool (21,000 gal.)
1966	Installation of entry fence and gate
1966-67	Construction of a 480 sq. ft. garage with a gravel floor
1970	2-story addition with chimney to western side of residence
1979-80	Construction of block wall on road frontage
1984	Residence inspected and "refurbished"
2004	Re-roofed original residence and 1970 addition
2004	Construction of a 3-car garage (746 sq. ft.) with an apartment above (652 sq. ft.)

Not included in the formal permits, but identified in inspection report as requiring attention included the following:

- | | |
|--------------------------------|-----------------------------------|
| Covered Patios (not permitted) | Wooden porches require rebuilding |
| Garage Wiring not to code | Swimming pool is not fenced |
| Glass is not tempered | No fire wall (required) |
| Fireplace requires attention | Sewer system requires attention |

11. Sources. List sources of information used to complete this form. Attach additional sheets if necessary. **(see Attached)**

I hereby certify under penalty of perjury that the information provided herein is to the best of my knowledge and belief, a true and complete statement. I understand that this written request is not considered approval and additional information may be requested by the City of Monrovia.

Signature: *Jeanette A. McKenna* Date: *July 10, 2019*
 Print Name: **Jeanette A. McKenna** Title: **Principal/Owner, McKenna et al.**



REFERENCES

Ancestry

2019 Census, Directories, and Family Research Files. www.ancestry.com.

City of Monrovia

1961 City of Monrovia: Application for Variance or Conditional Use Permit: Essie Glover Rhodes. On file, Building Department, Monrovia, California.

1961 Notice of Proposed Subdivision of Property: 1104 Briarcliff Road, Monrovia, California. On file, Planning Division, Monrovia, California.

2004 Certificate of Occupancy. On file, Building Division, Monrovia, California.

2019 Permit File: 1104 Briarcliff Road, Monrovia, California. On file, McKenna et al., Whittier, California.

Los Angeles County

2019 Los Angeles County Assessor Parcel Viewer: 8501-002-025. <http://maps.assessor.lacounty.gov>

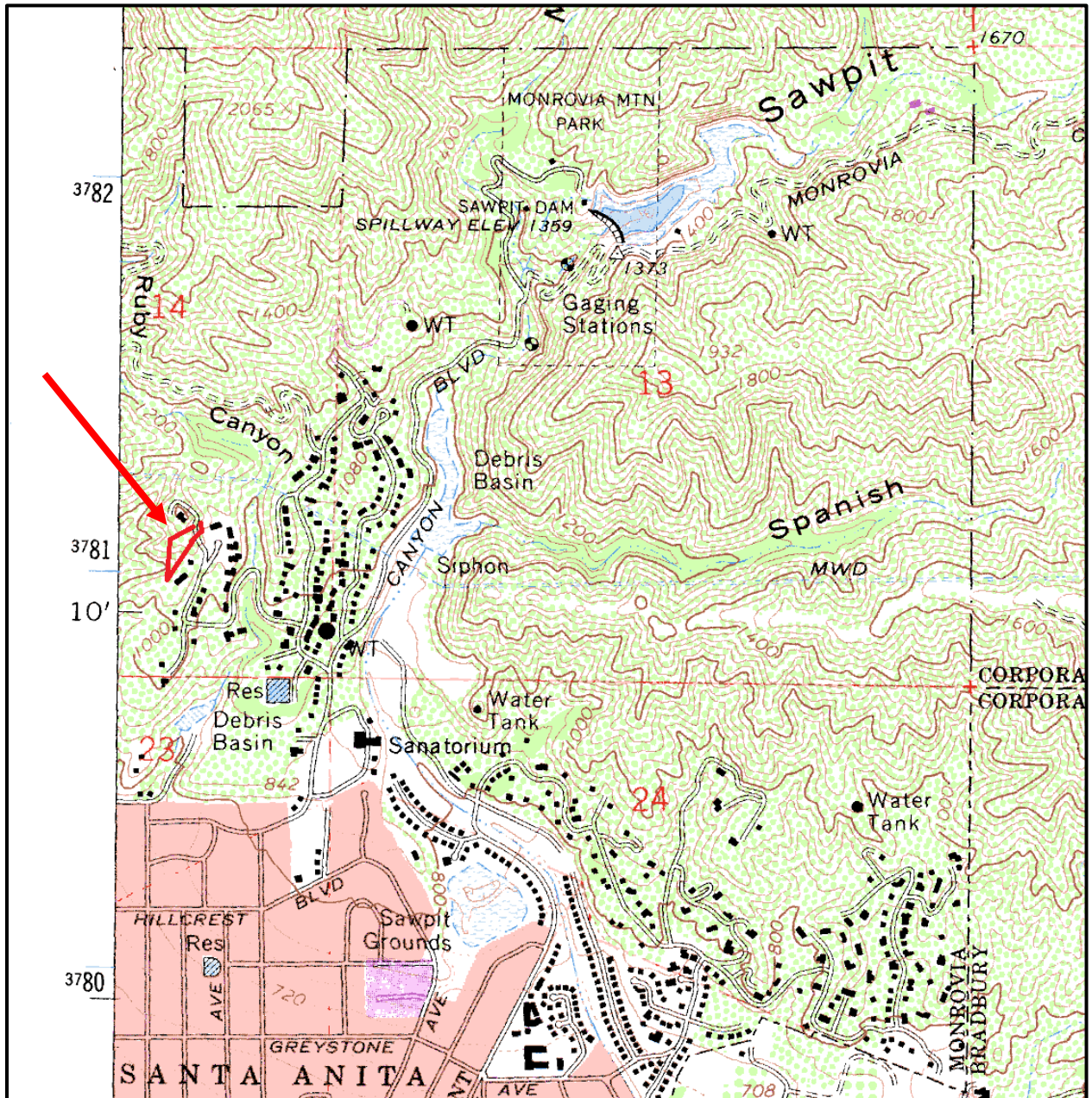
2019 Historic Maps. <https://dpw.lacounty.gov/smpm/landrecords>.

Monrovia Daily News-Post

1963 Notice of Proposed Subdivision of Property: 1104 Briarcliff Road, Monrovia, California. On file, Building Division, Monrovia, California.

TAGIS

2019 UTM Converter. www.tagis.wv.gov/convert.



USGS Azusa Quadrangle
1966 (rev. 1972)
Township 1 North, Range 11 West, Section 14
1104 Briarcliff Road, Monrovia, CA



Aerial Photograph Illustrating Property at 1104 Briarcliff Road, Monrovia, Los Angeles County, California.

1104 Briarcliff Road, Monrovia, CA

DISCUSSION

The property now identified as 1104 Briarcliff Road, Monrovia, has a convoluted history. Just after WWII, this property was identified as being owned as part of the larger holdings of the Metropole Holding Company, Inc. The owners/representatives were listed as Richard K. Thayer (President) and M. Phillips (Secretary/Treasurer). Referenced as Tract No. 14520 (M.B. 297-2836), the property at 1104 Briarcliff Road was within Lots 10 and 18 – on the western boundary of the Tract. Lot 10 covered 9.94 acres and Lot 18 was 9.10 acres. A proposed access road was identified, but not yet built.

In 1949, the Metropole Holding Company, Inc. sold a portion of their holdings to Essie Glover Sheets Rhodes (aka Grace E., with Herbert B., Rhodes). The boundaries of the Rhodes' properties were described in ca. 1961 as:

Parcel A: That portion of Lot 10, Tract No. 14520 as shown on Map recorded in Book 297, pages 28-36 inclusive, of Maps, Records of Los Angeles County, California, described as follows:

Beginning at the Northeast corner of Lot 7 of Tract No. 15328 as shown on Map recorded in Book 440, page 44 of Maps, Records of said County; thence North $12^{\circ} 22' 35''$ East along the west side of Briarcliff Road as shown on Map of said Tract No. 15328 a distance of 25.00 feet to the most Northerly line of said Briarcliff Road; thence South $77^{\circ} 37' 25''$ East along the Northline of said Briarcliff Road and its Easterly prolongation 35.00 feet; thence North $12^{\circ} 22' 35''$ East 83.62 feet to the beginning of a tangent curve concave to the West and having a radius of 95.00 feet; thence Northerly along said curve 79.59 feet thence tangent to said curve North $35^{\circ} 37' 25''$ West 32.46 feet to the beginning of a tangent curve concave to the East and having a radius of 70.00 feet; thence Northerly along said last mentioned curve 14.18 feet; thence tangent to said last mentioned curve North $24^{\circ} 01' 03''$ West 90.62 feet; thence South $65^{\circ} 58' 57''$ West 20.00 feet; thence South $28^{\circ} 30' 60''$ West 422.74 feet to the Northwest corner of said Lot 7 of Tract No. 15328; thence North $47^{\circ} 27' 58''$ East 212.39 feet thence South $88^{\circ} 07' 00''$ East 24.00 feet; thence South $49^{\circ} 28' 00''$ East 65.00 feet thence South $33^{\circ} 38' 00''$ East 20.00 feet to the point of beginning. Except the Easterly 27.00 feet thereof.

Parcel B: Lot 1, Tract No. 14902 and the Easterly 27.00 feet of Parcel A, described above as Plan A. (1.49 acres)

Parcel C: Lot 2 of Tract No. 14902. (1.34 acres)

Census and directories list Herbert B. (1910-2000) and Grace E. Rhodes (1914-1964) living at 326 Canyon Road, Monrovia, in 1925-27. In 1959, they were in Pasadena. In 1961, Essie is listed as living in Las Vegas, but by 1963, they were in Monrovia again. Given Essie's date of death, she apparently never was able to enjoy the properties on Briarcliff Road.

In 1961, Briarcliff Road ended at the existing cul-de-sac, with lots located around the cul-de-sac. Parcels 1 and 2 were accessed via a small access road crossing the Parcel A, as described, but neither property was improved as late as ca. 1963. At that time, the two properties (Parcel 1 and 2) were referenced as 1104 Briarcliff Road and 1108 Briarcliff Road, respectively, and still owned by the Rhodes. Over the course of the next two decades, actions were taken to subdivide the properties, including objections from neighbors, who argued against additional access routes needed to complete the subdivision. As such, there have been some issues in sorting out the improvements - whether or not they were on Parcel 1 or 2.

As best can be discerned by McKenna et al., the Rhodes were residents Monrovia and owned other properties within the city (including a residence on Canyon Road). They owned the properties on Briarcliff Road since 1949. The Rhodes (and Herbert B. Rhodes being a lawyer) initiated activities for development in ca. 1961-63, suggesting they were planning to relocate after development.

Improvements at 1108 Briarcliff Road (Parcel C) are listed as dating to 1963, indicating they were completed prior to any improvements at 1104 Briarcliff Road. The property to the south of 1104 Briarcliff Road (Parcel A) was not improved until 1978.

With specific reference to 1104 Briarcliff Road, and assuming no errors in assignment, one permit issued to Essie Rhodes references plumbing activities (ca. 1961), while a 1964 permit for residential construction (H.B. Rhodes) was cancelled. He may have cancelled because of the death of Essie. No subsequent building permit for the residence was in the address file, but Rhodes did eventually build a residence and, in 1965, added the swimming pool. In 1966, he built a small garage with a gravel floor. Directories identify Herbert B. Rhodes and "Marie" living on the property in 1967. In this case, Herbert and Marie have been identified as the son and daughter-in-law of Herbert and Essie, and suggesting Herbert, Sr. was living with them or on the adjacent property. Either way, the Rhodes occupied the property.

Given the placement of the pool, it is apparent the original building included at least some decking. The orientation of the property and improvements were not oriented on cardinal directions, but slightly to the northwest. For east of reference, McKenna et al. identified

the north/northwest elevation as “north” and the south/southeast elevation as “south.” West and east were identified respectively.

The original residence was “U” shaped with a central courtyard on the north elevation, an elongated wing to the east and a shorter wing to the west. The construction was relatively simple and consisted of a wood framed structure on a concrete pad foundation; low-pitched cross-gable roof; stucco siding; and no unique or outstanding design elements. The yard area was covered in gravel/stones, while the east, south, and west sides required the presence of a wooden deck to provide additional use areas (given the surrounding terrain).

The driveway entered from the north/northeast and led to the original garage located to the northeast of the residence (detached) and likely built in a similar manner. Directories identified the Rhodes as living at 1104 Briarcliff Road until at least 1970, when Rhodes completed the two story addition to the west side of the residence. This addition was two stories tall and included large bay windows facing south and a doorway to access the deck on the east elevation. There is a tall chimney on the west side. The west side of the addition adjoins the one-story original wing of the residence. This addition was also relatively simple, consisting of wood framing and stucco siding. There is a slight change in the framing of the windows and doors, differentiating them from the original construction.

Between 1970 and 1976, the properties (Lots 1 and 2) were owned by Michael H. and Nancy I. Brown. The subdivision map was still incomplete. The Browns sold Lot 1 to William A. O’Daniel (unmarried) and Brian R. Caushois (unmarried) in 1976. Subsequent owners included Ralph Alfieri and Kenneth Kentner (ca. 1979; both lots) and James Fry (ca. 1981). Fry was successful in completing the legal subdivision of the properties, resulting in the current configuration of the lots.

Shortly after the completion of the subdivision, Fry sold Lot 1 to Wo Jaenk Ling, who completed a block wall along Briarcliff Road. Unfortunately, by 1983, Ling had lost the property to the Farmers Savings Bank, indicating he was not able to maintain his mortgage payments.

The Bank had the property inspected in 1984 and a number of issues were raised that required attention before the property could be sold and occupied. Many of the issues involved “improvements” to the property that were done without permits or not-to-code, including, but not necessarily limited to, the building of a covered patio, wiring in the garage, use of non-tempered glass, the poor condition of the existing decks, fencing need at the pool, and maintenance of the sewer line.

The required improvements were made, including the construction of the new deck (likely enlarged), and the property was sold to David Carlson (1990-1993 +/-). Subsequently, and with no additional permitted improvements, the property was sold to R. Krzyszkowski by 2004. Krzyszkowski is credited with the replacement of the original garage with a larger, three-car garage with a small apartment above. The original detached garage was removed (no permits) and the new garage was designed to attach to the original residence, resulting in a single structure on the property. The design of the garage is similar to the rest of the improvements and the siding (stucco) suggests the entire structure was resurfaced (after 1984 and with the 2004 construction). Krzyszkowski also re-roofed the residence (now three layers). No specific data for R. Krzyszkowski was found during the course of this investigation. The current owner is Lipin Ying.

In summarizing the data presented above, the property at 1104 Briarcliff Road was not defined with its current boundaries until 1981. Prior to 1981, this property was associated with the properties to the north and south (same owners), with slightly different boundaries. The property was first improved in 1964 and has been subjected to significant alterations since 1965. These significant changes include:

- 1965 Installation of the swimming pool
- 1966 Construction of a two-car garage
- 1966 Installation of the gate and fencing on the driveway
- 1970 A large, 2-story addition
- 1979 Installation of a block wall along Briarcliff Road
- 1984 Refurbishing of Residence (and property)
 - new deck
 - new tempered glass around deck
 - fencing around pool/yard
 - removal of unpermitted covered patio
 - maintenance of sewer line
 - re-stuccoed siding
 - general maintenance (e.g. painting; placement of gravel)
- 2004 Construction of 3-car garage and apartment above
- 2004 New driveway and entrance
- 2004 Re-roofing residence (third layer)* - re-roofed before
 - landscaping
 - installation of play house
 - installation of BBQ and Patio areas

It is also important to note:

- This property has not been associated with any significant historical event;
- This property has not been associated with any significant person in history;
- The improvements on the property are not architecturally significant;
- There is no evidence of archaeological or paleontological resources in the property.

McKenna et al. has concluded the property is not historically significant and any future alterations or demolition activities will not result in any adverse environmental impacts.

ATTACHMENT A:
Professional Qualifications

JEANETTE A. McKENNA
Owner and Principal Investigator
McKenna et al., Whittier CA

Ms. McKenna specializes in the discipline of Cultural Resource Management: prehistoric archaeology, historic archaeology, historic architecture, and history. She holds a Master's Degree in Anthropology/Archaeology and was recently awarded an Honorary Doctorate of Letters (HonDL) by the International Biographical Centre of Cambridge, England. She is a past member of the Board of Directors for the Society of Professional Archaeologists (SOPA 1993-97) and was certified by the Society to conduct both prehistoric and historic archaeological studies. Ms. McKenna is also recognized by the California Office of Historic Preservation as qualified to complete historic architectural studies. Ms. McKenna was on the Board of Directors for SOPA when the Society established the Registry of Professional Archaeologists (RPA) and has been a Registered Professional Archaeologist since 1998. Ms. McKenna has over 39 years of professional experience as an archaeologist/cultural resource manager and has participated on over 1700 projects of various sizes and complexities. The majority of her work has been conducted as a Field Director, Project Manager, and/or Principal Investigator throughout California and the Greater Southwest.

TECHNICAL CAPABILITIES

- Vast experience in the greater Southwest, Great Basin, and Southern California regions. Familiar with the full range of cultural resource investigations and has completed projects within the public and private sectors, including environmental management firms, planning and engineering firms, and State and federal agencies.
- Active in the discipline of Cultural Resource Management since 1976; over 39 years of professional experience in Southern California, Arizona, and Nevada.
- Particular interest in the desert regions of California and Arizona, with specializations in the Proto-historic and Historic Contact Periods.
- Considerable experience in dealing with prehistoric cultural remains and working directly with Native American groups in archaeological training programs (Arizona State University; the Southern California Indian Center, Garden Grove).

EDUCATION AND AFFILIATIONS

B.A., Anthropology, 1977, CSU Fullerton
M.A., Anthropology, 1982, CSU Fullerton
HonDL, 2015, Int. Biog. Centre, Cambridge
Lambda Alpha Lambda Honors Society
Post Graduate Studies, Arizona St. Univ., 1982-85
Post Graduate Studies, UC Riverside, 1991-92
Certification Program: CEQA, Land Use and Environmental Planning, UC Riverside, 1997-98
Society of Professional Archaeologists (SOPA) Certification: Field/ Prehistoric Archaeology and Historical Archaeology (1984 to Present)
Registry of Professional Archaeologists (RPA)
Board of Directors, Society of Professional Archaeologists 1993-1997 (American Society of Conservation Archaeologists Representative)
BLM California Permit (renewable)
BLM Arizona State Permit (renewable)
Riverside County Registration No. 161
Arizona State Antiquities Permit (renewable)
Curation, San Bernardino Co. Museum
Curation, Arizona State University

SELECTED PROJECT EXPERIENCE

- Historic Architectural Studies for Renovation and Restoration, the Greek Theatre, Los Angeles CA
- Evaluation of Cultural Resources: Burbank and West Hollywood Redevelopment Project Areas, Los Angeles County, CA
- Historic Property Survey for the City of Whittier, Los Angeles County, CA
- Archaeological Investigations and Resource Evaluations for the Proposed Cajon Pipeline, San Bernardino and Los Angeles Counties, CA
- Archaeological Class I Investigations, Proposed Mojave Pipeline, San Bernardino County, CA
- Cultural Resources Investigations (Phases I, II, III, and Mitigation Monitoring) for the RIX/SARI Projects, Santa Ana Watershed Project Authority (SAWPA), San Bernardino and Riverside Counties, CA
- Phase I, II, and III Archaeological Investigations for the County Sanitation Districts of Los Angeles County, Puente Hills Landfill Solid Waste Management Facility Expansion Project, Whittier, CA
- Archaeological Mitigation Program, Phoenix Indian School Track Site Project. Arizona State University Office of Cultural Resource Management and the Bureau of Indian Affairs, Phoenix, AZ
- Archaeological and Testing Program for the Hidden Valley Golf Course and Van Buren Golf Course Properties, Riverside County, CA
- Cultural Resources Overview Studies for the Annexation of Unincorporated County Lands to the City of Ontario, CA
- Historic Property Survey Reports: Warner Bros. Main Lot Ranch Lot Properties, Burbank, CA
- Historic Archaeological Investigations for L.A. County Sheriff's Facility, Lancaster, CA.

ATTACHMENT B:
Building Permit Files

1104 BRIARCLIFF RD.

INSP. 3-28-66 (1-2)

INSP 4-26-66

6-8-66 O.K. R.M.

Letter 8-20-74,

B-SP-1 7/8/65

B-SP-2 3-11-66

B-SP-3 3-29-66

B-SP-4 4-27-66

1104 BRIARCLIFF RD.

LICENSED CONTRACTORS' DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License No _____ Date _____

Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9) (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law)

I, am exempt under Sec _____ B & PC for this reason _____

Date 08/16/04 Owner [Signature]

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations

I, have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued

I, have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are _____ Policy Number _____

This section need not be completed if the permit is for one hundred dollars (\$100) or less) certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 08/16/04 Applicant [Signature]

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENAL TIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).
Lender's Name _____ Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this country to enter on the above-mentioned property for inspection purposes.
[Signature] Date 08/16/04

Signature of Applicant or Agent _____ Date _____

3 car garage, Bedroom, Dressing
CITY OF MONROVIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
415 S. IVY AVE.
MONROVIA, CA. 91018

P/C BLD 2004-07022 BLD 2004-08044

JOB ADDRESS 104 BRIARCLIFF DR
APN Book _____ Page _____ Parcel _____

APPLICATION FOR **BUILDING PERMIT**
BUILDING & PLANNING DIVISIONS
CITY OF MONROVIA

Use of Structure
Single Family Duplex
 Unit Apt Sign
Commercial Indust
Other _____

Name R. KRZYSEKOWSKI
Address 1104 BRIARCLIFF DR
City MONROVIA Tel No. 323 273-0082

Name YUNGH PAULDET
Address _____
City _____ Tel. No. _____
State Lk. _____ City Lk. _____

Name ROBERT MCELLEAN ARCHITECT
Address 2255 CORNARD SUITE 218
City PASADENA, CA Tel. No. 26 24 1032
State Certificate No. C 3671

Height _____ ft. Area 2,652
No. of Stories _____ Valuation \$ 72,000

No. of Bldg. _____
Now on Lot _____
Size of Lot _____
Use of Property SFO Det garage.

Owner	R-3	Type of V-N	None Check	Permit
Contractor		Date	7/7/04	
Checked by	[Signature]	Approved by	[Signature]	Fee
				\$1277.00

WORK COVERED BY THIS PERMIT 1st Garage 27x46
2nd fl = 1,652

INSPECTION RECORD

APPROVALS	DATE	INSPT	APPROVALS	DAT	INSPTR
STRUCTURAL:			MECHANICAL:		
Forms & Foundation	8/18/04		Heating Rough	Final	11/18/04
Reinforcing Steel			AC-Fan Rough	Final	
Chimney Foundation			Exhaust Fan		
Chimney Reinforcing			Compressor		
Roof Sheathing Nailing	9/23/04		Boiler		
Masonry Steel			SWIMMING POOL:		
LIR 4" x 8"			Setbacks		
Final Lir & Grout			Overhead Wires		
Shear Panel Nail/t-plate	9/23/04		Sewer Loc /P-Trap		
Framing	10/14/04		Main Drain		
Insulation	10/14/04		Pool Piping		
Inerior Lath/Drywall	10/14/04		Reinforcing		
Exterior Lathing	9/23/04		Bonding		
ELECTRICAL:			Underground Conduit		
Power Pole			Pool Equip Location		
Groundwork			Pool Heater Rough		
Conduit			Final		
Fixtures/Rough	10/14/04		Health Dept-non-SFR		
Finish	11/18/04		Pool Fences & Gates		
Service	11/18/04		Backwash		
Signs			Pool Cover (Heated)		
PLUMBING:			Final Pool Electr		
Groundwork			Final Pool Plumbing		
Fixtures/Rough	10/14/04		Final Health-non-SFR		
Final	11/18/04		Final Pool Approval		
Gas Groundwork			MISCELLANEOUS:		
Gas Test & Rough			Demolition		
Gas Final			Re-Roof		
Sewer <input type="checkbox"/> Cesspool <input type="checkbox"/>			Signs		
Sewer Cap			Fences		
Water Heater Vents			Accessibility Comp		
Water Heater Final			FINAL		

11/18/04

Required Parking _____ Front _____ Rear _____
 _____ side _____ side _____
 Social Permits or Conditions _____
 Working Approval _____ Date 8-16-04

1) Mechanical Form 8/18/04
 2) Verified 2-HD 8" @ wall (existing) between house & garage, added 52-8 8/31/04

Fire Rough - 9/23/04 RP

Fire Final - 9/28/04
A Robin
* see note 9/28/04

Spoke line outside garage area
 Shower Pan 11/2/04

JOB ADDRESS 1104 BRIVARCLIFF

USE OF STRUCTURE
 RESIDENTIAL COMMERCIAL INDUSTRIAL

DATE 9/21/04
 PERMIT NO. 71422
 TOTAL FEES \$ 80.90
 Checked by MAUR
 Name ROBERT KRYSZKOWSKI
 Address 1104 BRIVARCLIFF
 City MONROVIA Tel No. (303) 273-0008

APPLICATION FOR
PLUMBING PERMIT
 DEPARTMENT OF COMMUNITY
 DEVELOPMENT
 CITY OF MONROVIA

Name _____
 Address _____
 City _____ State _____
 Tel No. _____
 City Lic. _____

DESCRIPTION OF WORK		FEE
ITEM		
FIXTURES	Sink <input checked="" type="checkbox"/> Shower <input checked="" type="checkbox"/> Urinal _____ Disposal _____ Lavatory <input checked="" type="checkbox"/> Bath Tub <input checked="" type="checkbox"/> Wash Tray _____ Dishwasher _____ Water Closet <input checked="" type="checkbox"/> Auto. Washer _____ Floor Drain _____	22.55 9.00 ea. 56.00
Drainage or Vent Repair/Alter		4.60 ea.
Sewer _____ Cap _____		22.55 ea.
Private Sewage System		68.20 ea.
Ceaspool or Drywall		34.10 ea.
Interceptor _____		18.20 ea.
Rainwater System - Inside Bldg - per drain		9.00 ea.
Water Piping System		4.35 ea.
Water Heater and/or Vent		11.00 ea.
Gas Piping System Outlets	1-5 over 5	5.63 1.05 ea.
Lawn Sprinkler System		9.75 ea.
Vacuum Breakers or Back Flow Devices	1-5 over 5	11.00 2.05 ea.
Swimming Pools	Private Public	55.35 83.55
Spas	Private Public	27.70 55.35
Miscellaneous		
Other Fees - Waste Impact 10.00, Computer Cost Recovery 3.25, Microfitting 4.75		62.90
TOTAL FEE		80.90

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 License Class _____ License No. _____ Date _____
 Contractor _____

OWNER-BUILDER DECLARATION
 I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec 7031.5, Business and Professions Code) Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 [commencing with Section 7000] of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec 7044, Business and Professions Code) The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.
 I, am exempt under Sec _____ B & PC for this reason _____
 Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION
 I hereby affirm under penalty of perjury one of the following declarations
 I, have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 I, have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are _____ Carrier _____ Policy Number _____

(This section need not be completed if the permit is for one hundred dollars (\$100) or less)
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
 Date _____ Applicant _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY
 I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec 3097, Civ C).
 Lender's Name _____ Lender's Address _____
 I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this country to enter upon the above-mentioned property for inspection purposes.
 Signature of Applicant or Agent _____ Date 09/21/04

Approvals

Plumbing (Ord Wk.)

(Rough)

(Finish)

Gas (Ord Wk.)

(Rough)

(Finish)

Sewer

Water Heater (Vent)

(Finish)

Date

10/14/14
10/18/14
11/5/14

Inspector



REMARKS:

Water Service Ordered _____

— NORTH —

SEWER MAP

REMARKS

(This area contains a large grid of empty lines for recording remarks.)

JOB ADDRESS 1104 BRARCLIFF
 USE OF STRUCTURE RESIDENTIAL COMMERCIAL INDUSTRIAL

DATE 9/21/04
 PERMIT NO. _____

TOTAL FEES \$ 81.00
 Checked by MAN

APPLICATION FOR
ELECTRIC PERMIT
 DEPARTMENT OF COMMUNITY
 DEVELOPMENT
 CITY OF MONROVIA

Name ROBERT KADYDLOSKI
 Address 1104 BRARCLIFF
 City MONROVIA Tel. No. (323) 273-0082

Name _____
 Address _____
 City _____ Tel. No. _____
 State Lk. _____ City Lk. _____

No.	ITEM	FLUNG FEE	FEE
	New Residential _____ sq ft.	R-1 0.060 R-3 0.055	22.55
<u>17</u>	Receptacles, Outlets, Switches	First 20 @ 1.05 Additional @ .70	17.35
<u>13</u>	Light Fixtures	First 20 @ 1.05 Additional @ .70	13.65
	Residential Appliances Ranges, Cook Tops, Air-Cond., Garb. Dispos.	4.35 ea.	
	Non-Residential Appliances	4.35 ea.	
	Motors	H.P.	
	Generators	K.W.	
	Transformers	KVA	
	Signs, Outline Lighting, Marquees	22.55 ea.	
	Signs-Additional Branch Circuits or Separate Feeders, etc.	4.35 ea.	
<u>1</u>	Electrical Service Equipment Under 200 Amps	27.95 ea.	<u>27.95</u>
	Service Equipment over 200 Amps Amps _____ Volts _____ Over 200 A., See Schedule		
	Temporary Service R.E.S. 22.55 Con or Underground	39.20 ea.	
	Runways _____ Length _____	6.70 per 100 ft.	
	Pvt. Swm. Pools	45.35	
	Miscellaneous		
	Other Fees - Waste Impact 10.00, Computer Cost Recovery 3.25, Microfilming 4.75		18.00
	TOTAL FEE		<u>99.00</u>

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License No. _____ Date _____

Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of this Contractors License Law (Chapter 9 [commencing with Section 7000] of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I, am exempt under Sec _____ B & P.C. for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations

I, have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued

I, have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are _____ Policy Number _____

Carrier _____

(This section need not be completed if the permit is for one hundred dollars [\$100] or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions

Date: _____ Applicant: _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, C.V. C).

Lender's Name _____ Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes

[Signature] Date 09/21/04

Shoshime N. Amirani or Agent

Approvals

Inspector

- Electrical (Power Pole)
- (Grid Wks.)
- (Conduit)
- (Rough)
- (Finish)
- (Service)
- (Signal)
- (Other)
- (Other)
- (Other)
- (Other)

10/11/04
 11/18/04
 11/02/04

REMARKS

Meter Service Ordered
 List Meters, Generators, Transformers

REMARKS

- BUSINESS LICENSE
- ONE TIME LICENSE
- QUARTERLY LICENSE
- YEARLY LICENSE
- EXP. DATE _____

LICENSED CONTRACTORS' DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class License No Date Contractor

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec 7031.5, Business and Professions Code) Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 [commencing with Section 7000] of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec 7044, Business and Professions Code) The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code) The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law)

I, am exempt under Sec B & PC for this reason Owner Date

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations.

I, have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued

I, have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued My workers' compensation insurance carrier and policy number are Carrier Policy Number

(This section need not be completed if the permit is for one hundred dollars [\$100] or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Applicant: WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec 3097, Civ C) Lender's Name Lender's Address I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this country to enter upon the above-mentioned property for inspection purposes

Signature of Applicant or Agent Date 09/21/04

Cam 9 009 - 09007

Form with fields: JOB ADDRESS, USE OF STRUCTURE, PERMIT NO, TOTAL FEES, Checked by, Name, Address, City, State Lic, Tel No, City Lic, DESCRIPTION OF WORK, ITEM, FEE, FILING FEE. Includes handwritten entries for '104 BRARCLIFF' and 'ROBERT KRZYSKOWSKI'.

REMARKS

Planning Approvals *[Signature]* 9/21/04 at least 5' from ^{side} *[Signature]*
: 20' from rear *[Signature]*

Approvals

- Furnace (Rough)
- Furnace (Final) *11/18/09* *[Signature]*
- Gas (Grd Work)
- Gas (Rough)
- Gas (Final)
- Plumbing (Grd Work)
- Plumbing (Rough)
- Plumbing (Final)
- Electrical (Grd Work)
- Electrical (Conduit)
- Electrical (Rough)
- Electrical (Finish)
- Electrical (Service)
- Swimming Pools
- Setbacks
- Overhead Wires
- Sewer Location/P-Trap
- Main Drain
- Pool Piping
- Reinforcing
- Bonding
- Underground Conduit
- Pool Equip Location
- Pool Heater (Rough)
- Pool Heater (Final)
- Health Dept (Except SFD)
- Fences and Gates
- Backwash
- Pool Cover (Heated Cover)
- Final Pool Electrical
- Final Pool Plumbing
- Final Health (Except FSD)
- Final Pool Approval

LICENSED CONTRACTORS' DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class RTA License No. _____ Date _____
 Contractor RTA

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 [commencing with Section 7000] of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law)

I, am exempt under Sec _____, B & PC for this reason _____
 Date N/A Owner N/A

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations

I, have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued
 I, have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are _____
 Carrier N/A Policy Number _____

(This section need not be completed if the permit is for one hundred dollars [\$100] or less)
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions
 Date 06/24/04 Applicant [Signature]

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY
 I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
 Lender's Name N/A Lender's Address N/A

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and County ordinances and state laws relating to building construction, and hereby authorize representatives of this country to enter upon the above-mentioned property for inspection purposes.
 Signature of Applicant or Agent [Signature] Date 06/24/04

CITY OF MONROVIA
 DEPARTMENT OF
 COMMUNITY DEVELOPMENT
 415 S. IVY AVE.
 MONROVIA, CA. 91016

Old 2004-06073

JOB ADDRESS 1104 BRIARCLIFF Page _____ Parcel _____
 APN Book _____

(Legal description may be attached separately if necessary)
APPLICATION FOR BUILDING PERMIT
 BUILDING & PLANNING DIVISIONS
 CITY OF MONROVIA

Use of Structure Duplex
 Sign
 Industrial
 Commercial
 Other _____
 New _____ Add'n _____ Alter _____ Demo _____
 Description of Work Roofing - Church
Roofing on roof

Name ROBERT KRZYKOWSKI
 Address 1104 BRIARCLIFF
 City MONROVIA Tel No. 923 273-0222

Name _____ Address N/A Tel. No. _____
 City _____ State Lic. _____ City Lic. _____

Name _____ Address _____ Tel No. _____
 City _____ State Certificate No. _____

WORK COVERED BY THIS PERMIT
 Height _____ Ft Area _____ Sq Ft
 No. of Stories _____ Valuation \$ 7500

Size of Lot 4300 SF No. of Bldgs. 1
 Use of Property RESID Now on Lot _____

Group Occupancy	Type of Const	Date	Plan Check	Permit
Checked by	Approved by	Receipt #		
				<u>10/24/04</u>
				<u>1999</u>

INSPECTION RECORD

Zone _____ Minimum Setbacks
 Required Parking Front _____ Rear _____
 Spaces _____ side _____ side _____
 Special Permits or Conditions _____
 Zoning Approval _____ Date _____

APPROVALS	DATE	INSPT	APPROVALS	DAT	INSPTR
STRUCTURAL:			MECHANICAL:		
Forms & Foundation			Heating Rough		
Reinforcing Steel			Final		
Chimney Foundation			A/C-Fan Rough		
Chimney Reinforcing			Final		
Roof Sheathing Nailing			Exhaust Fan		
Masonry Steel			Compressor		
Ltr 4" 8"			Boiler		
Final Ltr & Grout			SWIMMING POOL:		
Shear Panel Nail/Hdwre			Setbacks		
Framing			Overhead Wires		
Insulation			Sewer Loc (P-Trap)		
Interior Lath/Drywall			Main Drain		
Exterior Lathing			Pool Piping		
ELECTRICAL:			Reinforcing		
Power Pole			Bonding		
Groundwork			Underground Conduit		
Conduit			Pool Equip Location		
Fixtures/Rough			Pool Heater Rough		
Finish			Final		
Service			Health Dept-non-SFR		
Signs			Pool Fences & Gates		
PLUMBING:			Backwash		
Groundwork			Pool Cover (Heated)		
Fixtures/Rough			Final Pool Electr'		
Final			Final Pool Plumbing		
Gas Groundwork			Final Health-non-SFR		
Gas Test & Rough			Final Pool Approval		
Gas Final			MISCELLANEOUS:		
Sewer <input type="checkbox"/> Cesspool <input type="checkbox"/>			Demolition		
Sewer Cap			Re-Roof		
Water Heater Vents			Signs		
Water Heater Final			Fences		
			Accessibility Comp		
FINAL			FINAL		

11/18/09

JOB ADDRESS 7104 BRIDGECURVE ell 2004-10010

RESIDENTIAL COMMERCIAL INDUSTRIAL

DATE 10/19/04
 PERMIT NO. _____
 TOTAL FEES \$ 68.50
 Checked by [Signature]

APPLICATION FOR
ELECTRIC PERMIT
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 CITY OF MONROVIA

Name ROBERT KRZYKOWSKI
 Address _____
 City _____ Tel. No. _____

Name [Signature]
 Address _____
 City _____ Tel. No. _____

State Lic. _____ City Lic. _____

No.	ITEM	FEELING FEE	FEE
	New Residential	R-1 0.050 R-3 0.055	22.55
	Receptacles, Outlets, Switches	First 20 @ 1.05 Additional @ .70	
	Light Fixtures	First 20 @ 1.05 Additional @ .70	
	Residential Appliances Refrigerator, Stove, Air-Cond., Dishwasher	4.35 ea.	
	Non-Residential Appliances	4.35 ea.	
	Mixers	H.P.	
	Generators	KW	
	Transformers	KVA	
	Signs, Outline Lighting, Sequences	22.55 ea.	
	Signs, Additional Electrical Controls or Schedules	4.35 ea.	
	Electrical Service Equipment Under 200 Amps	27.95 ea.	27.95
	Service Equipment Over 200 Amps		
	Amps Over 200 A. See Schedule		
	Temporary Service R.E.S. 22.55	Corn or Underground	
	Buseswyr	Length 6.70 per 100 ft.	
	Pvt. Swm. Pools	45.35	
	Miscellaneous		
	Other Fees - Waste Impact 10.00 Computer Cost Recovery 3.25, Microfilming 4.75		18.00
	TOTAL FEE		68.50

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License No. _____ Date _____

Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.

I, am exempt under Sec _____, B & P.C. for this reason _____

Date 10/19/2004 Owner [Signature]

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury, one of the following declarations

I, have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued

I, have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: _____ Policy Number _____

Carrier _____

(This section need not be completed if the permit is for one hundred dollars [\$100] or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation provisions of Section 3700 of the Labor Code. I shall forthwith comply with those provisions.

Date _____ Applicant _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name _____ Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this country to enter upon the above-mentioned property for inspection purposes.

[Signature] Date 10/19/2004

Signature of Applicant or Agent _____

Approvals

Inspector

- Electrical (Power Pole)
- (Grd Wks)
- (Conduit)
- (Rough)
- (Finish)
- (Service)
- (Signs)
- (Other)
- (Other)
- (Other)
- (Other)

11/2/01

[Signature]

REMARKS

Measure Service Ordered
List Motors, Generators, Transformers

REMARKS

- BUSINESS LICENSE
- ONE TIME LICENSE
- QUARTERLY LICENSE
- YEARLY LICENSE
- EXP. DATE _____

REPORT OF FINAL INSPECTION

Address 1104 Briarcliff

FIRE DEPT. PUBLIC WORKS DEPT. PLANNING DIVISION

APPROVED

CORRECTIONS REQUIRED:

3-car garage + 2nd story addition

Howes

Inspector

11-16-04

Date

REPORT OF FINAL INSPECTION

Address 1104 BRIARCLIFF

- FIRE DEPT. PUBLIC WORKS DEPT PLANNING DIVISION

- APPROVED
 CORRECTIONS REQUIRED:

FINAL INSPECTION
OK

Steve McKim
Inspector

9/28/04
Date



CITY OF MONROVIA
BUILDING DIVISION

CERTIFICATE OF OCCUPANCY

This certificate is issued pursuant to the requirements of the Uniform Building Code, Zoning Ordinances and other applicable codes and ordinances certifying that at the time of issuance this structure is in compliance with the above mentioned codes and ordinances

Use Class Bldg. Permit No. **BLD2004-08044**

Building Address. **1104 Briarcliff Rd** Type Construction: **5N**

Owner **R KRYSZKOWSKI** Group: **R3**
1104 BRIARCLIFF
MONROVIA, CA

Comments. 3 car garage 746 sq ft, Second Story Additon of Bedroom, Bathroom, and Dressing Room
652 sq ft

Building Official Robert Castellano Date 12/7/04
Robert Castellano *mm*

MCLELLAN & ASSOCIATES

Robert R. McClellan, Architect

September 24, 2004

Building Division
Department of Community Development
City of Monrovia
415 S. Ivy Avenue
Monrovia, CA 91016

Re. Shear values (104) Briarcliff Road

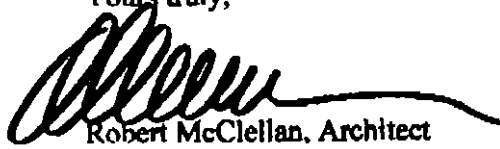
Gentlemen:

Please accept this letter as clarification of two questions raised by your department regarding shear wall adequacy. My response is as follows:

- (1) Use of screws for shear panel #4 and #5 were not used because we followed the structural engineers calculations, which called for nails. Another copy of calculation page 9 is enclosed. The shear wall schedule on drawing S-1 doesn't apply and is superceded by the calculations.
- (2) The addition of a five-foot wide door opening in the east wall of the second floor does not affect the structural integrity of the wall. This wall is a normal wall with no additive or calculable shear wall value other than a normal plywood sheathed exterior wall.

The above listed work has been performed in an adequate and structurally sound manner.

Yours truly,


Robert McClellan, Architect

Enclosure: calc sheet #9



RECEIVED
SEP 27 2004
CITY OF MONROVIA
BUILDING DIVISION

The issuance or granting of a permit or approval of any plans, specifications or work shall not be deemed or construed to be a permit for an individual, any violation of any of the provisions of the codes regulating construction. No permit shall be issued or any violation or cancel the applicable provisions shall be void except in so far as the work or use which it authorizes is lawful.

ADDITIONAL SEPARATE PERMITS ARE REQUIRED FOR THE FOLLOWING WORK

- Grading
- Excavating
- Plumbing
- Electrical
- Signs
- Fire Alarms
- Fire Sprinklers
- Improvements
- Air Conditioning
- Vermin
- Landscaping

NOTICE

Work authorized by this permit shall be suspended if work is suspended for more than 180 days.

SUITE 211

INING LU
CONSULTING STRUCTURAL ENGINEER

(626)795-1250

BY _____ DATE _____ SUBJECT _____ SHEET NO. 90 OF _____

CHKD. BY _____ DATE _____ 1104 BRANCLIFF JOB NO. _____

SW-3

$l = 19.5'$
 $F = 196 \times 2.5 = 490$
 $G = 2.5$

No uplift w/ end wells

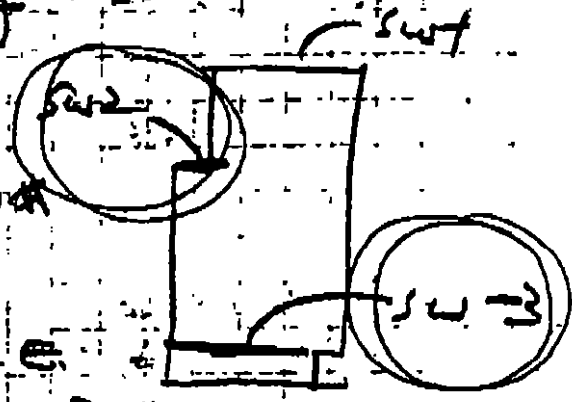
$\frac{1}{2}$ " ply no
w/ 8d @ 6" o.c. E,
@ 12" o.c. F.

Shear walls @ 1st story

SW-2 $l = 20'$

$F = 2450 + 109 \times 5.5 = 3050$

$G = 152$
 $\frac{1}{2}$ " ply no
w/ 8d @ 6" o.c. E,
@ 12" o.c. F.



SW-2

$l = 5'$
 $F = 109 \times 16 = 1744$

$G = 349$
 $\frac{1}{2}$ " ply no w/ 8d @ 3" o.c. E,
@ 12" o.c. F.

$M_{AT} = 14'$, $M_R = .9(0.15 \times 8 \times 5^2) + 0.14 \times 12 \times 5 \times 5 = 5.1'$

UPLIFT = 197

NO SA



CITY OF MONROVIA
BUILDING DIVISION

CERTIFICATE OF OCCUPANCY

This certificate is issued pursuant to the requirements of the Uniform Building Code, Zoning Ordinances and other applicable codes and ordinances certifying that at the time of issuance this structure is in compliance with the above mentioned codes and ordinances

Use Class		Bldg. Permit No.	BLD2004-08044
Building Address	1104 Briarcliff Rd	Type Construction	5N
Owner	R KRYSZKOWSKI 1104 BRIARCLIFF MONROVIA, CA	Group.	R3

Comments Addition of Family Room, Master Bedroom, 2 Bathrooms 627 sq ft

Building Official Robert Castellano / marn Date 11/24/04
Robert Castellano

BUILDING

Lot 1 Parcel B 14920

JOB ADDRESS 1104 Briarcliff TR. 14902

Nature of Installation

Plumbing Gas Sewer Furnace

DATE 11-6-61
TOTAL FEES \$ 2.00
PERMIT NO. 8837
Checked by [Signature]

APPLICATION FOR
PLUMBING PERMIT
BUILDING DIVISION
CITY OF MONROVIA

Owner Name ESSIE Rhodes
Address _____
City _____ Tel. No. _____
Contractor Name ARIC COAST
Address 9329 Klinger Ave
City EL Monte Tel. No. BT 89405
Licenses: State 68579 City _____

DESCRIPTION OF WORK
PLUMBING

- Piping Only
- Bath Tub
- Shower
- Lavatory
- Kitchen Sink
- Floor Sink
- Slop Sink
- Wash Tray
- Water Closet
- Urinal
- Sewer
- Water Distr. Sys.
- Chemical Toilet
- Automatic Washer
- Soda Fountain
- Floor Drain
- Sand Trap
- Water Softener
- Dishwasher
- Drinking Fountain
- Dental Lavatory
- Garbage Disposal
- Vac. Breaker or
- Back Flow Valve
- Septic Tank
- Cesspool

GAS PIPING

- Gas Piping Sys.
- Outlets (over 10)
- Space Heater
- Water Heater
- Floor Furnace
- Wall Furnace

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

[Signature]
Signature of Plumber or Authorized Agent

Approvals

		Date	Inspector
Plumbing	(Grd. Wk.)	<input type="checkbox"/>	_____
	(Rough)	<input type="checkbox"/>	_____
	(Finish)	<input type="checkbox"/>	_____
Gas	(Grd. Wk.)	<input type="checkbox"/>	_____
	(Rough)	<input type="checkbox"/>	_____
	(Finish)	<input type="checkbox"/>	_____
Sewer		<input type="checkbox"/>	_____
Furnace	(Vents)	<input type="checkbox"/>	_____
	(Finish)	<input type="checkbox"/>	_____

REMARKS: SEE SCHEDULE MAP FOR

BRANCH

Meter Service Ordered _____

JOB ADDRESS 1104 Briarcliff
 LEGAL DESCRIPTION Lot 1 - Tract 14902

(Legal description may be attached separately if necessary)

Use of Structure

Single Family Duplex
 Unit Apt. Sign
 Commercial Indust.
 Other _____

APPLICATION FOR
BUILDING PERMIT
 BUILDING DIVISION
 CITY OF MONROVIA

Description of Work _____

Owner Name Herbert B Rhodes
 Address 520 Devonwood Rd
 City Altadena, Calif Tel. No. 5X82663

Contractor Name OWNER
 Address _____
 City _____ Tel. No. _____
 State Lic. _____ City Lic. _____

Architect or Engineer Name B. D. HAUSER
 Address _____
 City Alhambra Tel. No. AT-19954
 State Certificate No. _____

Size of Lot 1 1/2 ACRES No. of Bldgs. Now on Lot 0
 Use of Property _____

WORK COVERED BY THIS PERMIT
 Height 12 Ft. Area 2200 + 400 Sq. Ft.
 No. of Stories 1 Valuation \$ 23,110.00

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

Herbert B Rhodes
 Signature of Owner or Authorized Agent.

PLANNING DIVISION
 Zone RE Fire District 4 Minimum Setbacks
 Required Parking Spaces 2 Front 25 Rear 25
 _____ side J side J

Special Permits or Conditions _____

Zoning Approval [Signature] Date 7-9-64

Group Occupancy <u>I</u>	Type of Const. <u>IV</u>	Date	Plan Check	Permit
Checked by <u>[Signature]</u>	Approved by _____	Receipt #	<u>6-26-64</u>	
		Fee	<u>3302</u>	
			<u>\$37.50</u>	

VOID
 8-31-64

INSPECTION RECORD

Setback Check

Front _____ Side _____
 Rear _____ Side _____

Approvals	Date	Inspector
Sanitary Facilities		
Forms & Foundation		
Reinforcing Steel		
Masonry		
Framing		
Chimney		
Exterior Lathing		
Interior Lathing		
Parking Areas.....		
Special Requirements		
Zoning		
Other		
House Number Posted		
FINAL		

Correction Record

*8-31-64, Owner Cancelled
 plans he said ~~to~~ cost to great
 on original plan and by
 submitting new plan of less
 floor area*

JOB ADDRESS 1104 BRIAR CLIFF
 LEGAL DESCRIPTION LOT #1
TRACT # 14902

(Legal description may be attached separately if necessary)

Use of Structure
 Single Family Duplex
 Unit Apt. Sign
 Commercial Indust.
 Other PVT. SWIM POOL

APPLICATION FOR
BUILDING PERMIT
 BUILDING DIVISION
 CITY OF MONROVIA

Description of Work 15' x 30'; 450 SQ. FT.;
21,000 gallons

Owner Name HERBERT RHODES
 Address 1104 BRIAR CLIFF
 City MONROVIA Tel. No. 798-2663

Contractor Name CALIF. POOLS INC.
 Address 8806 E. LAS TUNAS
 City SAN GABRIEL Tel. No. AT62004
 State Lic. 185102 City Lic. 3233

Architect or Engineer Name WM. FERRELL
 Address _____
 City _____ Tel. No. _____
 State Certificate No. 9236

Size of Lot _____ No. of Bldgs. _____
 Use of Property DWELLING Now on Lot _____

WORK COVERED BY THIS PERMIT
 Height _____ Ft. Area 450 Sq. Ft.
 No. of Stories _____ Valuation \$ 3000

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.
Arnold H. Green
 Signature of Owner or Authorized Agent.

PLANNING DIVISION
 Zone RE Fire District 4 Minimum Setbacks
 Required Parking Spaces EXT'G Front 25 Rear 5
 side 5 side 5
 Special Permits or Conditions _____
 Zoning Approval [Signature] Date 1-13-65

Group Occupancy	Type of Const.	Date	Plan Check	Permit
			1-11-65	1-18-65
Checked by <u>[Signature]</u>	Approved by <u>[Signature]</u>	Receipt #	4636	4636
		Fee	\$6.00	\$12.00

INSPECTION RECORD

Setback Check

Front House

E Side 5' +

Rear 5' +

Side 5' +

Approvals	Date	Inspector
Sanitary Facilities OK		
Forms & Foundation	1-25-05	HQ
Reinforcing Steel	1-25-05	HQ
Masonry	5-6-05	HQ1
Framing		
Chimney		
Exterior Lathing		
Interior Lathing		
Parking Areas.....	.....	.....
Special Requirements		
Zoning .....	.....	.....
Other .....	.....	.....
House Number Posted		
FINAL		

Correction Record

NOTE 1-25-05 EAST SIDE of Building
 notably the garage area was truss
 10 to 12 feet of steel tied in around
 joists. Extra steel placed on
 west side near steep side. When
 City pulls notified Engineer looked
 at site & ok'd the phone with
 of them in of letter. Attention called
 to Mr. Beck (BD) & P. Rowland, City
 Eng. - but never set. H

JOB ADDRESS 1104 Briarcliff Rd
 LEGAL DESCRIPTION Lot 1, Tract 14902
8522 - 1 - 56

(Legal description may be attached separately if necessary)

Use of Structure
 Single Family Duplex
 Unit Apt. Sign
 Commercial Indust.
 Other GARAGE

APPLICATION FOR
BUILDING PERMIT
 BUILDING DIVISION
 CITY OF MONROVIA

Description of Work CAR PORT

Owner Name Herbert B Rhoads
 Address 1104 Briarcliff Rd
 City MONROVIA Tel. No. 358-3991

Contractor Name OWNER
 Address _____
 City _____ Tel. No. _____
 State Lic. _____ City Lic. _____

Architect or Engineer Name _____
 Address _____
 City _____ Tel. No. _____
 State Certificate No. _____

Size of Lot _____ No. of Bldgs. _____
 Use of Property _____ Now on Lot _____

WORK COVERED BY THIS PERMIT
 Height 8 Ft. Area 480 Sq. Ft.
 No. of Stories ONE Valuation \$ 1100.00

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.
Herbert B Rhoads
 Signature of Owner or Authorized Agent.

PLANNING DIVISION
 Zone RE Fire District 4 Minimum Setbacks
 Required Parking Front 0 Rear 0
 Spaces 0 side 5' side 5'
 Special Permits or Conditions _____
 Zoning Approval gof by BT Date 3-24-66

Group Occupancy <u>J</u>	Type of Const. <u>V-I</u>	Date	Plan Check	Permit
Checked by <u>R Bah</u>	Approved by <u>R Bah</u>	3-24-66	6986	3-24-66
		Receipt #	6986	6986
		Fee	\$ 4.50	\$ 9.00

INSPECTION RECORD

Setback Check

Front _____

Side _____

Rear _____

Side _____

Approvals	Date	Inspector
Sanitary Facilities		
Forms & Foundation	10-27-66	R.M.
Reinforcing Steel	10-27-66	R.M.
Masonry		
Framing	3-17-67	R.M.
ROOF NAILING	3-28-67	R.M.
Chimney		
Exterior Lathing		
Interior Lathing		
DRYWALL NAILING	10-12-70	Wachs
Parking Areas.....	.....	.....
Special Requirements		
Zoning .....	.....	.....
Other .....	.....	.....
House Number Posted		
FINAL	10-12-70	Wachs

Correction Record

GRAVEL FLOOR ACCEPTABLE AS PER
R. BAKER. *Wachs*

JOB ADDRESS 1104 BRIARCLIFF RD
 LEGAL DESCRIPTION LOT #1
TRACT 14902

(Legal description may be attached separately if necessary)

Use of Structure

Single Family Duplex
 Unit Apt. Sign
 Commercial Indust.
 Other _____

APPLICATION FOR
BUILDING PERMIT
 BUILDING DIVISION
 CITY OF MONROVIA

Description of Work ENTRY FENCE,
SIDE FENCE AND EQUICATE
COURT YARD (EAST SIDE & WEST SIDE)

Owner Name HERBERT B RHODES
 Address 1104 BRIARCLIFF RD
 City MONROVIA Tel. No. 3583991

Contractor Name SAME AS ABOVE
 Address _____
 City _____ Tel. No. _____
 State Lic. _____ City Lic. _____

Architect or Engineer Name _____
 Address _____
 City _____ Tel. No. _____
 State Certificate No. _____

Size of Lot _____ No. of Bldgs. _____
 Use of Property _____ Now on Lot _____

WORK COVERED BY THIS PERMIT

Height _____ Ft. Area _____ Sq. Ft.
 No. of Stories _____ Valuation \$ 100.00

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

Herbert B Rhodes
 Signature of Owner or Authorized Agent.

PLANNING DIVISION
 Zone R Fire District 4 Minimum Setbacks
 Required Parking Front 25 Rear 25
 Spaces _____ Side 5 side 5
 Special Permits or Conditions _____
 Zoning Approval gjf by bob Lewis Date 1-10-66

Group Occupancy <u>F</u>	Type of Const. <u>✓</u>	Plan Check	Permit
Checked by <u>ll.</u>	Approved by <u>ll.</u>	Date	<u>1-10-66</u>
		Receipt #	<u>6588</u>
		Fee	<u>\$200</u>

INSPECTION RECORD

Setback Check

Front _____ Side _____

Rear _____ Side _____

Approvals	Date	Inspector
Sanitary Facilities		
Forms & Foundation		
Reinforcing Steel		
Masonry		
Framing		
Chimney		
Exterior Lathing		
Interior Lathing		
Parking Areas.....		
Special Requirements		
Zoning		
Other		
House Number Posted		
FINAL	10-24-66	R.M.

Correction Record

JOB ADDRESS 1104 Briarcliff Rd
 LEGAL DESCRIPTION LOT 1, TR 14902
Book 8522 page 1
parcel 6
 (Legal description may be attached separately if necessary)

Use of Structure
 Single Family Duplex
 Unit Apt. Sign
 Commercial Indust.
 Other _____

APPLICATION FOR
BUILDING PERMIT
 BUILDING DEPARTMENT
 CITY OF MONROVIA

Description of Work
Room Addition

Owner Name Herbert B Rhodes
 Address 1104 BRIARCLIFF RD
 City MONROVIA Tel. No. ~~358-4912~~

Contractor Name Herbert B Rhodes
 Address _____
 City _____ Tel. No. 358-4912
 State Lic. WE-38161

Architect or Engineer Name John Corey
 Address _____
 City South PASADENA Tel. No. 799-9670
 State Certificate No. _____

Construction Lender Name NONE
 Branch _____
 Address _____

Size of Lot 1 1/2 AC No. of Bldgs. 1
 Now on Lot _____
 Use of Property _____

WORK COVERED BY THIS PERMIT
 Height 20 Ft. Area 600 Sq. Ft.
 No. of Stories 2 Valuation \$ 7200.00

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.
Herbert B Rhodes
 Signature of Owner or Authorized Agent

Planning Department
 Zone RE Fire District 4
 Required Parking Spaces EXISTING
 Minimum Setbacks
 Front 25 Rear 25
 side 5 side 5
 Special Permits or Conditions _____
 Zoning Approval [Signature] Date 8-17-70

Group Occupancy <u>I</u>	Type of Const. <u>II</u>	Plan Check Date <u>8-17-70</u>	Permit Date <u>8-26-70</u>
Checked by <u>[Signature]</u>	Approved by _____	Receipt # <u>14311</u>	<u>14346</u>
		Fee \$ <u>19.00</u>	\$ <u>38.00</u>

INSPECTION RECORD

Setback Check

Front _____ Side _____

Rear _____ Side _____

Approvals	Date	Inspector
Sanitary Facilities		
Forms & Foundation	10-12-70	Veach
Reinforcing Steel	10-12-70	Veach
Reinforcing Steel PARTIAL	11-2-70	Veach
Walls Floors 8 LIFT	11-23-70	Veach
Masonry		
Grouting		
Framing	11-27-70	Veach
Roofing Sheathing Nailing Roofing Nailing		
Chimney or Fireplace	11-27-70	Veach
Air Conditioning or Heating Venting		
Exterior Lathing		
Interior Lathing or Drywall Nailing		
Parking Areas.....		
Landscaping		
Special Requirements		
Zoning.....		
Other		
House Number Posted		
FINAL	6/11/98	gpc

Correction Record

JOB ADDRESS 1104 Briarcliff/Ps.
LEGAL DESCRIPTION _____

(Legal description may be attached separately if necessary)

Use of Structure

Single Family Duplex
Unit Apt. Sign
Commercial Indust.
Other BLACK WALL

APPLICATION FOR
BUILDING PERMIT
BUILDING DIVISION
CITY OF MONROVIA

Description of Work FRONT of PRIVATE Rd.

Owner Name WOO JAEHYK LING
Address _____
City _____ Tel. No. _____

Contractor Name owner
Address _____
City _____ Tel. No. _____
State Lic. _____ City Lic. _____

Architect or Engineer Name _____
Address _____
City _____ Tel. No. _____
State Certificate No. _____

Size of Lot _____ No. of Bldgs. _____
Use of Property _____ Now on Lot _____

WORK COVERED BY THIS PERMIT

Height _____ Ft. Area _____ Sq. Ft.
No. of Stories _____ Valuation \$ 900

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

Bob Arnold
Signature of Owner or Authorized Agent.

PLANNING DIVISION

Fire District _____ Minimum Setbacks
Zone _____ Front _____ Rear _____
Required Parking Spaces _____ side _____ side
Special Permits or Conditions (Interior)
Zoning Approval _____ Date _____

Group Occupancy _____	Type of Const. _____	Date _____	Plan Check _____	Permit <u>B-14-79</u>
Checked by <u>[Signature]</u>	Approved by <u>[Signature]</u>	Receipt # _____	Fee \$ _____	\$ <u>2190</u>

INSPECTION RECORD

Setback Check

Front _____ Side _____

Rear _____ Side _____

Approvals	Date	Inspector
Sanitary Facilities		
Forms & Foundation	8/15/79	B. Wynn
Reinforcing Steel	8/15/79	B. Wynn
Masonry <i>4 - lift grout</i>	8/15/79	B. Wynn
Framing		
Chimney		
Exterior Lathing		
Interior Lathing		
Parking Areas.....		
Special Requirements		
Zoning		
Other		
House Number Posted		
FINAL _____	4-23-80	RM

Correction Record

Final O.K.

4-23-80

INSPECTION RECORD

APPROVALS _____ DATE _____ INSPECTOR _____

- Forms & Foundation
- Reinforcing Steel
- Chimney Foundation
- Chimney Reinforcing
- Electrical Groundwork
- Plumbing Groundwork
- Duct Groundwork
- Masonry Steel
- Lift 4' 8' 12'
- Final Lift & Grout
- Framing
- Insulation
- Sheathing Nailing
- Wall Roof
- Rough Electrical
- Rough Plumbing
- Gas Test Rough
- Rough Heating & Ventilating A/C
- Interior Lathing/Drywall
- Exterior Lathing
- Sewer Cesspool
- Electrical Fixtures
- Service
- Plumbing Fixtures
- Gas Test Final
- Final Heating & Ventilating A/C
- Pool Fence
- Parking
- Landscaping
- Walls Fences
- FIRE DEPT.
- FINAL



[Handwritten signature]

8/22/84

NOTES:

CERTIFICATE OF OCCUPANCY

A certificate of occupancy must be issued before building can be occupied.

This form when properly endorsed is notice that the work described herein has been inspected and approved and the occupancy stated has been authorized.

Date *8/22/84*

[Signature]
Building Inspector

REMARKS

OTHER DIAGRAM



WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3600, Lab. C.)

Policy No. _____ Company _____
 Certified copy is hereby furnished.
 Certified copy is filed with the county building inspection department.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____

Contractor _____ Date _____

I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code).

Lic. or Reg. No. _____ Date _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent _____

Date _____

CITY OF MONROVIA
DEPARTMENT OF
COMMUNITY DEVELOPMENT
415 S. IVY AVE.
MONROVIA, CA 91016
(213) 359-3231

JOB ADDRESS 1104 BRIARCLIFF Page _____ Parcel _____
LEGAL DESCRIPTION Book _____

(Legal description may be attached separately if necessary)

APPLICATION FOR
BUILDING PERMIT
BUILDING & PLANNING
DIVISIONS
CITY OF MONROVIA

Use of Structure
Single Family Duplex
Unit Apt. Sign
Commercial Indust.
Other _____

New Alter Demo

Description of Work S.H.I. SPECIAL HOUSING INSPECTION

Name BARBARA SWEET
Address P.O. Box 1144
City DAVIS, CA Tel. No. _____

Name _____ Address _____
City _____ State Lic. _____ Tel. No. _____
City Lic. _____

Name _____ Address _____
City _____ State Certificate No. _____ Tel. No. _____

WORK COVERED BY THIS PERMIT
Height _____ Ft. Area _____ Sq. Ft.
No. of Stories _____ Valuation \$ _____
No. of Bldgs. Now on Lot _____

Size of Lot _____
Use of Property _____

Group _____
Occupancy _____
Type of Const. _____
Approved by _____
Date _____
Permit _____
Receipt # _____
Fee \$ _____

MONINOZ

Zone _____ Fire District _____
Required Parking Spaces _____
Special Permits or Conditions _____
Minimum Setbacks
Front _____ Rear _____
side _____

Zoning Approval _____ Date _____

PLOT PLAN — Each Square equals _____

Grid area for plot plan.

INSPECTION RECORD

APPROVALS	DATE	INSPECTOR
Forms & Foundation		
Reinforcing Steel		
Chimney Foundation		
Chimney Reinforcing		
Electrical Groundwork		
Plumbing Groundwork		
Duct Groundwork		
Masonry Steel		
Lift 4' <input type="checkbox"/> 8' <input type="checkbox"/> 12' <input type="checkbox"/>		
Final Lift & Grout		
Framing		
Insulation		
Sheathing Nailing		
Wall <input type="checkbox"/> Roof <input type="checkbox"/>		
Rough Electrical		
Rough Plumbing		
Gas Test Rough		
Rough Heating &		
Ventilating <input type="checkbox"/> A/C <input type="checkbox"/>		
Interior Lathing/Drywall		
Exterior Lathing		
Sewer <input type="checkbox"/> Cesspool <input type="checkbox"/>		
Electrical Fixtures <input type="checkbox"/>		
Service <input type="checkbox"/>		
Plumbing Fixtures		
Gas Test Final		
Final Heating &		
Ventilating <input type="checkbox"/> A/C <input type="checkbox"/>		
Pool Fence		
Parking		
Landscaping		
Walls <input type="checkbox"/> Fences <input type="checkbox"/>		
FIRE DEPT.		
FINAL		

NOTES:

CERTIFICATE OF OCCUPANCY

A certificate of occupancy must be issued before building can be occupied.
 This form when properly endorsed is notice that the work described herein has been inspected and approved and the occupancy stated has been authorized.

Date

Building Inspector

REMARKS

Inspected this date - 6-7-84
 A.L. Allen

1. Needs smoke alarm.
2. That covered pipes have no permits need to be rebuilt to code specs.
3. Electric wiring in garage & other areas need to be changed to code specs.
4. Area of glass exceeding code or not of tempered glass to be replaced.
5. Provide smoke fire place.
6. Reconstruct extension wood porch.
7. Provide saw post (self closing gate) framing.
8. Provide fire hose station per city code.

6-7-84 A.L. Allen

OTHER DIAGRAM

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. _____ Company _____
 Certified copy is hereby furnished.
 Certified copy is filed with the county building inspection department.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____

Contractor _____ Date _____

I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code).

Lic. or Reg. No. _____ Date _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent _____ Date _____

Dye Test - Positive

JOB ADDRESS 1104 Briarcliff

Nature of Installation
 Plumbing _____ Gas _____ Sewer _____ Water Heater _____

DATE 8/23/85

PERMIT NO. _____

TOTAL FEES \$ _____

Checked by _____

APPLICATION FOR
PLUMBING PERMIT
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 CITY OF MONROVIA

Owner Name _____
 Address 1104 Briarcliff Rd.
 City _____ Tel. No. _____

Contractor Name _____
 Address _____
 City _____ Tel. No. _____
 State Lic. _____ City Lic. _____

DESCRIPTION OF WORK		
No.	ITEM	FEE
	Filing Fee	8 00
	5.50 ea.	
FIXTURES	Sink _____ Lavatory _____ Water Closet _____	
	Shower _____ Bath Tub _____ Auto. Washer _____	
	Urinal _____ Wash Tray _____ Floor Drain _____	
	Disposal _____ Dishwasher _____ (Other) _____	
	Water Piping System	5.50 ea.
	Gas Piping Syster 5.50 _____ Outlets over 5 1.50	
X	Sewer _____ Cap _____ Direct (Saddle) _____	13.50
	Cesspool or Drywell Back Fill _____	13.50
	Interceptor _____ Gallon Capacity _____	5.50
	Vacuum Breaker or Backflow Device	5.50
	Lawn Sprinkler System (inc. Backflow Device)	5.50
	Water Heater and-or Vent	5.50
	Rainwater Systems (Drains)	5.50
	Swimming Pool: 54.00 _____ Private 81.50 _____ Public	
	P. Trap	5.50
	Miscellaneous:	
	Total Fee	

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

I HEREBY CERTIFY That I am properly registered and/or licensed as required by the City of Monrovia and State of California or that I am the legal owner of the above described residential property.

Signature of Owner _____
 or Authorized Agent

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. _____ Company _____

- Certified copy is hereby furnished.
- Certified copy is filed with the county building inspection department.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____

Contractor _____ Date _____

- I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code).

Lic. or Reg. No. _____ Date _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

- I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).
- I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent _____ Date _____

8/27/85

JOB ADDRESS: 1104 Briardiff

Nature of Installation
 Plumbing _____ Gas _____ Sewer _____ Water Heater _____

DATE _____
 PERMIT NO. _____
 TOTAL FEES \$ _____
 Checked by _____

APPLICATION FOR
PLUMBING PERMIT
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 CITY OF MONROVIA

Owner Name _____
 Address _____
 City _____ Tel. No. _____

Contractor Name _____
 Address _____
 City _____ Tel. No. _____
 State Lic. _____ City Lic. _____

DESCRIPTION OF WORK		
No.	ITEM	FEE
	Filing Fee	8 00
	5.50 ea.	
FIXTURES	Sink _____ Lavatory _____ Water Closet _____	
	Shower _____ Bath Tub _____ Auto. Washer _____	
	Urinal _____ Wash Tray _____ Floor Drain _____	
	Disposal _____ Dishwasher _____ (Other) _____	
	Water Piping System _____	5.50 ea.
Gas Piping System _____	5.50 _____	Outlets over 5 1.50
X Sewer _____ Cap _____ Direct (Saddle) _____	13.50	
Cesspool or Drywell _____	13.50	
Interceptor _____	5.50	Gallon Capacity _____
Vacuum Breaker or Backflow Device _____	5.50	
Lawn Sprinkler System (inc. Backflow Device) _____	5.50	
Water Heater and-or Vent _____	5.50	
Rainwater Systems (Drains) _____	5.50	
Swimming Pool: _____	54.00 _____	Private 81.50 _____ Public
P. Trap _____	5.50	
Miscellaneous: _____		
Total Fee		

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

I HEREBY CERTIFY That I am properly registered and/or licensed as required by the City of Monrovia and State of California or that I am the legal owner of the above described residential property.

Signature of Owner _____
 or Authorized Agent _____

PLANNING

CITY OF MONROVIA

APPLICATION FOR VARIANCE or CONDITIONAL USE PERMIT

INSTRUCTIONS TO APPLICANT

- 1. Application must be filed in triplicate at least twenty (20) days prior to the hearing date.
- 2. Submit in triplicate map of property in question showing abutting lots and street pattern.
- 3. Filing Fee: \$85.00.

TO THE BOARD OF APPEALS:

The applicant, Essie Glover Rhodes is
 the owner of property situated in the City of Monrovia at Northerly end Briarcliff Road are
 Street (Avenue), the legal description of which is as follows:
See attached

(Legal description may be attached separately if necessary)

Date of recording applicant's deed to property: June 1949 Book _____ Page _____

There are deed and/or tract restrictions involving this property: Yes YES No _____
 If so, attach copy of restrictions.

Property is now located in RE 15,000 zone.

The applicant requests variance to use the above described property for the following purposes:

Request Private Way to be 380 feet long, and 27 feet wide.

Said property is now improved as follows: (Show on attached map all structures and distances to property lines)

Dirt Drive now exists in proposed location to the recorded lots.

Applicant intends to make the following additional improvements:

Private Way to be graded, paved 20 feet wide, bermed and water prevented from going over slope.

The following statements must be made complete and full.

There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use thereof that do not apply generally to the property or class of uses in the same vicinity or zone, in the following respects:

See statement attached.

Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by other property in the same vicinity and zone, as follows:

Property owners should have the right to make the best use of his land and the best use does require the relocation of the access.

The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located, for the following reasons:

Same as attached statement.

The granting of such variance will not adversely affect the Comprehensive General Plan

I understand that by filing this application, no representation is made to me that the variance will be granted.

Dated: _____ (Signed) Essie Glover Rhodes

Owner

Telephone No. _____ 7626 Van Patten Apt. 5

Los Angeles, Monrovia

Mailing Address

OWNER'S AFFIDAVIT

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) ss

I, Essie Glover Rhodes, being duly

sworn, depose and say that I am the owner of the property described in this application, and that the statements and information therein set forth are in all respects true and correct to the best of my knowledge and belief.

Subscribed and sworn to before me

this 23 day of Aug 1961,

Notary Public in and for said County and State

FOR OFFICE USE

Date filed: 8-23-61 Fee paid: \$ w/ 1-87 Receipt No. 2128 Application No. V-75

Date of Hearing: 9-13-61 Posting Date: 9-5-61 Disposition Granted

Recorded on City Map: _____ Expiration Date: _____

CITY OF MONROVIA
OWNER'S STATEMENT

REQUIRED BY CHAPTER 36 (SUBDIVISIONS) OF THE MONROVIA MUNICIPAL CODE

File in triplicate with 20 blue line prints (10 only for lot splits) and 1 thin brown line copy of map.

TRACT NO. OR OTHER DESCRIPTION (For lot splits attach legal description and areas in sq. ft. for entire subdivision and of each parcel.) See attached.
Tract No. 11,902, MB. 674, pages 49 - 50.

NUMBER OF LOTS OR PARCELS 2

EXISTING USE(S) OF PROPERTY Vacant

PROPOSED USE(S) OF PROPERTY (If for more than 1 purpose, give the lot or parcel number(s) for each purpose.) Residential - Served by a "Private Way".

PROPOSED IMPROVEMENTS (Describe in general and give approximate time of completion.)

Paving 1 1/2 Premix Pavement Curb and Gutter No - Premix Berm

Sidewalk No Drainage Premix Flow Line

Sewage Disposal (If private, give percolation rates of soil as determined by test holes.)

Parcel A by 4" House Lateral.

Parcel B by 4" House Lateral

Water City of Monrovia Electricity Available

Gas Available Telephone Available

Tree Planting (Also describe nature and extent of existing brush and trees.) No

Street Lighting No

Other Improvements (Street name signs, slope planting, safety devices, etc.)

Guard panel on curve opposite Parcel A.

OTHER DATA NOT SHOWN ON MAP See attached map for profile grades and cross section.

SUBDIVIDER Essie Glover Rhodes REGISTERED ENGINEER OR LICENSED SURVEYOR Treadwell Engineering Corporation

Address 130 Las Vegas South Business Address 30 Santa Clara Street, Arcadia, Calif.
Las Vegas, Nevada

Phone DU 2-5417 Phone HI 7-3563 R.E. or L.S. No. 3038

I HEREBY CERTIFY UNDER PENALTY OF PERJURY That I (We) am (are) the record owner(s) of the property proposed to be subdivided, that the foregoing statement is true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

Signature Essie Glover Rhodes Mailing Address 2626 Van Patten Apt 5
Las Vegas, Nevada

Dated _____ at Monrovia, California.

FOR OFFICE USE ONLY

Date of Filing 8-23-61 Application No. L-815 Fee Paid \$ 65 Receipt No. 2128 By PH

Date of Hearing 9-13-61 Date of Publication 9-2-61 Date of Posting 9-5-61

Commission Action Granted w/ condition Recorded on City Map _____

PROOF OF PUBLICATION

(2015.5 C.C.P.)

This space is for the County Clerk's Filing Stamp

7

STATE OF CALIFORNIA, }
County of Los Angeles, } ss.

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer

of the Monrovia Daily News-East

a newspaper of general circulation, printed and published

daily except Sunday

in the City of Monrovia

County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of

California, under the date of July 31, 1952,

Case Number 601552; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Sept. 2

all in the year 1961.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Grace H. John
Signature

Dated at Monrovia

California, this 2nd day of September, 1961

Proof of Publication of

Notice of Proposed Subdivision
of Property

NOTICE OF PROPOSED SUBDIVISION OF PROPERTY

Application has been made to the Monrovia Planning Commission for subdivision of property at: 1104 Briarcliff Road, Monrovia, Calif. Zone R-E, legally described as:

Lots 1 and 2, Tract 14902, in the City of Monrovia, County of Los Angeles, State of California as per map recorded in Book 674, Pages 49 and 50 of Maps in the office of the recorder of said County.

Request for division into 2 parcels, served by a private way.

Variance is also requested to reduce the width of the private way to 27' and extend its length to 380'.

Under Chapter 36, Monrovia Municipal Code, this application will be considered at public hearing at the next regular Planning Commission meeting to be held at 7:30 P.M. Wednesday, September 13, 1961 in the Council Chambers, City Hall, 415 South Ivy Avenue, Monrovia, California.

MONROVIA PLANNING COMMISSION

Joseph J. Fazio,
Recording Secretary

Pub. Sept. 2, 1961.

Free copies of this form may be secured from:
LOS ANGELES NEWSPAPER SERVICE BUREAU, INC.
Legal Advertising Clearing House
224 W. First St., Los Angeles 12, Calif.
Telephone MADison 5-2541

Please request GENERAL Proof of Publication when ordering this form.

LEGAL DESCRIPTION OF 27-FOOT PRIVATE WAY NORTH
OF BRIARCLIFF ROAD IN THE CITY OF MONROVIA

An easement for ingress, egress and public utility purposes to be used in common with others over those portions of Lot 10, Tract No. 14520 in the City of Monrovia, County of Los Angeles, State of California as recorded in Book 297, pages 28 to 36 of Maps Records of said County and Lot 1, Tract No. 14902 as recorded in Book 674, pages 49 and 50 of Maps Records of said County being a strip of land 27.00 feet in width (measured at right angles) lying Westerly of the following described Easterly line:

Beginning at the Southeast corner of said Lot 1, said Southeast corner being the Southerly extremity of that certain course having a bearing of N 12° 22' 35" E and a distance of 63.87 feet as shown on Map of said Tract No. 14902; thence Northerly and Northwesterly along a Westerly line of said Lot 1 through the following courses and distances: N 12° 22' 35" E 63.87 feet to the beginning of a tangent curve concave to the West and having a radius of 95.00 feet, Northerly along said tangent curve through a central angle of 48° 00' 00" an arc distance of 79.59 feet, tangent to said last mentioned curve N 35° 37' 25" W 32.46 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 70.00 feet, along said last mentioned tangent curve through a central angle of 11° 36' 22" an arc distance of 14.18 feet, tangent to said last mentioned curve N 24° 01' 03" W 90.62 feet to an angle point in the West line of said Lot 1; thence leaving said West line N 24° 01' 03" W 41.31 feet to the beginning of a tangent curve concave to the East and having a radius of 93.00 feet; thence Northerly along said tangent curve through a central angle of 30° 42' 37" an arc distance of 49.85 feet to a point on the Northeasterly line of said Lot 1, a radial line passing through said point having a bearing of N 83° 18' 26" W. The Westerly side-lines shall be prolonged or shortened so as to terminate Northerly in the Northwesterly line of said Lot 1, and so as to terminate Southerly in the Northerly line of Briarcliff Road 30.00 feet wide as shown on Map of Tract No. 15328 as recorded in Book 440, pages 42, 43 and 44 of Maps Records of said County.

DESCRIPTION OF LOT SPLIT

Lot 1 and Lot 2 of Tract No. 14902 and that portion of Lot 10 hereinafter referred to as Plot A, being that portion of Lot 10, Tract No. 14520 as shown on Map recorded in Book 297, pages 28 to 36 inclusive, of Maps, Records of Los Angeles County, California, described as follows:

Beginning at the Northeast corner of Lot 7 of Tract No. 15328 as shown on Map recorded in Book 440, page 44 of Maps, Records of said County; thence North $12^{\circ} 22' 35''$ East along the West side of Briarcliff Road as shown on Map of said Tract No. 15328 a distance of 25.00 feet to the most Northerly line of said Briarcliff Road; thence South $77^{\circ} 37' 25''$ East along the Northerly end of said Briarcliff Road and its Easterly prolongation 35.00 feet; thence North $12^{\circ} 22' 35''$ East 83.62 feet to the beginning of a tangent curve concave to the West and having a radius of 95.00 feet; thence Northerly along said curve 79.59 feet; thence tangent to said curve North $35^{\circ} 37' 25''$ West 32.46 feet to the beginning of a tangent curve concave to the East and having a radius of 70.00 feet; thence Northerly along said last mentioned curve 14.18 feet; thence tangent to said last mentioned curve North $24^{\circ} 01' 03''$ West 90.62 feet; thence South $65^{\circ} 58' 57''$ West 20.00 feet; thence South $28^{\circ} 30' 30''$ West 422.74 feet to the Northwest corner of said Lot 7 of Tract No. 15328; thence North $47^{\circ} 27' 58''$ East 212.39 feet; thence South $88^{\circ} 07' 00''$ East 24.00 feet; thence South $49^{\circ} 28' 00''$ East 65.00 feet; thence South $33^{\circ} 38' 00''$ East 20.00 feet to the point of beginning.

PARCEL A:

That portion of Lot 10, Tract No. 14520 as shown on Map recorded in Book 297, pages 28 to 36 inclusive, of Maps, Records of Los Angeles County, California, described as follows:

Beginning at the Northeast corner of Lot 7 of Tract No. 15328 as shown on Map recorded in Book 440, page 44 of Maps, Records of said County; thence North $12^{\circ} 22' 35''$ East along the West side of Briarcliff Road as shown on Map of said Tract No. 15328 a distance of 25.00 feet to the most Northerly line of said Briarcliff Road; thence South $77^{\circ} 37' 25''$ East along the Northerly end of said Briarcliff Road and its Easterly prolongation 35.00 feet; thence North $12^{\circ} 22' 35''$ East 83.62 feet to the beginning of a tangent curve concave to the West and having a radius of 95.00 feet; thence Northerly along said curve 79.59 feet; thence tangent to said curve North $35^{\circ} 37' 25''$ West 32.46 feet to the beginning of a tangent curve concave to the East and having a radius of 70.00 feet; thence Northerly along said last mentioned curve 14.18 feet; thence tangent to said last mentioned curve North $24^{\circ} 01' 03''$ West 90.62 feet; thence South $65^{\circ} 58' 57''$ West 20.00 feet; thence South $28^{\circ} 30' 30''$ West 422.74 feet to the Northwest corner of said Lot 7 of Tract No. 15328; thence North $47^{\circ} 27' 58''$ East 212.39 feet; thence South $88^{\circ} 07' 00''$ East 24.00 feet; thence South $49^{\circ} 28' 00''$ East 65.00 feet; thence South $33^{\circ} 38' 00''$ East 20.00 feet to the point of beginning.

EXCEPT the Easterly 27.00 feet thereof.

There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use thereof that do not apply generally to the property or class of uses in the same vicinity or zone, in the following respects:

To provide the best access to the two lots is to permit the usage of the existing access as requested in this variance and lot split. Because of the existing topography, this access is more desirable and practical than the access that would be necessary from the end of the cul-de-sac to serve the upper lot as shown on Tract No. 14902. The access from the end of the cul-de-sac would be of a much greater rate of grade with fill slopes on either side, similar to a raised ramp. This is not desirable, is unsightly and causes an additional fill problem.

This proposed "Private Way" is a natural access for this type of terrain and should not be objectionable from surrounding neighbors.



Title Insurance and Trust Company

433 SOUTH SPRING STREET • LOS ANGELES 54
MADISON 6-2411

August 30, 1961,

Mrs. Essie G. Rhodes
130 Las Vegas Boulevard, South
Las Vegas, Nevada

IMPORTANT
When replying refer to
Our No. 5607352-AB

Your No. Tract No. 14902

The following is a report on the title to the land described in your application for a Policy of Title Insurance, and is made without liability and without obligation to issue such policy.

Dated as of August 28, 1961, at 7:30 a.m.

Anthony Balassi
Anthony Balassi,

Title Officer

Vestee:

ESSIE GLOVER SHEETS RHODES, a married woman, who acquired title as Essie Glover Sheets, a married woman.

Exceptions:

DESCRIPTION

That portion of lot 10 of Tract No. 14920, in the city of Monrovia, county of Los Angeles, state of California, as per map recorded in book 297 pages 28 to 36 inclusive of Maps, in the office of the county recorder of said County, described as follows:

Beginning at the northeasterly corner of lot 7 of Tract No. 15328, as per map recorded in book 440 pages 42 to 44 inclusive of Maps, Records of said county; thence along the prolongation of the easterly line of said lot 7, North 12° 22' 35" East 25 feet to the true point of beginning; thence North 77° 37' 25" West 5.00 feet; thence North 12° 22' 35" East 83.62 feet; thence northerly along a tangent curve concave westerly having a radius of 55 feet through a delta of 48", an arc distance of 46.03 feet; thence tangent North 35° 37' 25" West 32.46 feet; thence northwesterly along a tangent curve concave northeasterly having a radius of 110 feet through a delta of 11° 36' 22" an arc distance of 22.28 feet; thence tangent North 24° 01' 03" West 75.29 feet to the southerly boundary line of lot 1 of Tract No. 14902, as per map recorded in book 674 pages 49 and 50 of Maps, in said office of the county recorder; thence northeasterly, southeasterly and southerly along the southerly boundary line of said lot 1 to the northwesterly line of Briarcliff Road, 40 feet wide, as shown on said Tract No. 14902; thence southwesterly and westerly along said Briarcliff Road to the true point of beginning.

In addition to any exceptions shown herein, and not cleared, the policy, if issued, will contain stipulations and also exceptions as to matters outside its coverage which are required by the particular form.

PARCEL B:

Lot 1, Tract No. 14902 and the ^{Plot} easterly 27.00 feet of Parcel A, described above as Plot A.

PARCEL C:

Lot 2, Tract No. 14902.

Legal Description for parcel east across Boundary C

Posted 9/5/61
B.C.

NOTICE OF PROPOSED SUBDIVISION OF PROPERTY

A public hearing will be held by the Planning Commission of the City of Monrovia in the Council Chambers, 415 South Ivy Avenue, Monrovia, California, to consider the subdivision of property as indicated below.

Reference is hereby made to Chap-

ter 36 of the Monrovia Municipal Code for full particulars as to the use of the property in the various zones in said city.

Persons particularly interested and the public generally will be given an opportunity to be heard.

Said public hearing may be con-

tinued by the Planning Commission without further notice except by public announcement at said meeting.

Planning Commission of the City of Monrovia
Joseph J. Fazio
Recording Secretary

Date & Time of Hearing: Wednesday, September 13, 1961 at 7:30 P.M. Street Address: 1104 Briarcliff Road

Request: For division into 2 parcels, served by a private way. Variance is also requested to reduce the width of the private way to 27' and extend its length to 380'.

Legal Description:

Lots 1 and 2, Tract 14902 in the City of Monrovia, County of Los Angeles, State of California as per map recorded in Book 674, Pages 49 and 50 of Maps in the office of the recorder of said County.

Planning Division
September 7, 1961

Planning Commission
City Hall
Monrovia, California

Subject: Lot Split (Private Way) Application No. L-87; Essie Glover Rhodes,
1104-1108 Briarcliff Road.

Gentlemen:

The Planning Division has investigated the subject Lot Split (Private Way) request. Advertising and posting have been completed in accordance with Sec. 36-62 of the Municipal Code. Reference is made to Chapter 36 (Subdivisions) of said Code. The following report and recommendations are made:

FINDINGS:

- A. The subject property is in the R-E zone, located in the new subdivision (Tract 14902) at the northerly terminus of Briarcliff Road.
- B. The property is in Fire Zone #4 and is subject to fire hazard.
- C. The request is to serve 2 existing lots by means of a private way.
- D. Both parcels have the necessary frontage on a dedicated street; however it is impractical and not feasible to provide access over said frontage.
- E. The private way will be over a 40-foot strip of land adjacent westerly to Parcel B. The applicant proposes to utilize only 27 feet of said strip for the private way, the remaining 13-foot strip to be deeded to the owner of the parcel adjacent westerly. Said deeding would provide the required 33-foot frontage (25 feet existing) for the latter parcel.
- F. The applicant has requested variance for reduction in width of the private way from 33 feet to 27 feet and increase in its length from 250 feet to 380 feet. In all other respects the proposed private way complies with the Code requirements.
- G. The following improvements are proposed:
 1. Paved roadway 20 feet wide with berms for runoff control (Plan & Profile filed).
 2. Turnaround in Parcel A.
 3. Guard panel at turnaround.
 4. Separate services for each parcel.
- H. Briarcliff Road in this vicinity will be completely improved to City Standards and Specifications as bonded and agreed upon for Tract 14902, including all public utilities and monumenting.

RECOMMENDATIONS:

The Planning Division recommends approval of the requested lot split (private way) and variance, subject to the following conditions:

1. A concrete driveway approach shall be provided for the private way.
2. The proposed improvements (as outlined in Item F of the Findings) shall be made in accordance with the approved plan.
3. The westerly 13 feet of said 40-foot strip of land shall be deeded to the owner of the land adjacent westerly, and a copy of the duly recorded covenant and agreement combining said portions of land be filed with the City. In lieu of said deeding, the 13-foot strip shall become a part of the private way.
4. Satisfactory evidence shall be furnished the City that a permanent private road easement extending from Briarcliff Road to Parcel A has been recorded inuring to the benefit of Parcel A, fee title to be vested with Parcel B.
5. Only Parcels A and B shall be served by the private way.

The above recommendation is based on the following:

- A. The existing topography makes it unreasonable to require a dedicated street.
- B. Said parcels cannot be suitably and properly developed except by means of a private way.
- C. Exceptional circumstances of topography and lot layout warrant access by private way.
- D. Access to said Parcel A over its frontage would prove detrimental to that parcel and other lots in the area.

Respectfully submitted,


Joseph J. Fazio
Planning Coordinator

JJF:ac

Application No. L-87
Essie Glover Rhodes
1104 Briarcliff Road

P/E 9-13-61

Mr. Fazio announced this was the time and place advertised for a public hearing on a request to serve 2 existing lots by means of a private way. Variance request No. V-75 is also submitted for reduction in width of the private way from 33' to 27' and an increase in length from 250' to 380'. A report and map were submitted and Mr. Fazio read the report.

Mrs. E. G. Rhodes, applicant, addressed the Commission requesting consideration of her application.

Mr. Emmett Patten, attorney representing Mr. & Mrs. J. Mair, 1090 Briarcliff Road, stated the proposed private way was over property owned by the Mairs, and they had refused to grant an easement or sell this property to Mrs. Rhodes. Therefore, he questioned how Mrs. Rhodes would be able to construct subject road without their permission.

Mr. Noel Tamietti, Treadwell Engineering Co., engineers representing the applicant, stated that heretofore Mrs. Rhodes had thought the property belonged to the Mairs with joint rights of access. However, a title search, dated August 30, 1961, had disclosed the property in question actually belonged outright to Mrs. Rhodes.

Mr. Patten produced the original title policy and deed which he felt would show ownership of this property by the Mairs. Such papers were given a cursory check by City Engineer Sereno, and it appeared that said title policy and deed covered only the property adjacent westerly to subject 40' strip, 27' of which is proposed for subject private way.

Mr. Gordon Gaines, 1069 Briarcliff Road, questioned whether or not this 40' strip would divide Parcel B into 2 separate lots with the private road running between each piece. Mr. Sereno explained that one of the conditions imposed on this application was that the 40' strip of land would remain a part of Parcel B, with permanent rights of access inuring to Parcel A. Mr. Gaines then asked if construction on this new roadway would cause erosion problems with water run-off during winter rains. He lived immediately below this property and feared it could cause considerable damage.

Since there were no further oral or written protests, Mr. Ryder closed the public portion of the hearing.

Mr. Ryder questioned the plans for drainage control for the new roadway. Mr. Sereno explained a 6" berm was proposed which would be adequate to control any water flow on this 18% grade.

It was moved by Mr. Cherry, seconded by Mrs. Biasotti, and unanimously carried to approve Lot Split Application No. L-87, and Variance Application No. V-75, subject to the following conditions:

1. A concrete driveway approach shall be provided for the private way.
2. The proposed improvements shall be made in accordance with the approved plan.
3. The westerly 13' of said 40' strip of land shall be deeded to the owner of the land adjacent westerly, and a copy of the duly recorded covenant and agreement combining said portions of land be filed with the City. In lieu of said deeding, the 13' strip shall become a part of the private way.
4. Satisfactory evidence shall be furnished the City that a permanent private road easement extending from Briarcliff Road to Parcel A has been recorded inuring to the benefit of Parcel A, fee title to be vested with Parcel B.
5. Only Parcels A and B shall be served by the private way.

Approval was based on the following:

1. The existing topography makes it unreasonable to require a dedicated street.
2. Said parcels cannot be suitably and properly developed except by means of a private way.
3. Exceptional circumstances of topography and lot layout warrant access by private way.
4. Access to said Parcel A over its frontage would prove detrimental to that parcel and other lots in the area.

*Approved L-87
City Council
11/13-61*

CITY OF MONROVIA, CALIFORNIA
OFFICE OF THE PLANNING DIVISION

APPLICATION - ~~APPEAL~~ NO. L-37 & V-75

DATE: September 13, 1961

REQUEST: To serve 2 parcels by means of a private way.

Variance is also requested to increase the width of the private way to 27' and extend its length to 550'.

LOCATION OF PROPERTY: 417 Brimfield Road
Monrovia

ZONE: R-1

LEGAL DESCRIPTION:

Lot 1 and 2, Tract 14914, in the City of Monrovia, County of Los Angeles, State of California as per map recorded in Book 574, Pages 49 and 50 of said county records of the recorder of said County.

APPLICANT: Esso Oil Service, Inc.

APPLICANT'S ADDRESS: 2020 Van Buren, Apt. 1
Los Angeles, Nevada

PHONE:

This is to inform you that your application as above stated was presented to the

Planning Commission at the meeting of September 13, 1961

The following action was taken: Granted application No. V-75, as listed above, and application No. L-37, subject to the following conditions:

1. A concrete driveway approach shall be provided for the private way.
2. The proposed improvements shall be made in accordance with the specifications.
3. A 13' wide strip of said 40' strip of land shall be deeded to the owner of the land adjacent westerly, and a copy of the duly recorded covenant and agreement concerning said portions of land be filed with the City. In the event said deeding, the 13' strip shall become a part of the private way.
4. City Engineer's evidence shall be furnished the City that a permanent private way easement extending from Brimfield Road to Parcel 1 has been recorded (copy to the beneficiary parcel) and fee title to be vested with Parcel 1.
5. City parcels A and B shall be served by the private way.

Very truly yours,

Joseph J. Fazio
Joseph J. Fazio
Planning Coordinator

cc: Building Div.
City Engineer
TREADWELL ENGR CORP
VARIANCE FOLDER V-75

RESOLUTION NO. V-75

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA GRANTING
A VARIANCE ON CERTAIN REAL PROPERTY~

WHEREAS, Essie Glover Rhodes, the owner of the following described real property situated in the City of Monrovia, California, viz:

Portions of Lots 1 and 2, Tract 14902, in the City of Monrovia, County of Los Angeles, State of California as per map recorded in Book 674, Pages 49 and 50 of Maps in the office of the recorder of said County.

and, WHEREAS, the applicant requested a variance to reduce the width of a private way from 33 feet to 27 feet and extend its length from 250 feet to 300 feet in conjunction with Lot Split application L-37

and, WHEREAS, said variance application was set for hearing on the 13 day of September, 1961, at 7:30 P.M., and notice of the time and place of said hearing has been given pursuant to the provisions of the Monrovia Municipal Code,

and, WHEREAS, at the time and place set for said hearing all persons who appeared in connection with said application, either in favor or of opposed thereto, were heard, and said application was fully investigated and the Planning Commission having been fully advised;

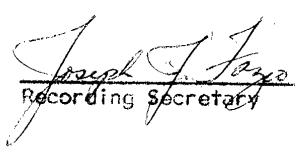
NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MONROVIA that said application be granted, subject to the following conditions:

1. A concrete driveway approach shall be provided for the private way.
2. The proposed improvements shall be made in accordance with the approved plan.
3. The westerly 13' of said 40' strip of land shall be deeded to the owner of the land adjacent westerly, and a copy of the duly recorded covenant and agreement combining said portions of land be filed with the City. In lieu of said deeding, the 13' strip shall become a part of the private way.
4. Satisfactory evidence shall be furnished the City that a permanent private road easement extending from Briarcliff Road to Parcel A has been recorded inuring to the benefit of Parcel A, fee title to be vested with Parcel B.
5. Only Parcels A and B shall be served by the private way.

The Commission determines the following facts to exist:

1. The existing topography makes it unreasonable to require a dedicated street.
2. Said parcels cannot be suitably and properly developed except by means of a private way.
3. Exceptional circumstances of topography and lot layout warrant access by private way.
4. Access to said Parcel A over its frontage would prove detrimental to that parcel and other lots in the area.

This is to certify that the above Resolution was adopted by the Monrovia Planning Commission at their regular meeting of September 13, 1961 ~.


Recording Secretary

Dated September 15, 1961

APPLICATION FOR DEVIATION

Filing Instructions:

Plot plan and application must be filed in duplicate.

FOR OFFICIAL USE ONLY

Case # 0-7

Date Filed

TO: THE BOARD OF APPEALS, City Hall, Monrovia, Calif.

Date 1-26 1965

Herbert B Rhodes (Applicant)

1104 Briarcliff Road (Address of Property)

5782663 (Phone)

Bus 746-4598

hereby makes application for a Hearing, seeking to deviate from the provisions of Chapter 11, Article V, Monrovia Municipal Code as follows: (Describe Deviation in detail making reference to plot plan, if necessary.) We propose to install

a swimming pool at above address. We are seeking a devoto from above reference code by not installing rear fence on south property line for reasons stated below.

Such Deviation is in keeping with the interests and purposes of said ordinance for the following reasons: (State the main arguments upon which this application is based.) Approximately 40 ft of lot from south line drops of at approximately 45 degrees. (1) We feel that a fence along this portion would serve no useful purpose (2) Fence would be very expensive to install (3) Fence would ruin beautiful view of San Gabriel Valley.

Attach a plot plan, drawn to scale, showing the location of swimming pool, all protective fences and their heights, all structures situated on the property and such additional information as may be deemed necessary to properly provide for the Hearing of this Deviation.

OWNER'S AFFIDAVIT

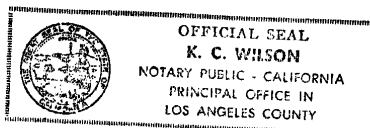
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss

We, I, Herbert B Rhodes, being duly sworn depose and say that I am (we are) the owner of the property described in this application, and that the statements and information therein set forth are in all respects true and correct to the best of my (our) knowledge and belief.

Herbert B Rhodes
Herbert B Rhodes

Subscribed and sworn to before me this 26 day of January 1965

K. C. Wilson
Notary Public in and for said County and State.



My Commission Expires, Feb. 18, 1968. Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the condition upon which the resolution was based and maintained. The action of the Board shall be final. (Sec. 5-46, Monrovia Municipal Code)

APPLICATION (Denied Date
(Granted [check] Date 1-28-65

Conditions:

SIGNED Board of Appeals

By

CITY OF MONROVIA, CALIFORNIA
OFFICE OF THE PLANNING DIVISION

APPLICANT: Herbert B. Rouses

DATE February 14, 1973

APPLICANT'S ADDRESS 1104 Brentwood Road

APPLICATION - APPEAL NO. 2-1

PHONE: 571-1234

LOCATION OF PROPERTY 1104 Brentwood Road

ZONE: R-1

LEGAL DESCRIPTION: (See Attached)

REQUEST: To allow swimming pool located along south property line.

The above request was presented to the Minor Variance Committee on 1/23/73

The following action was taken: Granted, subject to the installation and proper maintenance of an approved swimming pool alarm system.

Nothing in this action shall be construed as prohibiting the erection of a fence or fencing.

NOTE: Decisions by the Planning Commission shall be final, unless a written appeal is filed with the Board of Appeals within 10 days from said decision. Decisions by the Board of Appeals shall be final.

Failure to meet all requirements within the time specified (one year for lot splits) shall automatically render the above approval null and void.

Very truly yours,


Joseph J. Fazio
Planning Coordinator

cc: Building Division

File ✓

Filing Instructions:

Plot plan and application must be filed in duplicate.

FOR OFFICIAL USE ONLY

Case # 0-9
Date Filed 5-6-66

TO:
THE BOARD OF APPEALS, City Hall, Monrovia, Calif.

Date 5-6-1966

Herbert B Rhodes, 1104 Briarcliff Road
(Applicant) (Address of Property)

358-3991
(Phone)

hereby makes application for a Hearing, seeking to deviate from the provisions of Chapter 11, Article V, Monrovia Municipal Code as follows: (Describe Deviation in detail making reference to plot plan, if necessary.) I have installed a swimming pool at the above address. I am seeking a deviation from the above reference code by not installing fencing on the south property line for
REASONS stated below OR A installing AN approved
swimming pool ALARM system AS requested by your order of Feb 2, 1965

Such Deviation is in keeping with the interests and purposes of said ordinance for the following reasons: (State the main arguments upon which this application is based.) Approximately 120 ft of the lot surrounding the pool drops off approximately 45% into a deep canyon. One side of the house that provides access to the pool is fenced in with proper fencing, the other side of the house that provide access to the pool is fenced in by not one but two fences. Too gain access to the pool would require going through one of the two gates or up a bank that would require more physical activity than climbing over a gate. Request is made to delete
Attach a plot plan, drawn to scale, showing the location of swimming pool, all protective fences and their heights, all structures situated on the property and such additional information as may be deemed necessary to properly provide for the Hearing of this Deviation.
The requirement of a swimming pool alarm because the pool alarm is a mechanical device subject to mechanical failure plus the fact that a pool alarm serves no useful purpose in the event the owner of the pool is absent.

STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

We, Herbert B Rhodes, being duly sworn depose and say that I am (we are) the owner of the property described in this application, and that the statements and information therein set forth are in all respects true and correct to the best of my (our) knowledge and belief.

Herbert B Rhodes
Herbert B Rhodes

Subscribed and sworn to before me
this _____ day of _____ 19__.

Notary Public in and for said County and State.

Any decision of the Board favorable to the applicant will remain valid only as long as the information or data relating thereto are found to be correct and the condition upon which the resolution was based and maintained. The action of the Board shall be final. (Sec. 5-46, Monrovia Municipal Code)

(Denied _____ Date _____)
APPLICATION (_____
(Granted _____ Date _____)

Conditions: _____

SIGNED _____
Board of Appeals
By _____

SEE BLDG. DEPT FOR PLOT PLAN

CITY OF MONROVIA, CALIFORNIA
OFFICE OF THE PLANNING DEPARTMENT

APPLICANT: Herbert B. Rhoads

DATE: Jan 11, 1965

APPLICANT'S ADDRESS: 1104 Briarcliff Road
Monrovia, Calif.

APPLICATION - APPEAL NO. 6-9

PHONE: 798-8001

LOCATION OF PROPERTY: Same

ZONE: R-2

LEGAL DESCRIPTION:

REQUEST: To eliminate the north portion of a swimming pool alarm system as required by the Board of Appeals (Deviation No. 1-5, January 10, 1965).

The above request was presented to the Minor Variance Committee on Jan 11, 1965

The following action was taken:

Granted. It was determined that swimming pool alarm systems are not effective warning devices due to mechanical failure.

NOTE: Decisions by the Planning Commission on lot splits shall be final, unless a written appeal is filed with the Board of Appeals within 10 days from said decision. Decisions by the Board of Appeals shall be final.

Failure to meet all requirements within the time specified (one year for lot splits) shall automatically render the above approval null and void.

Very truly yours,

Joseph J. Fazio

Joseph J. Fazio
Director of Planning

cc: Planning Dept.

FJG ✓

March 24, 1971

Mr. and Mrs. Joseph Mair
1090 Briarcliff Road
Monrovia, California

Dear Mr. and Mrs. Mair:


This is in response to your inquiry regarding the use of the parcel of land adjacent northerly to your residence at 1090 Briarcliff Road, Monrovia, as a possible building site.

On September 13, 1961, a division of land northerly of your property was conditionally approved by the Monrovia Planning Commission (File No. L-87). One of the conditions involved the applicant's deeding to you a 13 ft. strip of land (approximately 260 ft. long) to provide you with access to your parcel.

The copy of the Grant Deed (Document No. 4565, Book D3023, Page 339, recorded August 20, 1965), which you submitted to this office, does not accomplish this purpose. It merely describes the westerly line of the aforementioned 13 ft. strip of land. A review of the County Assessor's Maps indicates that Essie Glover Sheets Rhodes still owns this land.

This office suggests that you request of Mrs. Rhodes a corrected Grant Deed, which then must be recorded and combined with your land. Before a building permit can be issued this office must have proof of ownership of the strip of land in question and proof that a minimum 10 ft. wide driveway can be provided over said strip to serve as access to the building site.

Very truly yours,


Joseph J. Fazio
Director of Planning

JJF/jg

cc: Dept. Public Works
Building Dept.
File

April 28, 1971

Mr. and Mrs. Joseph Mair
1090 Briarcliff Road
Monrovia, California

Dear Mr. and Mrs. Mair:

Reference is made to my letter of March 24, 1971 and the revised Grant Deed for the thirteen-foot-wide access to the parcel north of your residence at 1090 Briarcliff Road.

The description in said Grant Deed (Document #1962, Book 05020, Page 870, recorded April 8, 1971) is still incorrect. It places the thirteen-foot-wide strip five feet easterly of where it is supposed to be. It also incorrectly establishes the true point of beginning as a point which actually lies within the dedicated portion of Briarcliff Road.

The last paragraph of my letter of March 24, 1971 also indicated the procedures necessary before you can claim this strip as access to your building site.

It is suggested that you contact your civil engineer and/or licensed surveyor to assist you in correcting this matter.

Very truly yours,

Joseph J. Fazio
Director of Planning

JJF/jg

cc: Dept. of Public Works
Building Dept.
File

Joseph Mair
1090 Briarcliff
Monrovia Calif
91016

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

Joint Tenancy Grant Deed

Affix I. R. S. \$.....

Form 526 Rev. 10-47

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ESSIE GLOVER SHEETS RHODES

FEE
\$2.80
2V

GRANT to JOSEPH and LIVONIA MAIR

, do ES hereby

the real property in the City of Monrovia
State of California, described as:

, AS JOINT TENANTS,
County of Los Angeles

RECORDERS MEMO
Rider filled out at order

BK05049PG36

That portion of Lot 10 of Tract No. 14520 in the City of Los Angeles, State of California, as per map recorded in Book 297 pages 28 to 36 inclusive of Maps, in the office of the County Recorder of said county, described as follows:

Beginning at the northeasterly corner of Lot 7 of Tract No. 15228, as per map recorded in Book 440 pages 42 to 44 inclusive of Maps, records of said county; thence along the prolongation of the easterly line of said Lot 7 North 12°22'35" East 25.00 feet; thence South 77°37'25" East 8.00 feet; thence North 12°22'35" East 83.62 feet; thence along a tangent curve concave westerly having a radius of 68 feet through a delta of 48 degrees an arc distance of 56.97 feet; thence tangent North 35°37'25" West 32.46 feet; thence northwesterly along a tangent curve concave northeasterly having a radius of 97.00 feet through a delta of 11°36'22" an arc distance of 19.65 feet; thence tangent North 24°01'03" West 85.24 feet to a line which bears North 28°30'29" East from the southwesterly corner of said lot 10; thence South 28°30'29" West 397.54 feet to said southwesterly corner; thence North 47°27'58.5" East 212.39 feet; thence South 88°07' East 24.00 feet; thence South 49°28' East 65.00 feet; thence South 33°38' East 20.00 feet to the point of beginning.

TOGETHER WITH an easement for road and public utility purposes to be used in conjunction with others over a strip of land 27 feet in width, the easterly line of which is parallel with and distant easterly 27.00 feet from the above courses beginning at " North 12°22'35" East" and ending with " North 24°01'03" West". Said parallel line terminating northerly in the southerly line of Lot 1 of Tract No. 14902 as per map recorded in book 674 pages 49 and 50 of Maps in the office of the county recorder of said county and terminating southerly in the northerly line of Briarcliff road.

1840

Notary Public in and for said County and State.
Joseph Mair

Joseph Mair

Joseph Mair
1090 Briarcliff
Memoria Calif

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

010

Dated: May 4, 1971

Essie Glover Sheets Rhodes

Nevada
STATE OF ~~NEVADA~~
COUNTY OF
Clark } SS.

On May 4, 1971
before me, the undersigned, a Notary Public in
and for said County and State, personally appeared
Essie Glover Sheets Rhodes

known to me to be the person whose name
subscribed to the within instrument and acknowledged that
executed the same.

WITNESS my hand and official seal.
LINDA HITT
Notary Public - State of Nevada
COUNTY OF CLARK
My Commission Expires Feb. 20, 1975
Linda Hitt
(Seal) Notary Public in and for said County and State.

SPACE BELOW FOR RECORDER'S USE ONLY

1840

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
1 Min. 10 AM MAY 6 1971
Registrar-Recorder

Nine
Joseph Mair

NAME *Joseph Mair*
STREET *1090 Briarcliff Rd.*
CITY *Monrovia Calif 90016*

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

none
TAXES
COUNTY
STATE

Joseph Mair

Joint Tenancy Grant Deed

Affix I. R. S. \$.....

Form 526 Rev. 10-47

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ESSIE GLOVER SHEETS RHODES

, does hereby

GRANT to JOSEPH and LIVONIA MAIR

, AS JOINT TENANTS,

the real property in the City of Monrovia County of Los Angeles,
State of California, described as:

That portion of Lot 10 of Tract No. 14520, in the City of Monrovia, County of Los Angeles, State of California, as per map recorded in Book 297, pages 28 to 36, inclusive of Maps, in the office of the County Recorder of said County, being the Westerly 13.00 feet of that certain 40 foot wide roadway, the ~~easterly~~ boundary of which is described as follows:

Beginning at the Northeasterly corner of Lot 7 of Tract No. 15328, as per map recorded in Book 440, pages 42 to 44, inclusive, of Maps, Records of said County; thence along the prolongation of the Easterly line of said Lot 7, N. 12°22'35" E. 25.00 feet to the north-west corner of Briarcliff Road, 30.00 feet wide as shown on said Map of Tract No. 15328; thence S. 77°37'25" E. 40.00 feet to the true point of beginning; thence N. 12°22'35" E. 83.62 feet; thence northerly along a tangent curve concave Westerly having a radius of 75.00 feet through a delta of 48°, an arc distance of 79.52 feet; thence S. 35°37'25" W. 32.46 feet; thence Northwesterly along a tangent curve concave Northeasterly having a radius of 70.00 feet through a delta of 11°36'22" an arc distance of 14.18 feet; thence tangent N 24°01'03" W. 90.02 feet to the Southerly boundary line of Lot 1 of Tract No. 14902, as per map recorded in Book 674, pages 49 and 50 of Maps in said office of the county recorder. Together with an easement for road and public utility purposes to be used in conjunction with others over the remainder of said 40 foot wide roadway.

Dated: APRIL 6, 1971

Essie Glover Sheets Rhodes

NEVADA

STATE OF CALIFORNIA
COUNTY OF CLARK

SS.

SPACE BELOW FOR RECORDER'S USE ONLY

On April 6, 1971
before me, the undersigned, a Notary Public in
and for said County and State, personally appeared

ESSIE GLOVER SHEETS RHODES

known to me to be the person whose name is
subscribed to the within instrument and acknowledged that
she executed the same.

WITNESS my hand and official seal.

H. W. CAMPBELL
Notary Public in and for Nevada
County of Clark
My Commission expires July 22, 1975

1971

1962

4565

REC'D IN OFFICE OF RECORDER
LOS ANGELES COUNTY
12 P.M. Aug 20 1965
LOS ANGELES COUNTY

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

A strip of land 13.00 feet in width (measured at right angles) lying Easterly of the following described line:

BK 03023 PG 339

Grant Deed

Affix I. R. S. \$

998 4-57

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

ESSIE GLOVER SHEETS RHODES

hereby GRANT(S) to

JOSEPH and LIVONIA MAIR



the following described real property in the state of California, county of Los Angeles
That portion of Lot 10 of Tract No. 14520, in the City of Monrovia, County of Los Angeles, State of California, as per map recorded in Book 297, pages 28 to 36, inclusive, of Maps, in the office of the County Recorder of said County, being ~~the Westerly 13.00 feet of the following described property:~~

Beginning at the Northeasterly corner of Lot 7 of Tract No. 15328, as per map recorded in Book 440, pages 42 to 44, inclusive, of Maps, Records of said County; thence along the prolongation of the Easterly line of said Lot 7 N 12° 22' 35" E 25.00 feet to the true point of beginning, said point also being the northwest corner of Briarcliff Road, 30.00 feet wide, as shown on said map of Tract No. 15328; thence N 77° 37' 25" W 5.00 feet; thence N 12° 22' 35" E 83.62 feet; thence Northerly along a tangent curve concave Westerly having a radius of 55.00 feet through a delta of 48°, an arc distance of 40.08 feet; thence tangent N 35° 37' 25" W 41.4 feet; thence Northwesterly along a tangent curve concave Northeasterly having a radius of 110.00 feet through a delta of 11° 36' 22" an arc distance of 22.28 feet; thence tangent N 24° 01' 03" W 75.29 feet to the Southerly boundary line of Lot 1 of Tract No. 14902, as per map recorded in Book 674, pages 49 and 50 of Maps, in said office of the County Recorder.

The sidelines shall be prolonged or shortened so as to terminate Northerly in the Southeasterly line of Lot 1 of said Tract No. 14902, and so as to terminate Southerly in the Northerly line of Briarcliff Road and its Westerly prolongation, as shown on said Tract No. 15328.

Dated: August 5, 1965

SUBJECT TO ALL MATTERS OF RECORD

Nevada

STATE OF CALIFORNIA
COUNTY OF

Clark

} SS.

Essie Glover Sheets Rhodes
Essie Glover Sheets Rhodes

On August 5, 1965
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared
Essie Glover Sheets Rhodes

known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same

WITNESS my hand and official seal.

(Seal) *Eduard M. Cole*
Notary Public in and for said County and State.

SPACE BELOW FOR RECORDER'S USE ONLY

WHEN RECORDED MAIL TO

Joseph & Livonia Mair
1090 Briarcliff Road
Monrovia, California

Title Order No.

Escrow or Loan No.

4565

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name
Street
Address
City &
State

Jack Mc Kinney
940 South Grand
Glendora, California

THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL RECORDED IN MY OFFICE ON THIS DATE 4627

JUN 26 1963

ATTEST

RAY E. LEE,

County Recorder
County of Los Angeles
State of California

BY

A. E. [Signature] DEPUTY

4627

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIX I.R.S. \$.....IN THIS SPACE

Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ESSIE GLOVER SHEETS RHODES, a married woman,
who acquired title as **Essie Glover Sheets, a married woman**

hereby GRANT(S) to

GEORGE C. Mc GILL,
a married man, as his separate property

the following described real property in the **City of Monrovia,**
county of **Los Angeles**, state of California:

An easement for private road and public utility purposes to be used in common with others over, under and across those portions of Lot 16, Tract No. 14520, in the City of Monrovia, County of Los Angeles, State of California, as recorded in Book 297, pages 28 to 36 of Maps, Records of said County and Lot 1, Tract No. 14902, as recorded in Book 674, pages 49 and 50 of Maps, Records of said County being a strip of land 27.00 feet in width (measured at right angles) lying Westerly of the following described Easterly line:

Beginning at the Southeast corner of said Lot 1, said Southeast corner being the Southerly extremity of that certain course having a bearing of N 12° 22' 35" E and a distance of 63.87 feet as shown on Map of said Tract No. 14902; thence Northerly and Northwesterly along a Westerly line of said Lot 1 through the following courses and distances: N 12° 22' 35" E 63.87 feet to the beginning of a tangent curve concave to the West and having a radius of 95.00 feet, Northerly along said tangent curve through a central angle of 48° 00' 00" an arc distance of 79.59 feet, tangent to said last mentioned curve N 35° 37' 25" W 32.46 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 70.00 feet, along said last mentioned tangent curve through a central angle of 11° 36' 22" an arc distance of 14.18 feet, tangent to said last mentioned curve N 74° 01' 03" W 90.62 feet to an angle point in the West line of said Lot 1; thence bearing said West line N 74° 01' 03" W 41.91 feet to the beginning of a tangent curve concave to the East and having a radius of 93.00 feet; thence Northerly along said tangent curve through a central angle of 30° 42' 37" an arc distance of 49.85 feet to a point on the Northeastern line of said lot 1; a radial line passing through said point having a bearing of N 09° 18' 26" W. The Westerly side line shall be prolonged or shortened so as to terminate Northerly in the Northeastern line of said Lot 1, and so as to terminate Southerly in the Northerly line of Brimcliff Road 26.00 feet wide as shown on Map of Tract No. 1312, as recorded in Book 480, pages 42, 43 and 44 of Maps, Records of said County.

Said document was subscribed to the within instrument and signed by the grantors and grantees and the assignees and acknowledged by both.

WITNESS my hand and official seal.

(Seal) RUBY H. WATTS
Signature
RUBY H. WATTS
Name (Typed or Printed)
Notary Public in and for said County and State
If executed by a Corporation the Corporation Form of Acknowledgment must be used.

Title Order No. _____
Escrow No. _____



TITLE INSURANCE AND TRUST COMPANY

FRESNO COUNTY
1246 "L" STREET, FRESNO
1469 BELMONT AVENUE, FRESNO

INYO-MONO COUNTIES
224 NORTH EDWARDS STREET, INDEPENDENCE

KERN COUNTY
1715 CHESTER AVENUE, BAKERSFIELD
1030 CHESTER AVENUE, BAKERSFIELD

ORANGE COUNTY
800 NORTH MAIN STREET, SANTA ANA

SAN LUIS OBISPO COUNTY
1141 CHORRO STREET, SAN LUIS OBISPO

SANTA BARBARA COUNTY
36 EAST FIGUEROA STREET, SANTA BARBARA

TULARE COUNTY
320 WEST MAIN STREET, VISALIA

VENTURA COUNTY
101 SOUTH CHESTNUT STREET, VENTURA
542 SOUTH "A" STREET, OXNARD

GRANT DEED



TITLE INSURANCE AND TRUST COMPANY

HOME OFFICE
433 SOUTH SPRING STREET, LOS ANGELES 54
INCORPORATED 1893

GRANT DEED



TITLE INSURANCE AND TRUST COMPANY

HOME OFFICE
433 SOUTH SPRING STREET, LOS ANGELES 54
INCORPORATED 1893



Subsidiary Companies

PIONEER TITLE INSURANCE COMPANY
SAN BERNARDINO COUNTY
340 FOURTH STREET, SAN BERNARDINO

IMPERIAL COUNTY
600 MAIN STREET, EL CENTRO

RIVERSIDE COUNTY
3490 TENTH STREET, RIVERSIDE

UNION TITLE INSURANCE COMPANY
SAN DIEGO COUNTY
220 "A" STREET, SAN DIEGO

CALIFORNIA PACIFIC TITLE INSURANCE COMPANY

HOME OFFICE
148 MONTGOMERY STREET, SAN FRANCISCO

Complete title services also available in the states of Alaska, Nevada, Oregon and Washington through subsidiary Companies.

Offering complete title services throughout the state of California with just one local call.

1. Name of Insured:

MICHAEL H. BROWN and NANCY I. BROWN

2. The estate or interest in the land described herein and which is covered by this policy is:

A FEE

3. The estate or interest referred to herein is at Date of Policy vested in:

MICHAEL H. BROWN and NANCY I. BROWN,
husband and wife as tenants in common.

1. The land referred to in this policy is situated in the State of California, County of Los Angeles and described as follows:

PARCEL 1: Lot 2 of Tract No. 14902, in the City of Monrovia, as per map recorded in book 674 pages 49 and 50 of Maps, in the office of the County Recorder.

PARCEL 2: An easement for private road and public utility purposes to be used in common with others over, under and across those portions of Lot 10, Tract No. 14520, in the City of Monrovia, as per map recorded in Book 297 Pages 28 to 36 inclusive of Maps, Records of said County and Lot 1, Tract No. 14902, as recorded in Book 674 Pages 49 and 50 of Maps, Records of said County being a strip of land 27.00 feet in width (measured at right angles) lying Westerly of the following described Easterly line:

CONTINUED

DESCRIPTION CONT...

Beginning at the Southeast corner of said Lot 1, said Southeast corner being the Southerly extremity of that certain course having a bearing of North $12^{\circ} 22' 35''$ East and a distance of 63.87 feet as shown on Map of said Tract No. 14902; thence Northerly and Northwesterly along a Westerly line of said Lot 1 through the following courses and distances: North $12^{\circ} 22' 35''$ East 63.87 feet to the beginning of a tangent curve concave to the West and having a radius of 95.00 feet, Northerly along said tangent curve through a central angle of $48^{\circ} 00' 00''$, an arc distance of 79.59 feet, tangent to said last mentioned curve North $35^{\circ} 37' 25''$ West 32.46 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 70.00 feet, along said last mentioned tangent curve through a central angle of $11^{\circ} 36' 22''$ an arc distance of 14.18 feet, tangent to said last mentioned curve North $24^{\circ} 01' 03''$ West 90.62 feet to an angle point in the West line of said Lot 1; thence leaving said West line North $24^{\circ} 01' 03''$ West 41.31 feet to the beginning of a tangent curve concave to the East and having a radius of 93.00 feet; thence Northerly along said tangent curve through a central angle of $30^{\circ} 42' 37''$ an arc distance of 49.85 feet to a point on the Northeastern line of said Lot 1, a radial line passing through said point having a bearing of North $83^{\circ} 18' 26''$ West. The Westerly sidelines shall be prolonged or shortened so as to terminate Northerly in the Northwesterly line of said Lot 1, and so as to terminate Southerly in the Northerly line of Briarcliff Road 30.00 feet wide as shown on Map of Tract No. 15328, as recorded in Book 440 Pages 42 to 44 inclusive of Maps, Records of said County.

PART II

1. General and special taxes for the fiscal year 1976-1977, a lien not yet payable.

2. An easement for public utilities and incidental purposes, as granted to Southern California Edison Company, a corporation, in deed recorded December 27, 1961 in Book D1461 Page 431, Official Records, over a strip of land 10 feet in width lying within Lots 2 and 3 of Tract No. 14902, as per map recorded in Book 674 Page 49 and 50 of Maps, records of said County. The center line of said strip being described as follows:

Beginning at the most Westerly corner of said Lot 3; thence South 40° 15' 13" East 218.73 feet.

ALSO a strip of land 4 feet in width lying within Lot 2. The center line of said strips being described as follows:

Beginning at said most Westerly corner of said Lot 3; thence North 40° 15' 13" West 40 feet.

3. A deed of trust to secure an indebtedness of \$100,000.00 and any other amounts payable under the terms thereof, recorded July 1, 1976 as Instrument No. 2287.

Dated: June 17, 1976
Trustor: Michael H. Brown and Nancy I. Brown
Trustee: Verdugo Service Corporation, a California Corporation
Beneficiary: Glendale Federal Savings and Loan Association,
a United States Corporation

SCHEDULE A

The estate or interest in the land described or referred to in this schedule covered by this report is:

A FEE

Title to said estate or interest at the date hereof is vested in:

WILLIAM A. O'DANIEL AND BRIAN R. CAUSHOIS, both unmarried men, as joint tenants.

The following conveyance was recorded during a period of six months preceding the date of this report: None.

The land referred to in this report is situated in the State of California, County of
and is described as follows:

Los Angeles

Lot 1 of Tract 14902, in the City of Monrovia, as per map recorded in Book 674 Pages 49 and 50 of Maps, in the office of the County Recorder of said County.

SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. TAXES

General and special taxes for the fiscal year 1977-1978, a lien not yet due and payable.

2. TAXES

Taxes for the fiscal year 1976-1977 have been paid. Amounts for pro-ration purposes are:

Total:	\$1,563.92
1st inst.:	\$781.96
2nd inst.:	\$781.96
Exemption:	\$1,750.00
Code No.:	8209
Parcel No.:	8522-1-6.

3. EASEMENT

An easement for private road and public utility purposes to be used in common with others over, under and across those portions of Lot 10, Tract No. 14520, in the City of Monrovia, as recorded in Book 297 Pages 28 to 36 inclusive of Maps, in the office of the County Recorder, and Lot 1 Tract No. 14902, recorded in Book 674 Pages 49 and 50 of Maps, in the office of the County Recorder, being a strip of land 27.00 feet in width (measured at right angles) lying Westerly of the following described Easterly line:

Beginning at the Southeast corner of said Lot 1, said Southeast corner being the Southerly extremity of that certain course having as bearing of North 12° 22' 35" East and a distance of 63.87 feet, as shown on map of said Tract No. 14902: thence Northerly and Northwesterly along a Westerly line of said Lot 1 through the following courses and distances: North 12° 22' 35" East 63.87 feet to the beginning of a tangent curve concave to the West and having a radius of 95.00 feet, Northerly along said tangent curve through a central angle of 48° 00' 00" an arc distance of 79.59 feet, tangent to said last mentioned curve North 35° 37' 25" West 32.46 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 70.00 feet, along said last mentioned tangent curve through a central angle of 11° 36' 22" an arc distance of 14.18 feet, tangent to said last mentioned curve North 24° 01' 03" West 90.62 feet to an angle point in the West line of said Lot 1; thence leaving said West line North 24° 01' 03" West 41.31 feet to the beginning of a tangent curve concave to the East and having a radius of 93.00 feet; thence Northerly along said tangent curve through a central angle of 30° 42' 37" an arc distance of 49.05 feet to a point on the Northeasterly line of said Lot 1, a radial line passing through said point having a bearing of North 83° 18' 26" West. The West side lines shall be prolonged or shortened so as to terminate Northerly in the Northwesterly line of said Lot 1, and so as to terminate Southerly in the Northerly line of Briarcliff Road, 30.00 feet wide, as shown on

map of Tract No. 15328, as recorded in Book 440 Pages 42, 43 and 44 of Maps, in the office of the County Recorder.

Said easement to be used in common by the grantors and grantees and the assignees and successors of both, as granted by deed recorded June 26, 1963 as Instrument No. 4627.

4. EASEMENT

An easement for power lines and incidental purposes as provided in the deed recorded November 1, 1963 as Instrument No. 4834, over a strip of land 27.00 feet in width (measured at right angles) lying Westerly of and adjoining the following described Easterly line:

Beginning at the Southeast corner of Lot 1, said Southeast corner is the Southerly extremity of that certain course having a bearing of $12^{\circ} 22' 35''$ East and a distance of 69.87 feet, as shown on map of said Tract No. 14902; thence Northerly and Northwesterly along a Westerly line of said Lot 1 through the following courses and distance; North $12^{\circ} 22' 35''$ East, 63.67 feet to the beginning of a tangent curve to the West and having a radius of 95.00 feet; thence Northerly along said tangent curve through a central angle of $48^{\circ} 00' 00''$ an arc distance of 79.59 feet; thence tangent to said last mentioned curve, North $35^{\circ} 37' 25''$ West, 32.46 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 70.00 feet; thence along said last mentioned tangent curve through a central angle of $11^{\circ} 36' 22''$ an arc distance of 14.18 feet; thence tangent to said last mentioned curve, North $24^{\circ} 01' 05''$ West, 90.62 feet to an angle point in the West line of said Lot 1; thence leaving said West line, North $24^{\circ} 01' 03''$ West, 41.31 feet to the beginning of a tangent curve concave to the East and having a radius of 93.00 feet; thence Northerly along said tangent curve through curve through a central angle of $30^{\circ} 42' 37''$ an arc distance of 49.85 feet to a point in the Northeasterly line of said lot 1, a radial line passing through said point having a bearing of North $82^{\circ} 18' 26''$ West. The Westerly side lines shall be prolonged or shortened so as to terminate Northerly in the Northwesterly line of said Lot 1, and so as to terminate Southerly in the Northerly line of Briarcliff Road 30.00 feet wide, as shown on map of Tract No. 15328, as recorded in Book 440 Pages 42, 43 and 44 of Maps, in the office of the County Recorder of said County.

5. DEED OF TRUST

A deed of trust to secure an indebtedness of \$50,000.00, and any other amounts payable under the terms thereof, recorded September 26, 1972 as Instrument No. 545.

Dated: September 12, 1972

Trustor: Herhart B. Rhodes and Marie H. Rhodes,
husband and wife

Trustee: Home Federal Savings and Loan Association of
San Diego, a corporation

Beneficiary: Home Federal Savings and Loan Association of
San Diego, a corporation.

CITY OF MONROVIA
DEVELOPMENT APPLICATION FORM

The form must be filled out to apply for Variances, Zone Changes, Conditional Use Permits, Lot Splits, Subdivisions, Development Reviews and Plan Modifications. If the form does not provide enough space for an answer, you may attach additional sheets. If you feel a question is not applicable to your project, write N/A. If you have any trouble filling out the form, please ask a member of the Department of Community Development staff for help.

PLEASE PRINT OR TYPE

APPLICANT

NAME: Ralph Alfieri and Kenneth Kentner

ADDRESS: 7 North 5th Ave. Arcadia, Calif.

TELEPHONE NO.: 359-2511

STATUS: Owner Agent of Owner Purchaser
 Lessee Agent of Lessee Other

Registered Engineer or Licensed Surveyor

Name: Gilbert Engineering Co.

Business Address: 3820 E Colorado Blvd/ Pasadena, Calif.

Phone: 449-4537

REQUEST

Action(s) Being Requested: Variance Zone Change
 Conditional Use Permit Lot Split Subdivision
 Plan Modification Development Review Other

Reason You Feel This Request is Justified: This parcel will be over 25,000 sq ft
with over 200 ft of street frontage. on Briarcliff Rd.

SITE DESCRIPTION

Address and/or Location: Northwest corner of the cul-d-sac on the end of
Briarcliff Rd.

Area and Dimensions: over 25,000 sq ft irregular shape over 200 ft of street frontage

Number of Lots (Existing): This is a lot split that will be removed from

Assessor's Parcel Number(s): lots 1 and 2 of Tract 14902

FOR OFFICE USE ONLY

DATE FILED: 10/4/79 FEE PAID \$ 315

RECEIPT NO. 11751 RECEIVED BY: BR

APPLICATION NO. LV79-

Legal Description (tract and lot or metes and bounds): _____

Deed Restrictions (if any, please attach): _____

ENVIRONMENTAL SETTING

If undeveloped (partially or fully) describe the project site as it exists including information on topography, soil stability, plants and animals. If now developed describe the existing land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (height, frontage, set-back, rear yard, etc.). Describe any cultural, historical or scenic aspects of the site. (Attach photos of the site.)

land is street level on the East, slopes up to the West and North

Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photos of the vicinity.

There are single family houses on Briarcliff rd and single family houses on the private street that is on the West

DEVELOPMENT DESCRIPTION

Detailed Project Description: (State exactly what use is intended for the property, including type of activities, estimated occupancy, loading facilities and employees per shift. If residential, include number of units, unit sizes, range of sale prices or rents, amenities to be provided, landscaping, etc.).

Single family residence Approx \$200,000.00

Number of Lots Proposed: single lot split

Square Footage of New Buildings: 2500 sq ft

Number of Floors of Construction Proposed: two

Amount of Off-Street Parking Proposed: two or three car garage

Proposed Public Improvements: Streets Curbs and Gutters

Sidewalks Street Trees Street Lights

Street Name Signs Traffic Control Devices

Storm Drains Other(s) street is existing

Proposed Public Utilities: Water Electricity
 Gas Telephone Sewer (If private disposal system, give percolation rates of soil).

Time Schedule for Project Completion: _____
 all available

List and describe any other related permits and other public approvals required for this project, including those required by City, regional, state and federal agencies: _____

ENVIRONMENTAL IMPACTS

Check the appropriate answers to the following questions:

- | | <u>YES</u> | <u>NO</u> |
|---|------------|-------------|
| a. Will the proposed project result in a substantial alteration of ground contours and/or alteration of existing drainage pattern? | _____ | no
_____ |
| b. Will the proposed project result in an increase in noise, vibration, dust, dirt, smoke, fumes, odor or solid waste during and/or after construction? | _____ | no
_____ |
| c. Will the proposed project result in the use or disposal of potentially hazardous materials? | _____ | no
_____ |
| d. Will the proposed project result in a substantial increase in demand for municipal services and/or energy consumption? | _____ | no
_____ |
| e. Will the project result in a change in scenic views or vistas from existing residential areas, public lands or roads? | _____ | no
_____ |

Explain in detail any "YES" answers to the above questions on additional sheets.

Provide any additional information which would elaborate on the potential environmental consequences resultant from the proposed project.

STATEMENTS OF VERIFICATION

Applicant's: I hereby certify under penalty of perjury statements and information presented in this application and in the attached exhibits are true and correct to the best of my knowledge and belief.

DATE: Sept 8 79 Kenneth Kentner

 Signature of Applicant(s)

Owner's: I (we) hereby certify under penalty of perjury that I (we) am (are) the owner(s) of the property described in this application, and that all information submitted for this application is true and correct.

Richard J. Brown & Nancy L. Brown Telephone No. 357-7425
 Owner of Record (Signature)
 Address 1104 BRIARCLIFF RD MARIPOSA CA 91016
 (Include city, state and zip code)

Richard H. Brown & Nancy L. Brown Telephone No. 358-8334
 Owner of Record (if more than one)
 Address 1108 BRIARCLIFF RD. MARIPOSA CA. 91016
 (Include city, state and zip code)

Appendix E

NEGATIVE DECLARATION

Project Title LV79-12

Project Location 1104 + 1108 BRIARCLIFF RD.

Project Description THREE LOT SPLIT INVOLVING LOT
WIDTH AND FRONTAGE VARIANCES.

Applicant/Address/Phone No. RALPH ALFIERI + KEN KENTNER
7 NORTH FIFTH AVE, ARCADIA 359-2511

The City of Monrovia has reviewed the Initial Study of environmental effects (attached) for the above described project and hereby finds:

- A. The project is in conformance with the environmental goals and policies adopted by the community.
- B. The project will not have a significant effect on the environment.

Mitigation measures, if any, included in this project to avoid potentially significant environmental effects, are as follows:

Approved By:

Rod Gunn BL
Community Development Director

10 | 15 | 79
Date

AFFIDAVIT OF MAILING OF NOTICES

In the matter of Notice of Proposed LU 79-12 (Parcel Map # 12903)
for property located at 1104 & 1108 Briarcliff
pursuant to Chapter 35 and/or 36 of the Municipal Code of the City of Monrovia,
California.

I hereby certify that I have caused to be mailed not less than 15 notices of
public hearing on the aforementioned matter to the owners of property located
within a radius of three hundred (300) feet of the external boundaries of subject
property.

The mailing of all said notices (a copy of which is attached hereto and made a
part of this affidavit) was fully completed on 10-30-79
not less than ten (10) days prior to such hearing.



City of Monrovia, California

Dated 10-31-79

Planning Department,
City of Monrovia

NOTICE OF PUBLIC HEARING

TO: Property Owners Within a 300-foot Radius
FROM: City of Monrovia, Planning Division
APPLICATION: LV79-12 Parcel Map #12905

Pursuant to law, the Planning Commission hereby gives notice that a public hearing will be held to determine whether or not the following request should be granted under Chapter 35 and/or 36 of the Monrovia Municipal Code as follows:

REQUEST: Three (3) lot split involving lot width and frontage variances.

ENVIRONMENTAL
IMPACT DOCUMENT: Negative Declaration

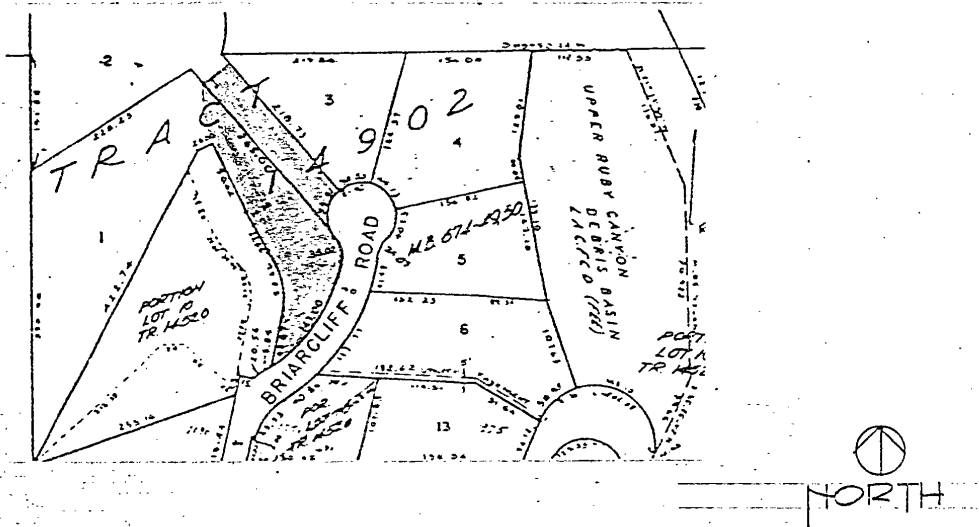
APPLICANT: Ralph Alfieri & Kenneth Kentner

PROPERTY INVOLVED: 1104 & 1108 Briarcliff

DATE AND HOUR OF HEARING: Weds., November 14, 1979 at 7:30 p.m.

PLACE OF HEARING: Monrovia City Hall, City Council Chambers

AREA MAP:



This case will not alter the zoning status of your property. For further information regarding this application, please contact the Planning Division at 359-3231.

RODNEY L. GUNN
DIRECTOR OF COMMUNITY DEVELOPMENT

JOSEPH J. FAZIO,
PLANNING DIVISION MANAGER

jo: Publish on or before
November 4, 1979

PROOF OF PUBLICATION

(2015.5 C.C.P.)

This space is for the County Clerk's Filing Stamp

STATE OF CALIFORNIA,

County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter.

I am the principal clerk of the printer of the Monrovia News-Post a newspaper of general circulation, printed and published semi-weekly in the City of Monrovia, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of July 31, 1952, Case Number 601552; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:.....

November 4, all in the year 1979.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Monrovia, California, this 4 day of November, 1979.

Marian Astoth Signature

Proof of Publication of

Notice Of Public Hearing

LV79-12 Parcel Map No. 12908

NOTICE OF PUBLIC HEARING
 TO: Property Owners Within a 300-foot Radius
 FROM: City of Monrovia, Planning Division
 APPLICATION: LV79-12 Parcel Map No. 12908
 Pursuant to law, the Planning Commission hereby gives notice that a public hearing will be held to determine whether or not the following request should be granted under Chapter 35 and/or 36 of the Monrovia Municipal Code as follows:
 REQUEST: Three (3) lot split involving lot width and frontage variances.
 ENVIRONMENTAL
 IMPACT DOCUMENT: Negative Declaration
 APPLICANT: Ralph Alfieri & Kenneth Kentner
 PROPERTY INVOLVED: 1104 & 1108 Briarcliff
 DATE AND HOUR OF HEARING: Weds. November 14, 1979 at 7:30 p.m.
 PLACE OF HEARING: Monrovia City Hall, City Council Chambers
 AREA MAP:

This case will not alter the zoning status of your property. For further information regarding this application, please contact the Planning Division at 389-3231.

RODNEY L. GUNN
 DIRECTOR OF COMMUNITY DEVELOPMENT
 JOSEPH J. FAZIO
 PLANNING DIVISION MANAGER

Publish: November 4, 1979
 Monrovia News-Post

PROOF OF PUBLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
 STAFF REPORT FOR PLANNING COMMISSION
 MEETING OF NOVEMBER 5, 1979

APPLICANT: Ralph Alfieri and Kenneth Kentner, 7 North
 5th Avenue, Arcadia

APPLICATION NO.: LV79-12

LOCATION: 1104 & 1108 Briarcliff Road

REQUEST: Three (3) lot split involving lot width and
 frontage variances.

EXHIBITS: Parcel Map #12903, Negative Declaration.

ZONE: R-E (Residential Estate); however, subject
 property is located in the Hillside Moratorium
 area and is included in the subsequent studies.

SURROUNDING LAND
 USE DESIGNATION: The properties surrounding the site are designated
 R-E and are developed with single-family residences.

DESCRIPTION OF
 PROPERTY AND
 CURRENTLY, Parcel 1 is improved with a single-family
 residence having +182 feet frontage totalling
 64,904 square feet. Parcel 2 is improved with a
 single-family residence having +60 feet frontage
 totalling 58,370 square feet. Both parcels are
 served by a 27-foot wide private way extending
 380 feet in length. In addition, the property
 abutting Parcel 1 southerly is served from the
 same private way.

ENVIRONMENTAL
 IMPACT DOCUMENT: A draft Negative Declaration for this project has
 been filed and accompanies this report. Action on
 the document should be taken at the same time
 consideration is given to the proposed lot split.

BACKGROUND: An application to serve two existing lots by means
 of a private way was approved with conditions by
 the Planning Commission in 1961 (L-87 & V-75). A
 condition set forth by the Planning Commission at
 the time of approval was to record a permanent
 private way easement extending across Parcel 1 to
 Parcel 2. This condition was never met and said
 portion of private way has not been recorded as a
 legal easement.

PROPERTY
 DEVELOPMENT
 STANDARDS: The proposed General Hillside Development Policies
 and Standards include the following recommendation:

1. Lot Area - Each lot shall have a minimum area
 of 15,000 square feet.
2. Lot Dimensions
 - a.) Width - Each lot shall have a minimum
 width of 100 feet.
 - b.) Depth - Each lot shall have a minimum
 depth of 100 feet.

The Commission, before it may grant a variance,
 must make a finding in writing that in the evi-
 dence presented all of the following conditions exist:
 reference to the property being considered:

1. That there are exceptional or extraordinary
 circumstances or conditions applicable to the
 property which do not apply generally to other
 property in the same zone and neighborhood.
2. That such variance is necessary for the pres-
 ervation and enjoyment of a substantial proper-

right of the applicant which right is possessed by other property owners under like conditions in the same zone and neighborhood in which the property is located.

3. That the granting of the variance will not be materially detrimental to the public welfare or injurious to property and improvements in the same zone and neighborhood in which the property is located.
4. That the granting of such a variance will not be contrary to the objectives of the General Plan.

DISCUSSION:

The lot split will create three parcels and eliminate the existing lot frontages of Parcels 1 and 2. Parcel 3 incorporates this frontage to create a new lot totalling 21,694 square feet and reduces Parcel 1 to 48,927 square feet and Parcel 2 to 52,548 square feet. All parcels meet the minimum lot area requirements of both existing and proposed development standards.

There is a natural grade separation between Parcels 1 and 2 from Parcel 3. The proposed parcel is a buildable site and would require minimal grading to develop. Since the property is brush covered the construction of a single-family residence on this side would reduce the potential of fire and improve the neighborhood.

CONCLUSIONS AND RECOMMENDATIONS:

Because exceptional circumstances are apparent with the existing topography creating physical divisions of parcels staff recommends approval. If Planning Commission concurs, the proper motion would be:

Pursuant to Resolution No. 79-7, I move approval of Application No. LV79-12 subject to the following conditions:

1. A final parcel map shall be filed with the city and County Recorder in accordance with the requirements of the subdivision map act.
2. Durable monuments shall be placed per sec. 36-59 of the Monrovia Municipal Code.
3. Provision shall be made for proper drainage within the subdivision; provision shall also be made to protect adjacent areas from runoff; construction of walls, berms and other drainage devices may be required as determined by the city engineer.
4. Construction of new driveway approaches shall be in accordance with city standards.
5. 6' wide sidewalk shall be constructed adjacent to curb.
6. The subdivider, at his own expense, shall repair existing curb.
7. Sewer lines and water service lines to the existing houses shall be relocated outside the limits of the newly created lot.
8. The water meters shall be set at the curb.
9. A grading plan shall be submitted in accordance with the requirements of Article I, Chapter 21 of the M.M.C., including, but not limited to,

the following:

- a. Required walls.
 - b. Proposed structures.
 - c. Proposed drainage facilities.
 - d. Preliminary soils report based upon adequate test boring or excavation prepared by a registered civil engineer shall be filed prior to the final map.
 - e. The grading plan shall be corrected to show final grading elevations when the certificate for final grading is filed.
10. Satisfactory evidence shall be furnished to the city that a permanent, private road easement extending across Parcel 1 to Parcel 2 has been recorded.

BL/bl

The appeal procedure was explained by the Chairman.

APPLICATION NO. LV79-12
Ralph Alfieri & Kenneth Kentner
1104 & 1108 Briarcliff Road

P.C. Nov. 14, 1979

The Chairman announced that this was a request for a three lot split involving lot width and frontage variances.

Barbara Lynch gave the staff report stating that currently, Parcel 1 is improved with a single-family residence having +182 feet frontage totalling 64,904 square feet. Parcel 2 is improved with a single-family residence having +60 feet frontage totalling 58,370 square feet. Both parcels are served by a 27-foot wide private way extending 380 feet in length. In addition, the property abutting Parcel 1 southerly is served from the same private way.

The lot split will create three parcels and eliminate the existing lot frontages of Parcels 1 and 2. Parcel 3 incorporates this frontage to create a new lot totalling 21,694 square feet and reduces Parcel 1 to 48,927 square feet and Parcel 2 to 52,548 square feet. All parcels meet the minimum lot area requirements of both existing and proposed development standards.

There is a natural grade separation between Parcels 1 and 2 from Parcel 3. The proposed parcel is a buildable site and would require minimal grading to develop. Since the property is brush covered the construction of a single-family residence on this side would reduce the potential of fire and improve the neighborhood.

Because exceptional circumstances are apparent with the existing topography creating physical divisions of parcels staff recommends approval.

Slides of the property were shown to the Commission.

The Chairman declared the public hearing open and invited any one wishing to speak in favor of the application to come forward.

Mr. Ken Kentner, 321 North Madison, applicant, spoke to the commission. He stated that the staff report was very complete and that he would be happy to answer any questions. He stated that the owners of lots 1 and 2 were in concurrence with the lot split. They plan on building a nice house that would be good for the community. He also stated that with the grade differential, that without the lot split, there would be no use for the property on Briarcliff.

Commissioner Bonholtzer explained the new requirements for the zone.

There being no one else to speak in favor, the Chairman invited any one wishing to speak against to come forward.

Mr. Russell Stewart, 1110 Briarcliff, owner of the property adjacent easterly of the proposed lot split spoke to the Commission stating that he was the spokesperson for the residents in the area. He said that they had taken a vote and that most of the surrounding neighbors were against the lot split. He said that when the area was originally

designed there was a requirement that there should be a 33' easement to any dedicated street. The private driveway that is only 27' wide serves three houses and is quite steep. He said that the following concerns were expressed by the neighbors: (1.) extra amount of traffic; (2.) extra safety of the fire control; (3.) residents would like to see plot plan before accepting the plan; (4.) concern over amount of grading that would need to be done; (5.) and the incline to Lot No. 3.

Commissioner Bonholtzer asked what Mr. Stewart would propose be done with the land. Mr. Stewart said that it should be used as access to the upper properties. This should be maintained in a front yard manner.

There being no one else to speak in opposition the Chairman asked for rebuttal.

Mr. Ken Kentner said it would be very unlikely that the land, if not developed, would be used for driveways.

The Chairman declared the public hearing closed.

Commissioner Bonholtzer said that from a practical aspect, this piece of land has not been a credit to the street or to the area. He did not feel it would be practical to expect the surrounding neighbors to keep this area maintained. The lot size is adequate with a building pad and if engineered correctly, there should be no problem. He also mentioned that there were very unusual circumstances (topography, etc.), and he was in favor of the lot split. He felt that the home would be an asset to the area.

Commissioner Hawes said that after reviewing the property, he felt that the area is so remote from Lots 1 and 2 and disconnected by the topography that it would be very difficult to preserve the area as part of the other lots. He was in favor of the lot split.

Commissioner Bonholtzer objected to the need for a six foot sidewalk as there are not sidewalks in the area and it should be deleted. Staff agreed.

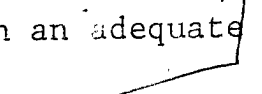
It was moved by Commissioner Bonholtzer, seconded by Commissioner Hawes and unanimously carried that pursuant to Resolution No.79-7 Application No. LV79-12 be approved subject to the following conditions:

1. A final parcel map shall be filed with the city and County Recorder in accordance with the requirements of the subdivision map act.
2. Durable monuments shall be placed per sec. 36-59 of the Monrovia Municipal Code.
3. Provision shall be made for proper drainage within the subdivision; provision shall also be made to protect adjacent area from runoff; construction of walls, berms and other drainage devices may be required as determined by the City Engineer.
4. Construction of new driveway approaches shall be in accordance with city standards.
5. The subdivider, at his own expense, shall repair existing curb.
6. Sewer lines and water service lines to the existing houses shall be relocated outside the limits of the newly created lot.
7. The water meters shall be set at the curb.
8. A grading plan shall be submitted in accordance with the requirements of Article I, Chapter 21 of the M.M.C., including, but not limited to the following:
 - a. Required walls.
 - b. Proposed structures.
 - c. Proposed drainage facilities.
 - d. Preliminary soils report based upon adequate test boring or excavation prepared by a registered civil engineer shall be filed prior to the final map.

4.

- e. The grading plan shall be corrected to show final grading elevations when the certificate for final grading is filed.
- 9. Satisfactory evidence shall be furnished to the city that a permanent, private road easement extending across Parcel 1 to Parcel 2 has been recorded.

The Commissioner stated that particular emphasis be placed on an adequate soils report for this lot split.



December 10, 1979

DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT FOR CITY COUNCIL
MEETING OF DECEMBER 18, 1979

APPELLANT: Monrovia City Council

APPLICANT: Ralph Alfieri and Kenneth Kentner, 7 North
5th Avenue, Arcadia

APPLICATION NO: LV79-12

LOCATION: 1104 and 1108 Briarcliff Road

APPEAL: To determine if Planning Commission's approval
of three (3) lot split involving lot width and
frontage variances should be reversed.

EXHIBITS: Parcel Map #12903, Negative Declaration.

ZONE: R-E (Residential Estate); however, subject
property is located in the Hillside Moratorium
area and is included in the subsequent studies.

SURROUNDING LAND
USE DESIGNATION: The properties surrounding the site are designa-
ted R-E and are developed with single-family
residences.

DESCRIPTION OF
PROPERTY AND
IMPROVEMENTS: Currently, Parcel 1 is improved with a single-
family residence having +182 feet frontage
totalling 64,904 sq. feet. Parcel 2 is improved
with a single-family residence having +60 feet
frontage totalling 58,370 sq. feet. Both parcels
are served by a 27-foot wide private way extending
380 feet in length. In addition, the property
abutting Parcel 1 southerly is served from the
same private way.

ENVIRONMENTAL
IMPACT DOCUMENT: A draft Negative Declaration for this project has
been filed and accompanies this report. Action
on the document should be taken at the same time
consideration is given to the proposed lot split.

BACKGROUND: An application to serve two existing lots by means
of a private way was approved with conditions by
the Planning Commission in 1961 (L87 & V75). A
condition set forth by the Planning Commission at
the time of approval was to record a permanent
private way easement extending across Parcel 1 to
Parcel 2. This condition was never met and said
portion of private way has not been recorded as
a legal easement.

PROPERTY
DEVELOPMENT
STANDARDS: The proposed General Hillside Development Policies
and Standards include the following recommendations:

1. Lot Area - Each lot shall have minimum
area of 15,000 square feet.
2. Lot Dimensions
 - a. Width - each lot shall have a minimum
width of 100 feet.
 - b. Depth - each lot shall have a minimum
depth of 100 feet.

Before a variance may be granted, a finding must
be made in writing that in the evidence presented
all of the following conditions exist in reference
to the property being considered:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property which do not apply generally to other property in the same zone and neighborhood.
2. That such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant which right is possessed by other property owners under like conditions in the same zone and neighborhood in which the property is located.
3. That the granting of the variance will not be materially detrimental to the public welfare or injurious to property and improvements in the same zone and neighborhood in which the property is located.
4. That the granting of such a variance will not be contrary to the objectives of the General Plan.

DISCUSSION:

The lot split will create three parcels and eliminate the existing lot frontages of Parcels 1 and 2. Parcel 3 incorporates this frontage to create a new lot totalling 21,694 sq. feet and reduces Parcel 1 to 48,927 sq. feet and Parcel 2 to 52,548 sq. feet. All parcels meet the minimum lot area requirements of both existing and proposed development standards.

PLANNING
COMMISSION
ACTION:

At its' regular meeting of November 14, 1979, the Planning Commission held a public hearing on said proposal. One of the abutting property owners spoke in opposition to the lot split stating that he was speaking for his neighbors on the following concerns:

1. The extra amount of traffic.
2. Added need for fire control.
3. The amount of grading necessary.
4. The elevation of the proposed building pad.
5. The need to see a plot plan before acceptance of the proposal.

Following the public hearing, the Commission discussed the following points:

1. The adequacy of the proposed lot and its' building pad.
2. The remoteness of proposed lot #3 from the improved lots #1 and #2.
3. The vacant parcel presenting a maintenance problems.

In approving the lot split the Commission attached the following conditions:

1. A final parcel map shall be filed with the city and County Recorder in accordance with the requirements of the subdivision map act.
2. Durable monuments shall be placed per Section 36-59 of the Monrovia Municipal Code.

3. Provision shall be made for proper drainage within the subdivision; provision shall also be made to protect adjacent areas from runoff; construction of walls, berms and other drainage devices may be required as determined by the City Engineer.
4. Construction of new driveway approaches shall be in accordance with city standards.
5. The subdivider, at his own expense, shall repair existing curb.
6. Sewer lines and water service lines to the existing houses shall be relocated outside the limits of the newly created lot.
7. The water meters shall be set at the curb.
8. A grading plan shall be submitted in accordance with the requirements of Article I, Chapter 21 of the M.M.C., including, but not limited to the following:
 - a. Required walls.
 - b. Proposed structures.
 - c. Proposed drainage facilities.
 - d. Preliminary soils report based upon adequate test boring or excavation prepared by a registered Civil Engineer shall be filed prior to the final map.
 - e. The grading plan shall be corrected to show final grading elevations when the certificate for final grading is filed.
9. Satisfactory evidence shall be furnished to the city that a permanent, private road easement extending across Parcel 1 to Parcel 2 has been recorded.

ANALYSIS:

There is a natural grade separation between Parcels 1 and 2 from Parcel 3. The proposed parcel is a buildable site and would require minimal grading to develop. Since the property is brush covered the construction of a single-family residence on this site would reduce the potential of fire and improve the neighborhood.

Conditions number 3 and 8 assure that proper safeguards will be taken to protect adjacent property from drainage and grading problem.

Staff and the Commission concur that there are unusual circumstances that warrant the granting of the variances involved in the lot split.

RECOMMENDED
COUNCIL ACTION:

The reason for the appeal was not to seek reversal of the Planning Commission's approval of the lot split, but rather to determine whether all the facts had been adequately considered, and to ascertain that the proposal would not have an adverse effect on the area.

Therefore, the Council, after the required public hearing, has three courses of action:

1. To withdraw its' appeal, thereby, sustaining the Commission's decision.
2. To reverse the Commission's decision, thereby, denying the lot split.
3. To approve the lot split but modify the conditions of approval.

The proper motion would be:

Pursuant to Resolution No. 79-7, I move to withdraw the appeal (reverse the Commission's decision, etc.) (approve the lot split but modify the conditions of approval by _____).

AYES: Messrs. Bartlett, Faith, Zoolalian, Stuart and Mrs. Ostrye
 NOES: None
 ABSENT: None

Mr. Fazio stated that this is a tract surrounded by the north, south and west by R-H (single family and multiple residential). To the east, public and quasi-public (church and private school). The site is rectangular in shape, having 173.74 feet of frontage along South Alta Vista Avenue and 200 feet in depth with a total area of 34,748 square feet. The site is improved with 2 single family residences, one with a detached two-car garage.

Tent. Tract
 38592 -
 1218-1222
 S. Alta Vista

He also stated that the applicant had originally presented an 18-unit condominium project at the September 12, Planning Commission hearing. The major problems with the original design included insufficient front yard setback, poor trash bin location and general overuse of the land. The project was discussed again at the October 10, meeting and the Planning Commission again denied without prejudice. The project has now been modified somewhat since the October meeting to eliminate some major design problems.

The applicant now proposes construction of 3 two-story condominium structures containing 8 two-bedroom units of 1,060 square feet each and 9 three-bedroom units of 1,233 square feet each totalling 19,577 square feet of floor area. The center unit was flipped to give more yard area for each unit and one of the units was eliminated from the center area, giving space for the trash bins and the pool. As it now stands there are no objections from the Planning Commission.

Mrs. Ostrye opened the public hearing.

Mr. Mike Muding, came forward and spoke on the project and said he would like to see it approved.

Mike Muding

As no one else came forward to speak, the public hearing was closed.

It was moved by Mr. Stuart, seconded by Mr. Zoolalian pursuant to Resolution 79-7 to approval Tentative Map for Tract 38592, subject to the conditions as outlined in the staff report and reflecting any comments made during the public hearing. The motion carried by the following roll call vote:

AYES: Messrs. Bartlett, Faith, Zoolalian, Stuart and Mrs. Ostrye
 NOES: None
 ABSENT: None

Mr. Fazio stated that this is a 9-unit condominium development surrounded by R-H property and developed with commercial and industrial uses to the south, east and west and single family residences to the north.

Tent. Tract
 38958
 405 & 413
 W. Duarte

The proposed site will be a consolidation of 3 existing parcels totalling 32,647 square feet. Subject property is a through lot having 170 feet of frontage along Duarte Road and 172 feet of frontage along Genoa Street. Improvements to the property include four older residential buildings and several accessory structures to be removed.

Mr. Fazio then showed slides of the area, after which Mrs. Ostrye opened the public hearing. As no one came forward the public hearing was closed.

It was moved by Mr. Zoolalian, seconded by Mr. Stuart pursuant to Resolution No. 79-7 to approve Tentative Map for Tract 38958, subject to the conditions as outlined in the staff report. The motion carried by the following roll call vote:

AYES: Messrs. Bartlett, Faith, Zoolalian, Stuart and Mrs. Ostrye
 NOES: None
 ABSENT: None

At this time Councilmember Faith declared a conflict of interest and stated that he has a client attorney relationship with the applicant and would like to be excused from all discussions.

Appeal Re:
 LV 79-12
 Lot Split
 1104 Briarcliff

Mr. Fazio then stated that this was an appeal to determine if Planning Commission's approval of 3 lot splits involving lot width and frontage variances should be reversed. This is in the R-E (Residential Estate) zone, however, subject property is located in the Hillside Moratorium area and is included in the subsequent studies.

Properties surrounding the site are designated R-E and are developed with single-family residences. Currently, parcel 1 is improved with a single family residence having ± 182 feet frontage totalling 64,904 square feet. Parcel 2 is improved with a single family residence

having \pm 60 feet frontage totalling 58,370 square feet. Both parcels are served by a 27 foot wide private way extending 380 feet in length. In addition, the property abutting parcel 1 southerly is serviced from the same private way.

Mr. Fazio also showed slides of the area and subject property pad, on which the proposed unit is to be placed.

Mrs. Ostrye then opened the public hearing.

Mr Kenneth Kentner, 321 North Madison Avenue, came forward and stated that he had a meeting with Mr. Stewart who lives at 1110 Briarcliff Road, Mr. Zoolalian and some of the people from the area were also present. He laid out the plan and showed them where the house was going to be placed. He had a discussion with each and everyone of the people present. He said that he had heard about slippage of the soil and said that he would not build the house until a soil report was received from an engineering company, because it is one of the requirements in the hillside area and must pass inspection before a house can be built.

Kenneth Kentner

Mr. Kentner further discussed the type of building to be built, where it would be located on the pad. He felt there would be no problems with slippage of soil and that the area would be improved.

Mr. Russ Stewart, 1110 Briarcliff Road, came forward and presented a petition containing 25 signatures, representing 13 homes. He stated that there are 20 homes on the street. The reason the others were not asked to sign the petition was because they had a conflict of interest due to their being members of the Council, Planning Commission, etc.

Russ Stewart

Mr. Stewart then read off a list of arguments that they had listed for denial of the appeal, and analysis of what they would like to see done and recommended Council action. The arguments for denial are as follows:

1. That there are no exceptional or extraordinary circumstances or conditions applicable to the property which do not apply generally to other property in the same zone and neighborhood; except that the only new condition that exists is solely monetary.
2. That such a variance should not be granted for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the same neighborhood in which the property is located, as the applicants are land speculators and developers rather than owner builders and will be developing the property solely for profit.
3. That granting of a variance, while not on the surface being materially detrimental to the public welfare or injurious to property and improvements in the same zone and neighborhood in which the property is located, there should be a responsibility shared by the City of Monrovia and applicants, as the contractors and/or developers liability ceases upon the sale of the property.
4. The creation of a third lot will, in fact, be an infringement upon the privacy now enjoyed by the surrounding property in the same zone and neighborhood in which the property is located.
5. When the zone and neighborhood in which the property is located was originally developed, each parcel of property was required to have a 33 foot frontage on a dedicated street as required by the Monrovia Municipal Code. A variance was granted to parcels 1 and 2 to be serviced by a private drive over a natural grade with certain conditions, not all of these conditions have been met (the recording of an easement across parcel 1 granting ingress and egress to parcel 1 was never recorded.
6. On at least two occasions a request for a lot split involving parcel 1 and 2 was denied the Council and/or the Commission; once about 1962-3, and again about 10 years later; none of the conditions cited then or now have changed.
7. Negative Conditions:
 - a. Proposed lot is over vegetation land fill.
 - b. History of soil slippage.
 - c. Extensive cutting and/or disturbance of unstable soil may cause soil slippage at future date.
 - d. No assurance to adjoining property and improvements in the same zone and neighborhood in which the property is located that soil slippage will not now or in the future occur causing damage to surrounding property and neighborhood.

Analysis - While the Planning Commission has attached certain conditions, we feel that the following conditions must also be added for the public safety of the same zone and neighborhood in which the property is located:

1. Soil to be removed to a depth of 5 to 7 feet below vegetation fill and refilled to a compaction pursuant to Monrovia Municipal Code for hillside development.
2. That the proposed dwelling be built to the southernmost portion of proposed parcel using a minimal disturbance to and of the existing embankments.
3. That all retaining walls of 3 feet or more in height be of an engineered quality to withstand 3 times normal load per height requirements.
4. That the responsibility for any damage occurring from this development be shared by the City of Monrovia and the applicants.
5. That an insurance bond of not less than \$300,000 be purchased and maintained in force for a period of not less than 25 years to insure against any damage or harm to the public welfare or to property and improvements in the same zone and neighborhood in which the property is located.

Recommended Council Action - Therefore, the Council, after the required public hearing, has two courses of action:

1. To reverse the Commission's decision, thereby, denying the lot split.
2. To approve the lot split but modify the conditions of approval.

John Vadovich, 1105 Briarcliff, came forward and stated that he thought the rules and regulations that the City have are not adequate for the hillside area.

John Vadovich rule

At this time the City Clerk read into the record a written protest from Edward and Bernice Lindemann, 1079 Briarcliff Road.

Letter from
Edward &
Bernice Lindemann

"My wife Bernice and I have owned lot 13, at 1079 Briarcliff Road since the year of 1955; hoping at the time we bouth ti to be able to build a home up in the hills where it was not so crowded. We have never regretted the move even though we like others, were obliged to follow the requirements for building a home. Applying for a permit to build in the RE area meant that you had to have a lot at least 15,000 sq. ft. in size, you had to have at least a 35 ft. frontage on a dedicated road, and your means to and from your home had to be over the frontage on the dedicated street.

Because of these conditions, we had to obtain the property west of Lot 13, out to the dedicated street; because that was the only way we could have access to our building site over this frontage. Mr. and Mrs. W. Welborn had the same problem when they built, on Lot 6, at 1090 Briarcliff Road.

The owners of lots 1104 and 1108 were given a variance to use a private road, rather than their frontage on a dedicated street; this was to be permanently recorded as part of the variance. The city report shows that it was never permanently recorded. But now that they have a different means to enter their property, they would have you give them permission to unload this portion of their property, even though it provides them with part of their requirements to build.

We feel that this is reason enough to turn down the application. May I remind the council of their decision to try to adhere to regulations governing these problems. If the variance is granted then we have two lots that are served only by a private way, which is not permanently recorded." Signed E.F. Lindemann and Bernice Lindemann

As there were no further speakers, Mrs. Ostrye closed the public hearing.

Councilmember Zoolalian stated that he had met with the people at the site and he felt that the layout is complimentary to the area and he sympathizes with the people in the area, but feels that the main objection at this point is the lot split. If it were not for the lot split it would not be a valid complaint. He felt that he had to go along with the people because he is not in favor of the lot split, making the other two already built homes non-conforming as to the 33 feet on a dedicated street.

It was moved by Mr. Zoolalian to deny the lot split.

Councilmember Stuart asked staff if they could put the safeguards, requested by Mr. Russell Stewart, into the requirements as stated. Also, if it was possible to hold the hearing over until the next meeting in order to digest the requiements and additional conditions set up by the property owners.

Mr. Bartlett stated that he felt that they had just received the conditions and he also would like to hold it over.

At this time Mr. Zoolalian withdrew his motion. It was moved by Mr. Stuart, seconded by Mr. Bartlett and carried to hold this matter over until January 2, 1980.

At this time Mrs. Ostrye convened the Monrovia Redevelopment Agency Meeting and stated this would be a joint meeting with the City Council.

Convened
MRA - 9:05
P.M.

Mr. Fazio briefed the Council on the staff report stating that subject property is located on the northwest corner of Huntington Drive and Alta Vista Avenue. The parcel is rectangular in shape having a 110 foot frontage on Huntington Drive and a 140 foot depth totalling 15,400 square feet. The parcel north of the abutting 16' wide alley (25' x 140') totalling 3,500 square feet is incorporated in this development to provide sufficient off-street parking. Currently, the southerly parcel is improved with a vacant auto body shop and the northerly parcel was utilized as a parking lot for the shop. It was formerly used as an adjunct to the auto dealership in the building adjacent westerly.

Appeal DPR
79-5 Hubinger
Office Bldg.

Mr. Fazio continued stating that the applicant proposes construction of a 9,708 square foot 2-story office building with 33 off-street parking spaces. A 12-foot wide landscaped setback between the building frontage and property line has been provided with additional planter areas around the building and an 8-foot wide landscaped setback along parking lot street frontages. The 110-foot lot frontage on Huntington Drive is 15 feet below the required 125-foot lot width. However, the total area of the parcels (18,900 square feet) exceeds the minimum area requirements by over 3,900 square feet.

The intent of the Redevelopment Agency is to concentrate automotive dealerships and related automotive uses between Ivy and Mayflower Avenues along Huntington Drive. The property in question is within this area. Commercial office uses are a permitted use in the present and proposed commercial zone, however, office development on subject property would be contrary to the objectives of the Agency.

The 125-foot minimum frontage requirement along West Huntington Drive is to encourage lot consolidation to attract major dealerships into this area, as well as, expansion of existing dealerships.

Staff is of the opinion that there are two logical directions development could take on this site. First, the dealership to the west (Sierra Autocars) could expand onto subject property, thus providing the use with a strategic corner location. Secondly, an automotive related use could be developed on the site such as, an auto parts store, tire store or auto diagnostic center. This direction in development would be more consistent with the uses in the immediate area.

Mr. Fazio then showed slides of the corner and surrounding properties.

Mrs. Ostrye then opened the public hearing.

Mr. Hubinger, 2255 Hillview, Laguna Beach, spoke in favor of upholding the Planning Commission's decision. He further stated that talks that he had on the lease and lease of the property was not favorable. His parents own the property and income from it is important to them at this time. He is a contractor and has developed the building plan for the office building and on the bottom floor could be for retail sales and the second floor could house office space. He has had one or two contacts with Mr. Hoffman on the property, but price is the important factor.

Mr. Hubinger

Mr. Lathrop Hoffman, 3335 W. Huntington Drive, stated that he is for the appeal. He felt that an office at this location would be detrimental to the City's plan to development automobile row. The sales tax derived from the sale of automobile sales is one of the biggest contributors to the City. Everything should be done to encourage the property to develop for the dealerships. He is protesting the office building because based on the fact that a variance was given to the building on the setback. Neither he or the Agency have been successful in obtaining a favorable price on the property with Mr. Hubinger. He stated that he felt that this was not in the best interest of the City.

Lathrop Hoffman

Jan Marugg, Executive Vice President of the Monrovia Chamber of Commerce came forward and spoke in favor of the appeal. It is most important that the area be developed according to the plan for automobile row.

Jan Marugg

Mr. Rod Gunn, Director of Community Development, asked if he could have Mrs. Ostrye recess the hearing temporarily so that he could meet with both Mr. Hoffman and Mr. Hubinger. The meeting was continued.

Rod Gunn

Upon reconvening, Mr. Gunn suggested that it would be best if the hearing could be continued until the next meeting. Mayor Ostrye so ordered.

Mr. Fazio also showed slides of the area and subject property pad, on which the proposed unit is to be placed.

Mrs. Ostrye then opened the public hearing.

Mr Kenneth Kentner, 321 North Madison Avenue, came forward and stated that he had a meeting with Mr. Stewart who lives at 1110 Briarcliff Road, Mr. Zoolalian and some of the people from the area were also present. He laid out the plan and showed them where the house was going to be placed. He had a discussion with each and everyone of the people present. He said that he had heard about slippage of the soil and said that he would not build the house until a soil report was received from an engineering company, because it is one of the requirements in the hillside area and must pass inspection before a house can be built.

Kenneth Kentner

Mr. Kentner further discussed the type of building to be built, where it would be located on the pad. He felt there would be no problems with slippage of soil and that the area would be improved.

Mr. Russ Stewart, 1110 Briarcliff Road, came forward and presented a petition containing 25 signatures, representing 13 homes. He stated that there are 20 homes on the street. The reason the others were not asked to sign the petition was because they had a conflict of interest due to their being members of the Council, Planning Commission, etc.

Russ Stewart

Mr. Stewart then read off a list of arguments that they had listed for denial of the appeal, and analysis of what they would like to see done and recommended Council action. The arguments for denial are as follows:

1. That there are no exceptional or extraordinary circumstances or conditions applicable to the property which do not apply generally to other property in the same zone and neighborhood; except that the only new condition that exists is solely monetary.
2. That such a variance should not be granted for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the same neighborhood in which the property is located, as the applicants are land speculators and developers rather than owner builders and will be developing the property solely for profit.
3. That granting of a variance, while not on the surface being materially detrimental to the public welfare or injurious to property and improvements in the same zone and neighborhood in which the property is located, there should be a responsibility shared by the City of Monrovia and applicants, as the contractors and/or developers liability ceases upon the sale of the property.
4. The creation of a third lot will, in fact, be an infringement upon the privacy now enjoyed by the surrounding property in the same zone and neighborhood in which the property is located.
5. When the zone and neighborhood in which the property is located was originally developed, each parcel of property was required to have a 33 foot frontage on a dedicated street as required by the Monrovia Municipal Code. A variance was granted to parcels 1 and 2 to be serviced by a private drive over a natural grade with certain conditions, not all of these conditions have been met (the recording of an easement across parcel 1 granting ingress and egress to parcel 1 was never recorded).
6. On at least two occasions a request for a lot split involving parcel 1 and 2 was denied the Council and/or the Commission; once about 1962-3, and again about 10 years later; none of the conditions cited then or now have changed.
7. Negative Conditions:
 - a. Proposed lot is over vegetation land fill.
 - b. History of soil slippage.
 - c. Extensive cutting and/or disturbance of unstable soil may cause soil slippage at future date.
 - d. No assurance to adjoining property and improvements in the same zone and neighborhood in which the property is located that soil slippage will not now or in the future occur causing damage to surrounding property and neighborhood.

Analysis - While the Planning Commission has attached certain conditions, we feel that the following conditions must also be added for the public safety of the same zone and neighborhood in which the property is located:

1. Soil to be removed to a depth of 5 to 7 feet below vegetation fill and refilled to a compaction pursuant to Monrovia Municipal Code for hillside development.
2. That the proposed dwelling be built to the southernmost portion of proposed parcel using a minimal disturbance to and of the existing embankments.
3. That all retaining walls of 3 feet or more in height be of an engineered quality to withstand 3 times normal load per height requirements.
4. That the responsibility for any damage occurring from this development be shared by the City of Monrovia and the applicants.
5. That an insurance bond of not less than \$300,000 be purchased and maintained in force for a period of not less than 25 years to insure against any damage or harm to the public welfare or to property and improvements in the same zone and neighborhood in which the property is located.

Recommended Council Action - Therefore, the Council, after the required public hearing, has two courses of action:

1. To reverse the Commission's decision, thereby, denying the lot split.
2. To approve the lot split but modify the conditions of approval.

John Vadovich, 1105 Briarcliff, came forward and stated that he thought the rules and regulations that the City have are not adequate for the hillside area.

John Vadovich rules

At this time the City Clerk read into the record a written protest from Edward and Bernice Lindemann, 1079 Briarcliff Road.

Letter from
Edward &
Bernice Lindemann

"My wife Bernice and I have owned lot 13, at 1079 Briarcliff Road since the year of 1955; hoping at the time we bouth ti to be able to build a home up in the hills where it was not so crowded. We have never regretted the move even though we like others, were obliged to follow the requirements for building a home. Applying for a permit to build in the RE area meant that you had to have a lot at least 15,000 sq. ft. in size, you had to have at least a 35 ft. frontage on a dedicated road, and your means to and from your home had to be over the frontage on the dedicated street.

Because of these conditions, we had to obtain the property west of Lot 13, out to the dedicated street; because that was the only way we could have access to our building site over this frontage. Mr. and Mrs. W. Welborn had the same problem when they built, on Lot 6, at 1090 Briarcliff Road.

The owners of lots 1104 and 1108 were given a variance to use a private road, rather than their frontage on a dedicated street; this was to be permanently recorded as part of the variance. The city report shows that it was never permanently recorded. But now that they have a different means to enter their property, they would have you give them permission to unload this portion of their property, even though it provides them with part of their requirements to build.

We feel that this is reason enough to turn down the application. May I remind the council of their decision to try to adhere to regulations governing these problems. If the variance is granted then we have two lots that are served only by a private way, which is not permanently recorded." Signed E.F. Lindemann and Bernice Lindemann

As there were no further speakers, Mrs. Ostrye closed the public hearing.

Councilmember Zoolalian stated that he had met with the people at the site and he felt that the layout is complimentary to the area and he sympathizes with the people in the area, but feels that the main objection at this point is the lot split. If it were not for the lot split it would not be a valid complaint. He felt that he had to go along with the people because he is not in favor of the lot split, making the other two already built homes non-conforming as to the 33 feet on a dedicated street.

It was moved by Mr. Zoolalian to deny the lot split.

Councilmember Stuart asked staff if they could put the safeguards, requested by Mr. Russell Stewart, into the requirements as stated. Also, if it was possible to hold the hearing over until the next meeting in order to digest the requierements and additional conditions set up by the property owners.

Mr. Bartlett stated that he felt that they had just received the conditions and he also would like to hold it over.

At this time Mr. Zoolalian withdrew his motion. It was moved by Mr. Stuart, seconded by Mr. Bartlett and carried to hold this matter over until January 2, 1980.

At this time Mr. Zoolalian withdrew his motion. It was moved by Mr. Stuart, seconded by Mr. Bartlett and carried to hold this matter over until January 2, 1980.

At this time Mrs. Ostrye convened the Monrovia Redevelopment Agency Meeting and stated this would be a joint meeting with the City Council.

Convened
MRA - 9:05
P.M.

Mr. Fazio briefed the Council on the staff report stating that subject property is located on the northwest corner of Huntington Drive and Alta Vista Avenue. The parcel is rectangular in shape having a 110 foot frontage on Huntington Drive and a 140 foot depth totalling 15,400 square feet. The parcel north of the abutting 16' wide alley (25' x 140') totalling 3,500 square feet is incorporated in this development to provide sufficient off-street parking. Currently, the southerly parcel is improved with a vacant auto body shop and the northerly parcel was utilized as a parking lot for the shop. It was formerly used as an adjunct to the auto dealership in the building adjacent westerly.

Appeal DPR
79-5 Hubinger
Office Bldg.

Mr. Fazio continued stating that the applicant proposes construction of a 9,708 square foot 2-story office building with 33 off-street parking spaces. A 12-foot wide landscaped setback between the building frontage and property line has been provided with additional planter areas around the building and an 8-foot wide landscaped setback along parking lot street frontages. The 110-foot lot frontage on Huntington Drive is 15 feet below the required 125-foot lot width. However, the total area of the parcels (18,900 square feet) exceeds the minimum area requirements by over 3,900 square feet.

The intent of the Redevelopment Agency is to concentrate automotive dealerships and related automotive uses between Ivy and Mayflower Avenues along Huntington Drive. The property in question is within this area. Commercial office uses are a permitted use in the present and proposed commercial zone, however, office development on subject property would be contrary to the objectives of the Agency.

The 125-foot minimum frontage requirement along West Huntington Drive is to encourage lot consolidation to attract major dealerships into this area, as well as, expansion of existing dealerships.

Staff is of the opinion that there are two logical directions development could take on this site. First, the dealership to the west (Sierra Autocars) could expand onto subject property, thus providing the use with a strategic corner location. Secondly, an automotive related use could be developed on the site such as, an auto parts store, tire store or auto diagnostic center. This direction in development would be more consistent with the uses in the immediate area.

Mr. Fazio then showed slides of the corner and surrounding properties.

Mrs. Ostrye then opened the public hearing.

Mr. Hubinger, 2255 Hillview, Laguna Beach, spoke in favor of upholding the Planning Commission's decision. He further stated that talks that he had on the lease and lease of the property was not favorable. His parents own the property and income from it is important to them at this time. He is a contractor and has developed the building plan for the office building and on the bottom floor could be for retail sales and the second floor could house office space. He has had one or two contacts with Mr. Hoffman on the property, but price is the important factor.

Mr. Hubinger

Mr. Lathrop Hoffman, 3335 W. Huntington Drive, stated that he is for the appeal. He felt that an office at this location would be detrimental to the City's plan to development automobile row. The sales tax derived from the sale of automobile sales is one of the biggest contributors to the City. Everything should be done to encourage the property to develop for the dealerships. He is protesting the office building because based on the fact that a variance was given to the building on the setback. Neither he or the Agency have been successful in obtaining a favorable price on the property with Mr. Hubinger. He stated that he felt that this was not in the best interest of the City.

Lathrop Hoffman

Jan Marugg, Executive Vice President of the Monrovia Chamber of Commerce came forward and spoke in favor of the appeal. It is most important that the area be developed according to the plan for automobile row.

Jan Marugg

Mr. Rod Gunn, Director of Community Development, asked if he could have Mrs. Ostrye recess the hearing temporarily so that he could meet with both Mr. Hoffman and Mr. Hubinger. The meeting was continued.

Rod Gunn

Upon reconvening, Mr. Gunn suggested that it would be best if the hearing could be continued until the next meeting. Mayor Ostrye so ordered.

4



City of Monrovia

Incorporated 1887

415 SOUTH IVY AVENUE - MONROVIA, CALIFORNIA

Phone 359-3231

91016

APPLICANT: Ralph Alfieri & Kenneth Kentner DATE: 12-20-79
ADDRESS: 7 North Fifth Avenue APPLICATION: LV79-12
Arcadia 91006
PROPERTY SITE: 1104 & 1108^N Briarcliff Road
REQUEST: Appeal of Planning Commission's approval of 3-lot split.

The above request was presented to the City Council
at their regular meeting on 12-18-79.

The following action was taken: Held over to January 2, 1980 meeting.

Approval of this request does not constitute a building permit. Obtain same at this office before starting construction.

NOTE: Decisions of the City Council are final, unless a written appeal is filed with the Community Development Department within ten (10) days from said decisions.

Very truly yours,

RODNEY L. GUNN, DIRECTOR
Community Development Department

cc:

MINUTES OF THE REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY
OF MONROVIA, HELD TUESDAY,
JANUARY 2, 1980, AT 7:30 P.M., IN
THE COUNCIL CHAMBERS

The Invocation was given by Reverend John Blewitt, of the First Presbyterian Church and the Pledge of Allegiance was led by Councilmember Zoolalian.

Invocation
& Pledge of
Allegiance

Present at roll call: Councilmembers Bartlett, Faith, Zoolalian and Stuart

Roll Call

Absent: Mayor Ostrye

It was moved by Mr. Bartlett, seconded by Mr. Faith and carried to approve the minutes of November 20, 1979.

Approval
of Minutes

Mr. Ovrom briefed the Council stating that this was a continued hearing from the last meeting. Staff had no further input on the subject and this was a Council decision to hold the appeal over to this meeting. The public hearing was closed, but if the Council so desired they could reopen it for further input.

Public Hearings
Lot Split -
1104 Briarcliff

Mayor Pro Tem, Paul Stuart reopened the public hearing.

Mr. Russell Stewart came forward and stated that he does not have much more to add than what he said at the last meeting, but in 1973 a lot split was proposed and was denied. He then pointed out on the map the necessary cuts it would take to build the house at the stated location and said that the cut would be detrimental to the house on the adjacent lot.

Russell Stewart

At this time Mr. Gunn stated that staff could not confirm the lot split in 1973 as they were unable to find any information on it.

John Vedovich, 1105 Briarcliff, spoke against the lot split and stated that you cannot have stable ground under the house as the ground has been slipping in the area.

John Vedovich

Warren Welbourne also came forward and stated that the ground has been slipping and some houses have cracks in them and he felt that this is a bad situation to have another house built on unstable ground.

Warren Welbourne

Ed Lindermann and Polly and Herb Rose also came forward and spoke against the lot split.

Mr. Gunn stated that Mr. Mike Brown had obtained the 33-foot easement running parallel to the property and with that 33-foot easement he now had enough property to perform the lot split legally without a variance.

Rod Gunn

At this time Mr. Stuart closed the public hearing.

After discussion by the Council, it was moved by Mr. Zoolalian, seconded by Mr. Bartlett to approve the lot split and modify the conditions subject to specific site plan approval, soil report and grading plan. The motion carried by the following roll call vote:

AYES: Messrs. Bartlett, Zoolalian and Stuart
NOES: None
ABSENT: Mrs. Ostrye
ABSTAINED: Mr. Faith

At this time Mr. Stuart convened the Monrovia Development Agency Meeting.

Convened
MRA - 8:15

Upon reconvening the City Council meeting, Mr. Stuart asked if there was anyone in audience who wished to speak.

Oral Communication

Mrs. Alberta Alten, 320 E. Greystone Avenue, came forward requesting a change in the Animal Ordinance. She stated that she has 5 dogs and 3 horses on a piece of property that is approximately 60 square feet less than one acre. She has never had any complaints from her neighbors and she is known to have a love for dogs and animals. She does pick up stray dogs and finds new homes for them. She has been cited because she had called the animal control about a stray dog she had picked up and she had stated to them that she would find a home for the dog. When the animal control officer found that she had the 5 dogs and 3 horses she was cited for having more than the permitted 3 by the ordinance.

Alberta Alten

City of Monrovia

Incorporated 1887

415 SOUTH IVY AVENUE . MONROVIA, CALIFORNIA

Phone 359-3231

91016

APPLICANT: Ralph Alfieri & Kenneth Kentner

DATE: 01-10-80

ADDRESS: 7 North 5th Avenue, Arcadia, CA 91006

APPLICATION: LV79-12
"PM #12903"

PROPERTY SITE: 1104 & 1108 Briarcliff Road

REQUEST: To determine if Planning Commission's approval of three (3) lot split involving lot width and frontage variances should be reversed. The above request was presented to the City Council at their regular meeting on 01-02-80.

The following action was taken: Please see attached.

Approval of this request does not constitute a building permit. Obtain same at this office before starting construction.

NOTE: Decisions of the City Council are final, unless a written appeal is filed with the Community Development Department within ten (10) days from said decisions.

Very truly yours,



RODNEY L. GUNN, DIRECTOR
Community Development Department

cc: Gilbert Engineering
Public Works

Approved the lot split subject to the following condition (*with particular emphasis placed on Items 3 and 8):

1. A final parcel map shall be filed with the city and County Recorder in accordance with the requirements of the subdivision map act.
2. Durable monuments shall be placed per Section 36-59 of the Monrovia Municipal Code.
- *3. Provision shall be made for proper drainage within the subdivision; provision shall also be made to protect adjacent areas from runoff; construction of walls, berms and other drainage devices may be required as determined by the City Engineer.
4. Construction of new driveway approaches shall be in accordance with city standards.
5. The subdivider, at his own expense, shall repair existing curb.
6. Sewer lines and water service lines to the existing houses shall be relocated outside the limits of the newly created lot.
7. The water meters shall be set at the curb.
- *8. A grading plan shall be submitted in accordance with the requirements of Article I, Chapter 21 of the M.M.C., including, but not limited to the following:
 - a. Required walls.
 - b. Proposed structures.
 - c. Proposed drainage facilities.
 - d. Preliminary soils report based upon adequate test boring or excavation prepared by a registered Civil Engineer shall be filed prior to the final map.
 - e. The grading plan shall be corrected to show final grading elevations when the certificate for final grading is filed.
9. Satisfactory evidence shall be furnished to the city that a permanent, private road easement extending across Parcel 1 to Parcel 2 has been recorded.
10. A site plan showing location and elevation of the proposed dwelling unit and any accessory structures shall be submitted to the Planning Commission for review and approval.

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

*Call
for
resident.*

Kenneth A. Wilch
& Associates CONSULTING
CIVIL
ENGINEERS

3030 WEST MAIN STREET, SUITE 205, ALHAMBRA, CALIFORNIA 91801 • (213) 281-5028

July 7, 1981

City of Monrovia
415 South Ivy Street
Monrovia, California 91016

Attention: Don Hopper
Director of Community Development

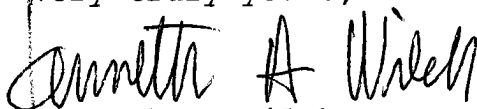
Regarding: Tentative Parcel Map No. 12903

Gentlemen:

We hereby request a one-year extension of time on
Tentative Tract No. 12903.

If you need further information, please do not hesitate
to call me.

Very truly yours,


Kenneth A. Wilch

KAW:bh

July 8, 1981

DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT FOR PLANNING COMMISSION
MEETING OF JULY 15, 1981.

APPLICANT: James Fry
APPLICATION NO.: Parcel Map No. 12903 (continued) LV79-12
LOCATION: 1104 and 1108 Briarcliff Road
EXHIBITS: City Council approval and conditions, site plan and elevations
REQUEST: A retroactive one year extension of PM 12903 and approval of site plan and elevation of proposed dwelling unit.

The Planning Commission approved the parcel map and frontage variances on November 17, 1979 and the City Council upheld the Planning Commission's approval on January 2, 1980.

The applicant wishes to buy the property and record a final parcel map for the site. However, the tentative parcel map expired on January 2, 1981 and the applicant is requesting a one year time extension to January 2, 1982.

The applicant is willing to meet all the conditions imposed by the Planning Commission and City Council (attachment) and is submitting a site plan showing the location and elevation of the proposed dwelling unit and any accessory structures at this time for Planning Commission review and approval (condition 10).

Staff has no objections to the retroactive time extension because if the project was resubmitted "as is" the same conditions would be imposed.

Consequently, staff recommends that a one year time extension be given to PM 12903 in order to give the applicant time to record the map and comply to the attached conditions.

P.C. 7/15/81

PARCEL MAP NO. 12903

The Chairman announced that this was a request for a one year extension of time and review of the site plan and elevation.

1104-1608
Briarcliff

Barbara Lynch explained that this was a retroactive one year extension. Staff has no objections.

Mr. Pat McNeil, applicant, stated he would be happy to answer any questions.

It was moved by Commissioner Bonholtzer, seconded by Commissioner Glesby and unanimously carried that a one year time extension be given to PM 12903 to give the applicant time to record the map and comply to the conditions imposed which are as follows:

1. A final parcel map shall be filed with the city and County Recorder in accordance with the requirements of the subdivision map act.
 2. Durable monuments shall be placed per Section 36-59 of the Monrovia Municipal Code.
 3. Provision shall be made for proper drainage within the subdivision; provision shall also be made to protect adjacent areas from runoff; construction of walls, berms and other drainage devices may be required as determined by the City Engineer.
 4. Construction of new driveway approaches shall be in accordance with city standards.
 5. The subdivider, at his own expense, shall repair existing curb.
-
6. Sewer lines and water service lines to the existing houses shall be relocated outside the limits of the newly created lot.
 7. The water meters shall be set at the curb.
 8. A grading plan shall be submitted in accordance with the requirements of Article I, Chapter 21 of the Monrovia Municipal Code, including, but not limited to the following:
 - a. Required walls.
 - b. Proposed structures.
 - c. Proposed drainage facilities.
 - d. Preliminary soils report based upon adequate test boring or excavation prepared by a registered Civil Engineer shall be filed prior to the final map.
 - e. The grading plan shall be corrected to show final grading elevations when the certificate for final grading is filed.
 9. Satisfactory evidence shall be furnished to the city that a permanent, private road easement extending across Parcel 1 to Parcel 2 has been recorded.
 10. A site plan showing location and elevation of the proposed dwelling unit and any accessory structures shall be submitted to the Planning Commission for review



City of Monrovia

Incorporated 1887

415 SOUTH IVY AVENUE . MONROVIA, CALIFORNIA

Phone 359-3231

91016

APPLICANT: Pat McNeil/Real Estate Development

DATE: July 21, 1981

ADDRESS: 10528 Blythe Ave., L.A., Calif. 90064

APPLICATION: P.M. #12903

PROPERTY SITE: 1104 and 1108 Briarcliff Road

REQUEST: A retroactive one year extension of PM #12903 and approval of site plan and elevation of proposed dwelling unit.

The above request was presented to the Planning Commission at their regular meeting on July 15, 1981.

The following action was taken:

APPROVED.

Approval of this request does not constitute a building permit. Obtain same at this office before starting construction.

NOTE: Decisions of the Planning Commission are final, unless a written appeal is filed with the Community Development Department within ten (10) days from said decisions.

Very truly yours,

DONALD R. HOPPER, DIRECTOR
Community Development Department

cc:

Kenneth Wilch and Assoc.
3030 West Main Street
Suite 205
Alhambra, Calif. 91801

PM 12903
1104-1108 BRIARCLIFF

8-13-81
4:00

DON

MR STEWART CAME IN QUESTIONING THE JULY 15, 1981 PC APPROVAL OF ELEVATIONS & SITE PLAN FOR 1104 & 1108 BRIARCLIFF RD. HE SAYS THAT AT THE CC MTGS OF DEC 18, 1979 AND JAN 2, 1980 THAT THE CC ADDED A CONDITION THAT WOULD ALLOW THE RESIDENTS OF THE AREA TO APPROVE THE ELEVATIONS & SITE PLAN. IF YOU LOOK AT THE CC MINUTES OF DEC 18, 1979 MENTION IS MADE OF ADDITIONAL CONDITIONS. HOWEVER ON ^{THE} NEXT MEETING'S MINUTES YOU DON'T FIND ANY MENTION. ON THE CC DECISION LETTER IT DOESN'T MENTION IT EITHER. MR. STEWART SAYS THERE WAS DEFINITELY A CONDITION AND HE WANTS SOME ACTION TAKEN ESPECIALLY BECAUSE P.C. ON JULY 15, 1981 APPROVED THE SITE PLAN AND ELEVATIONS WITHOUT THE NEIGHBORHOODS INPUT. HE WOULD LIKE TO TALK TO YOU ON THIS MATTER. HIS PHON NUMBER IS 358-5419.

PLEASE FIND THE FILE ATTACHED

PC DECISION 7-21-81

CC DECISION 1-2-80

CC MINUTES 12-18-79

CC MINUTES 1-2-80

SITE PLAN APPROVED 7-21-81

APPEAL LETTER TO ALICE
DON TO C. ATTORNEY

*Banks
see me*

August 14, 1981

Monrovia City Council

Re: Parcel Map 12903 - LV 79-12 1104 - 1108 Briarcliff Rd.

Subject:

Appeal the decision of the Monrovia Planning Commission ruling as of July 15, 1981 approving a site and elevation plan of a proposed dwelling unit on subject site.

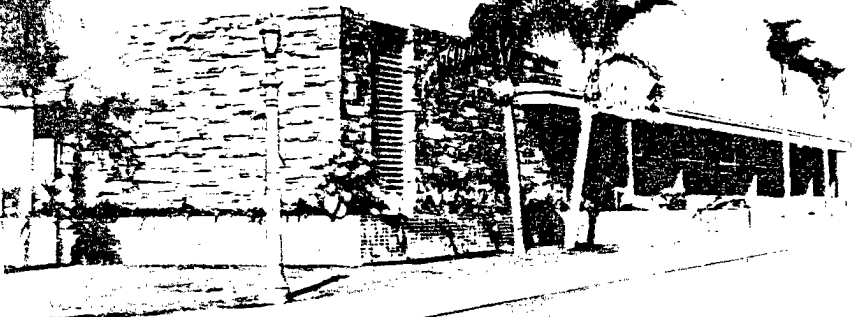
The minutes as of Jan. 2, 1980 regarding subject property are not accurate due to the exclusion of pertinent wording and recommendations by the City Council and agreed upon by the adjacent property owners as conditions for the approval of a lot split.

As a condition for the adjacent property owners removing their objections to the proposed lot split the adjacent property owners were to be notified of any proposed site, elevation or building plan thus affording them the right of input so that their input could also be considered and reviewed before any approval was given.

It is the contention of the adjacent property owners that the site plan approved by the Monrovia Planning Commission July 15, 1981 be revoked and a new hearing be held involving input of the adjacent property owners. The present site plan and structure at this time is not acceptable to the adjacent property owners.

Adjacent Property Owners

<i>Russell Stewart</i>	<i>John S. Vadovich</i>
<i>Kathryn A. Stewart</i>	<i>Gloria Vadovich</i>
<i>Bernice M. Sydeman</i>	<i>Paula Hiffin</i>
<i>Edward H. Ludemann</i>	
<i>Sara J. Welbourn</i>	
<i>Warren C. Welbourn</i>	



City of Monrovia

Incorporated 1887

415 SOUTH IVY AVENUE - MONROVIA, CALIFORNIA

Phone 359-3231

91016

APPLICANT: Richard Monson, MBA
Consolidated Management Enterprises
ADDRESS: 150 No. Santa Anita Ave.
Arcadia, CA 91006
PROPERTY SITE: 1102 Briarcliff

DATE: November 22, 1983

APPLICATION: DR83-25

REQUEST: Review revised site plan. Requires neighborhood notification.

The above request was presented to the Development Review Committee at their regular meeting on November 22, 1983.

The following action was taken:

Approved revised site plan.

Approval letters received by neighbors at:

- 1110 Briarcliff
- 1109 Briarcliff
- 1105 Briarcliff
- 1091 Briarcliff

Approval of this request does not constitute a building permit. Obtain same at this office before starting construction.

NOTE: Decisions of the Development Review Committee are final, unless a written appeal is filed with the Community Development Department within ten (10) days from said decisions.

Very truly yours,

DONALD R. HOPPER, DIRECTOR
Community Development Department

cc:

SEE PLAN FILE

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Sub. C.)

Policy No. _____ Company _____

- Certified copy is hereby furnished.
- Certified copy is filed with the county building inspection department.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date 12/5/90 Applicant Alick Pedratta

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____

Contractor _____ Date _____

- I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code).

Lic. or Reg. No. _____ Date _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

- I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).
- I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent _____

Date _____

JOB ADDRESS 1104 ~~1104~~ Barcliff Hill

Nature of Installation

Plumbing Gas _____ Sewer Water Heater _____

DATE 12/5/90
 PERMIT NO. R41-00 6154
 TOTAL FEES \$ 34.00
 Checked by [Signature]

APPLICATION FOR
PLUMBING PERMIT
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 CITY OF MONROVIA

Owner Name David Carlson
 Address 1104 Barcliff Hill
 City Monrovia Tel. No. 3593191

Contractor Name Pedrette Plumbing
 Address 326 B W. Evergreen Ave
 City Monrovia Tel. No. 3034429
 State Lic. 535475 City Lic. 10A8431

DESCRIPTION OF WORK

No.	ITEM	FEE	
	Filing Fee	5.00	
		8.00	
	5.50 ea.		
FIXTURES	Sink _____ Lavatory _____ Water Closet _____		
	Shower _____ Bath Tub _____ Auto. Washer _____		
	Urinal _____ Wash Tray _____ Floor Drain _____		
	Disposal _____ Dishwasher _____ (Other) _____		
	1 Water Piping System	5.50 ea.	5.50
	Gas Piping System 5.50 _____ Outlets over 5 1.50		
1 Sewer _____ Cap _____ Direct (Saddle) _____	13.50	13.50	
Cesspool or Drywell Back Fill _____	13.50		
Interceptor _____ Gallon Capacity _____	5.50		
Vacuum Breaker or Backflow Device _____	5.50		
Lawn Sprinkler System (inc. Backflow Device) _____	15.50		
Water Heater and-or Vent _____	5.50		
Rainwater Systems (Drains) _____	5.50		
Swimming Pool: 54.00 _____ Private 81.50 _____ Public			
P. Trap _____	5.50		
Miscellaneous: _____			
	Total Fee	<u>34.00</u>	

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

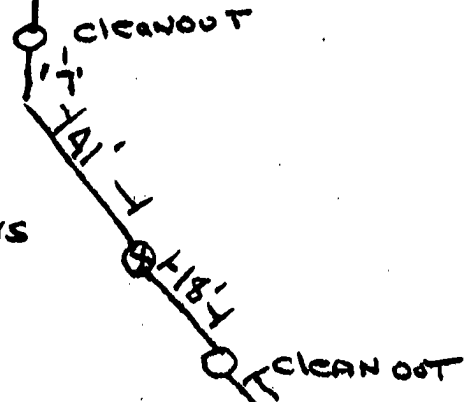
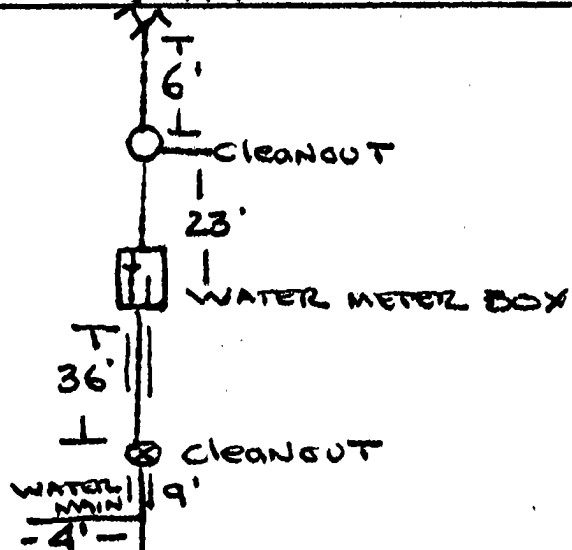
I HEREBY CERTIFY That I am properly registered and/or licensed as required by the City of Monrovia and State of California or that I am the legal owner of the above described residential property.

Signature of Owner Alick Pedratta
 or Authorized Agent

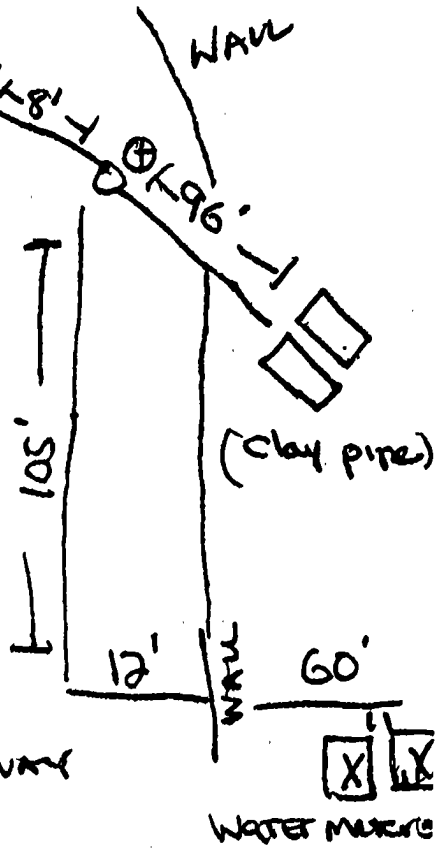
GATE clay pipe

12-21-90

1104 & 1108 BRIARCLIFF
RD



NOTE: RAN TWO 4" ABS SEWERS
SERVICING 1104 and 1108
BRIARCLIFF RD. IN SAME
DITCH ABOVE SEWER LINE RAN
TWO separate water services and
ONE future water service so a total
of (3) 1/4" Type L copper pipe.



DRIVEWAY

WATER METER

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. _____ Company _____

- Certified copy is hereby furnished.
- Certified copy is filed with the county building inspection department.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date 12/5/90 Applicant Keith Pedrotti

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____

Contractor _____ Date _____

- I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code).

Lic. or Reg. No. _____ Date _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

- I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).
- I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent _____

Date _____

JOB ADDRESS 1108 Barclay Hill

Nature of Installation

Plumbing Gas _____ Sewer _____ Water Heater _____

DATE 12/5/90

PERMIT NO R91-006153

TOTAL FEES \$ 20.00

Checked by [Signature]

APPLICATION FOR
PLUMBING PERMIT
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF MONROVIA

Owner Name Mike Brown
Address 1108 Barclay Hill
City Monrovia Tel. No. _____

Contractor Name Pedrotti Plumbing
Address 326 W. Kuersten
City Monrovia Tel. No. 3034429
State Lic. 535475 City Lic. 10A8431

DESCRIPTION OF WORK

No.	ITEM	Fee
	Filing Fee	2.00 15.00
	5.50 ea.	
FIXTURES	Sink _____ Lavatory _____ Water Closet _____	
	Shower _____ Bath Tub _____ Auto. Washer _____	
	Urinal _____ Wash Tray _____ Floor Drain _____	
	Disposal _____ Dishwasher _____ (Other) _____	
1	Water Piping System	5.50 ea. 5.50
	Gas Piping Syster <u>5.50</u> _____ Outlets over 5 _____	1.50
1	Sewer _____ Cap _____ Direct (Saddle) _____	13.50 13.50
	Cesspool or Drywell _____ Back Fill _____	13.50
	Interceptor _____ Gallon Capacity _____	5.50
	Vacuum Breaker or Backflow Device _____	5.50
	Lawn Sprinkler System (inc. Backflow Device) _____	15.50
	Water Heater and-or Vent _____	5.50
	Rainwater Systems (Drains) _____	5.50
	Swimming Pool: <u>54.00</u> _____ Private <u>81.50</u> _____ Public _____	
	P. Trap _____	5.50
	Miscellaneous: _____	
	Total Fee	20.50 34.50

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

I HEREBY CERTIFY That I am properly registered and/or licensed as required by the City of Monrovia and State of California or that I am the legal owner of the above described residential property.

Signature of Owner Keith Pedrotti

or Authorized Agent

Approvals

		Date	Inspector
Supple Plumbing (Grd. Wk.)	<input checked="" type="checkbox"/>	12-20-90	PSO
	(Rough)	<input type="checkbox"/>	_____
	(Finish)	<input type="checkbox"/>	_____
Gas (Grd. Wk.)	(Rough)	<input type="checkbox"/>	_____
	(Finish)	<input type="checkbox"/>	_____
	Sewer	<input checked="" type="checkbox"/>	12-17-90	CSG
Water Heater (Vents)	(Finish)	<input type="checkbox"/>	_____
		<input type="checkbox"/>	_____

REMARKS
Battled Sewer line
OK'd 12-12-90

REMARKS: _____

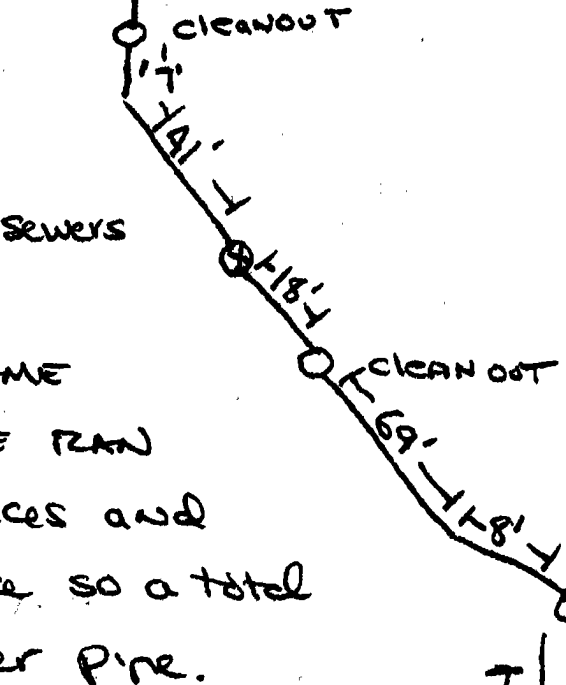
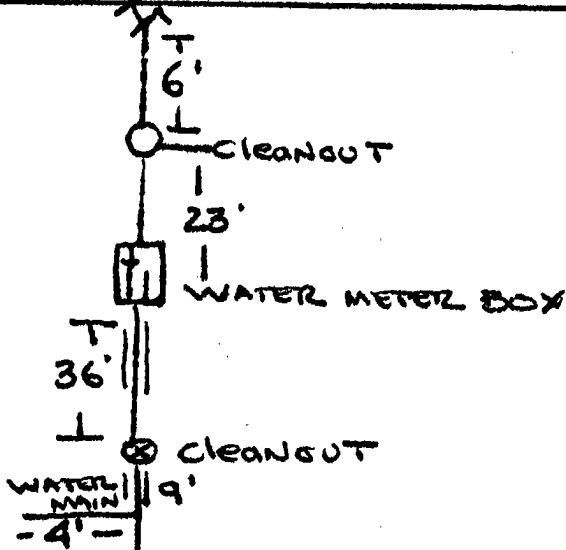
Meter Service Ordered _____
|
— NORTH —
|

SEWER MAP

GATE clay pipe

12.21.90

1104 & 1108 BRIARCLIFF
RD

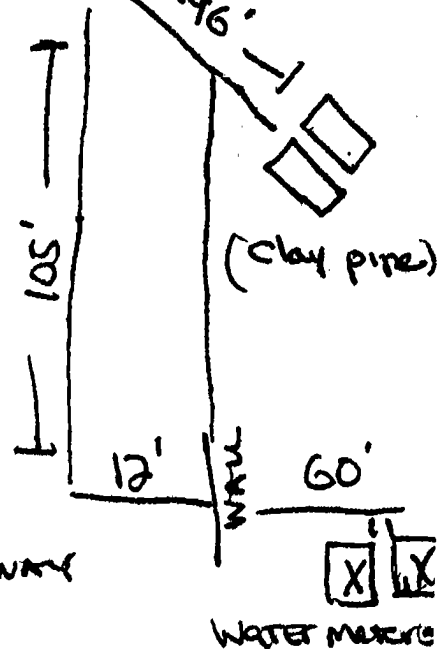


NOTE: RAN TWO 4" ABS SEWERS
SERVICING 1104 and 1108

BRIARCLIFF RD. IN SAME

DITCH ABOVE SEWER LINE RAN

TWO separate water services and
ONE future water service so a total
OF (3) 1/4" Type L copper pipe.



DRIVEWAY

WATER METER

TO BE MICROFILMED
12-26-90

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. _____ Company _____
 Certified copy is hereby furnished.
 Certified copy is filed with the city building inspection department.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date _____ Applicant _____
 NOTICE TO APPLICANT: If after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____
 Contractor _____ Date _____

I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code).

Lic. or Reg. No. _____ Date _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

[Signature] _____ 2-7-92
 Date

CITY OF MONROVIA
 DEPARTMENT OF
 COMMUNITY DEVELOPMENT
 415 S. IVY AVE.
 MONROVIA, CA. 91016
 (818) 359-3231

JOB ADDRESS 1104 Barcliff
 LEGAL DESCRIPTION Book _____ Page _____ Parcel _____

(Legal description may be attached separately if necessary)

APPLICATION FOR BUILDING PERMIT
 BUILDING & PLANNING DIVISIONS
 CITY OF MONROVIA

Use of Structure
 Single Family Duplex
 Unit Apt. Sign
 Commercial Indust.
 Other _____

New _____ Add'n _____ Alter _____ Demo _____
 Description of Work S.H.I.

Name Dave Carlson
 Address 1104 Barcliff
 City Monrovia Tel. No. _____

Name _____ Address _____
 City _____ State _____ Lic. No. _____
 Contractor *[Signature]*

Name _____ Address _____
 City _____ State _____ Lic. No. _____
 Architect *[Signature]*

WORK COVERED BY THIS PERMIT
 Height _____ Ft. Area _____ Sq. Ft.
 No. of Stories _____ Valuation \$ _____
 No. of Bldgs. _____
 Size of Lot _____ Now on Lot _____
 Use of Property _____

Group	Type of Const.	Plan Check	Permit
Checked by	Approved by	Date	2-10-92
		Receipt #	PER-007647
		Fee	\$35.00

ZONING

Zone _____ Fire District _____ Minimum Setbacks
 Required Parking _____ Front _____ Rear _____
 Spaces _____ side _____ side _____
 Special Permits or Conditions _____
 Zoning Approval _____ Date _____

FEES TO BE PAID BEFORE/OR AT TIME OF ISSUANCE OF THE BUILDING PERMIT

School Facility Fee - Sq. Ft. _____ x _____ = _____
 Construction Tax Account No.: 311-32150
 # Bedrooms x \$125. = Construction Tax Fee
 (Max. \$500. per dwelling)

Receipt No.: _____
 Sanitation Fund Account No.: 421-34540

Units x EDU x Zone # Fee = Fee
 _____ x _____ = _____

Receipt No.: _____
 Sewer Deficiency Fund Account No.: 422-34540

Units x EDU x Zone # Fee = Fee
 _____ x _____ = _____

Receipt No.: _____
 L.A. County Sanitation Fee - Receipt No.: _____

Fees to be paid before the issuance of the Sewer Permit.

SPECIAL HOUSING INSPECTION
 THIS IS NOT A BUILDING PERMIT NOR DOES IT EXPRESS ACCEPTANCE OF WORK AT SUBJECT PROPERTY

City of MONROVIA
Department of Community Development • Building Division
415 S. Ivy Avenue, Monrovia, CA 91016-2888
(818) 359-3231

REPORT OF SPECIAL INVESTIGATION

Address 1104 BRIALCLIFF Project No. _____

Description of Building _____

Date of Inspection 2-14-92 Inspector R. CASTELLANO

An inspection was made this date in order to determine what specific actions will be required to bring the building or portion of building noted above into compliance with applicable laws and ordinances of the City of Monrovia. In order to accomplish this, compliance with the items checked off below will be required.

Plans Required. Required plans should be submitted to the Building Division. In most instances plans must be left for plan review. Depending upon current work load, such reviews may take up to 30 days to complete. The Building Division is open Monday through Thursday from 7 a.m. to 6 p.m. and from 8 a.m. to 5 p.m. on Friday. Plan review personnel, however, are available only after 1 p.m.

- 1. Provide a fully dimensioned plot plan which shows the size and location of all buildings on the site.
- 2. Provide a fully dimensioned floor plan for the portion of the building under consideration.
- 3. Provide structural details for _____
- 4. Other (specify) PLOT PLAN SHOWING PATIO COVER
- 5. No plans are required.

Permits Required. The permits indicated below must be obtained for this project. Permits may be obtained from the Building Division. The Building Division is open Monday through Thursday from 7 a.m. to 6 p.m. and from 8 a.m. to 5 p.m. on Friday.

- 6. Obtain a building permit. If plans are required, a building permit can not be issued until the plans have been reviewed and approved by a plan reviewer.
- 7. Obtain a Plumbing permit for _____
- 8. Obtain a Mechanical permit for _____
- 9. Obtain an Electrical permit for _____

Comments: PERMIT FOR PATIO



APPLICATION FOR
SPECIAL HOUSING INSPECTION

Department of Community Development • (818) 359-3231

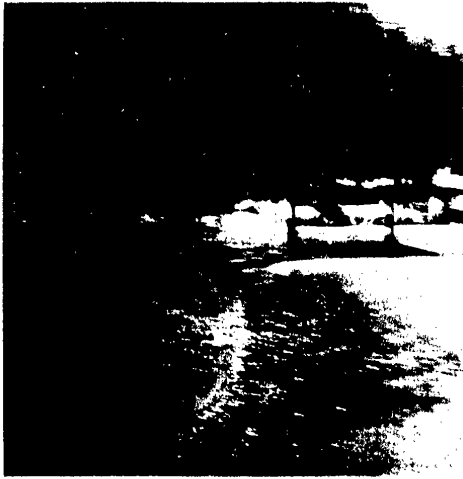
Required Supplemental Information

Address: 1104 Bnardcliff

Full Description of Portion of Building to be Inspected: _____

- Electrical (Panel)
- Plumbing
- * - soil / structural } * garage off house
- ADDITIONS
- ROOF

A Special Housing Inspection is not a building permit, nor does it express acceptance of work performed at the subject property. See reverse side for additional information.



ATTACHMENT C:
Supplemental Research Data

1989

CITY OF ARCADIA CITY OF MONROVIA

870804
871020
890317

BK. 8689

ANGELES NATIONAL FOREST

T.I.N., R.I.I.W.

BK. 5765

15-

15 14

T

14

13

13

10

13

13

R.I.W.
R.I.W.

NORTH CANYON BLVD.



BK. 8689

BK. 8527

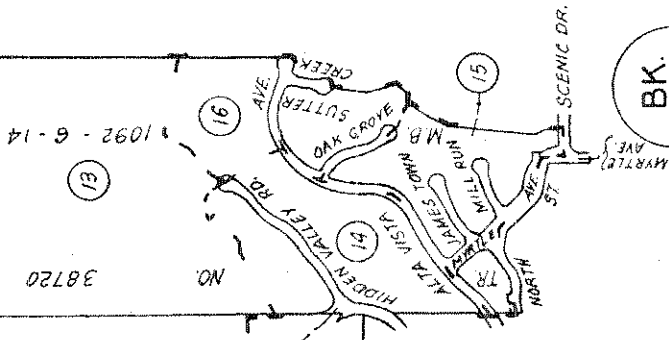
BK. 8523

BK. 8520

BK. 8503

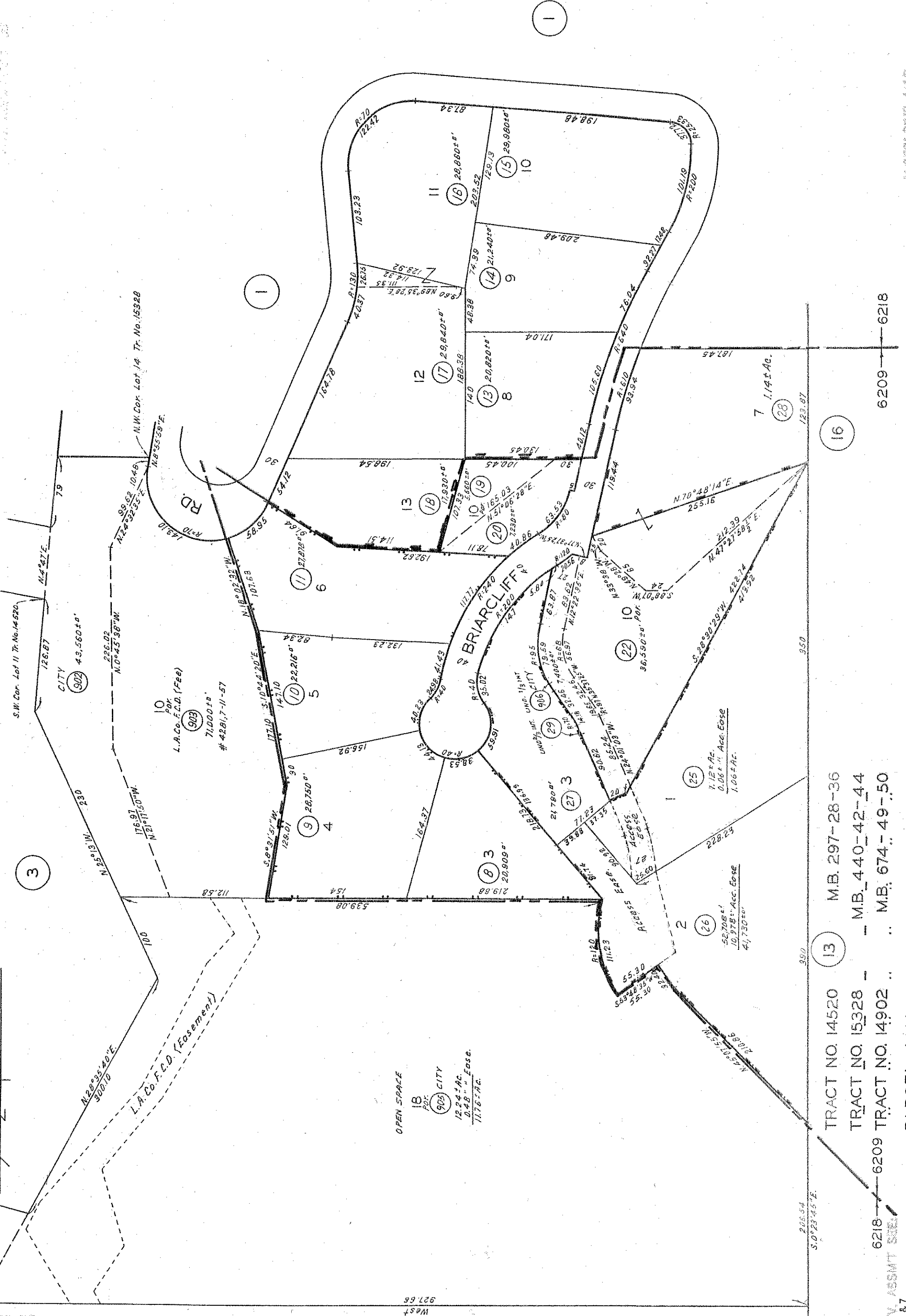
BK. 5771

SEE INDEX MAP II



SCALE 1" = 100'

2002



- TRACT NO. 14520 (13) M.B. 297-28-36
- TRACT NO. 15328 (14) M.B. 440-42-44
- TRACT NO. 14902 (15) M.B. 674-49-50
- TRACT NO. 14520 (16) M.B. 145-84-85

FOR PRIV. ASSMT SEE
8522-1,5 & 7



Aerial Photograph Illustrating Property at 1104 Briarcliff Road, Monrovia, Los Angeles County, California.

PARCEL MAP NO 12903

IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOTS 1 AND 2, TRACT NO. 14902,
AS SHOWN ON MAP RECORDED IN BOOK 674 PAGES 49 AND 50
OF MAPS, RECORDS OF LOS ANGELES COUNTY

FILED
17 3 pm
145
84
OF PARCEL MAPS
LOS ANGELES COUNTY, CA.
Registrar-Recorder
W. Clements
Deputy
8.00

81-1016941
81-1016941

SUBDIVIDER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE SUBDIVIDERS OF THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

Michael H. Brown Nancy I. Brown
MICHAEL H. BROWN, SUBDIVIDER NANCY I. BROWN, SUBDIVIDER
Udo Jaehrling Reginald Queisenberry
UDO JAEHRLING, SUBDIVIDER REGINALD QUEISENBERRY, SUBDIVIDER

ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MICHAEL H. BROWN ON JULY 1, 1981. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Kenneth A. Wilch
KENNETH A. WILCH, RCE 18713

RECORD DATA TAKEN FROM TRACT NO. 14902, M.B. 674-49/50.

CITY ENGINEER'S CERTIFICATE:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF LOCAL ORDINANCE.

DATED: 9-10-81
John J. [Signature]
CITY ENGINEER, CITY OF MONROVIA

COUNTY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF SUBDIVISION MAP ACT.

DATE: SEP 10 1981 BY Robert [Signature]
COUNTY ENGINEER
DEPUTY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

ON THIS 13 DAY OF AUGUST, 1981 BEFORE ME Elizabeth Musich, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL H. BROWN AND NANCY I. BROWN KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.



Elizabeth A. Musich
NOTARY PUBLIC

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF MONROVIA TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

DATE: 9-11-81
John [Signature]
CITY TREASURER - CITY OF MONROVIA

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

ON THIS 13 DAY OF AUGUST, 1981 BEFORE ME Elizabeth Musich, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED UDO JAEHRLING AND REGINALD QUEISENBERRY KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.



Elizabeth A. Musich
NOTARY PUBLIC

RECORD OWNERS ARE:

MICHAEL H. BROWN, NANCY I. BROWN,
UDO JAEHRLING AND REGINALD QUEISENBERRY

SCALE: 1" = 50'

SHEET 2 OF 2 SHEETS

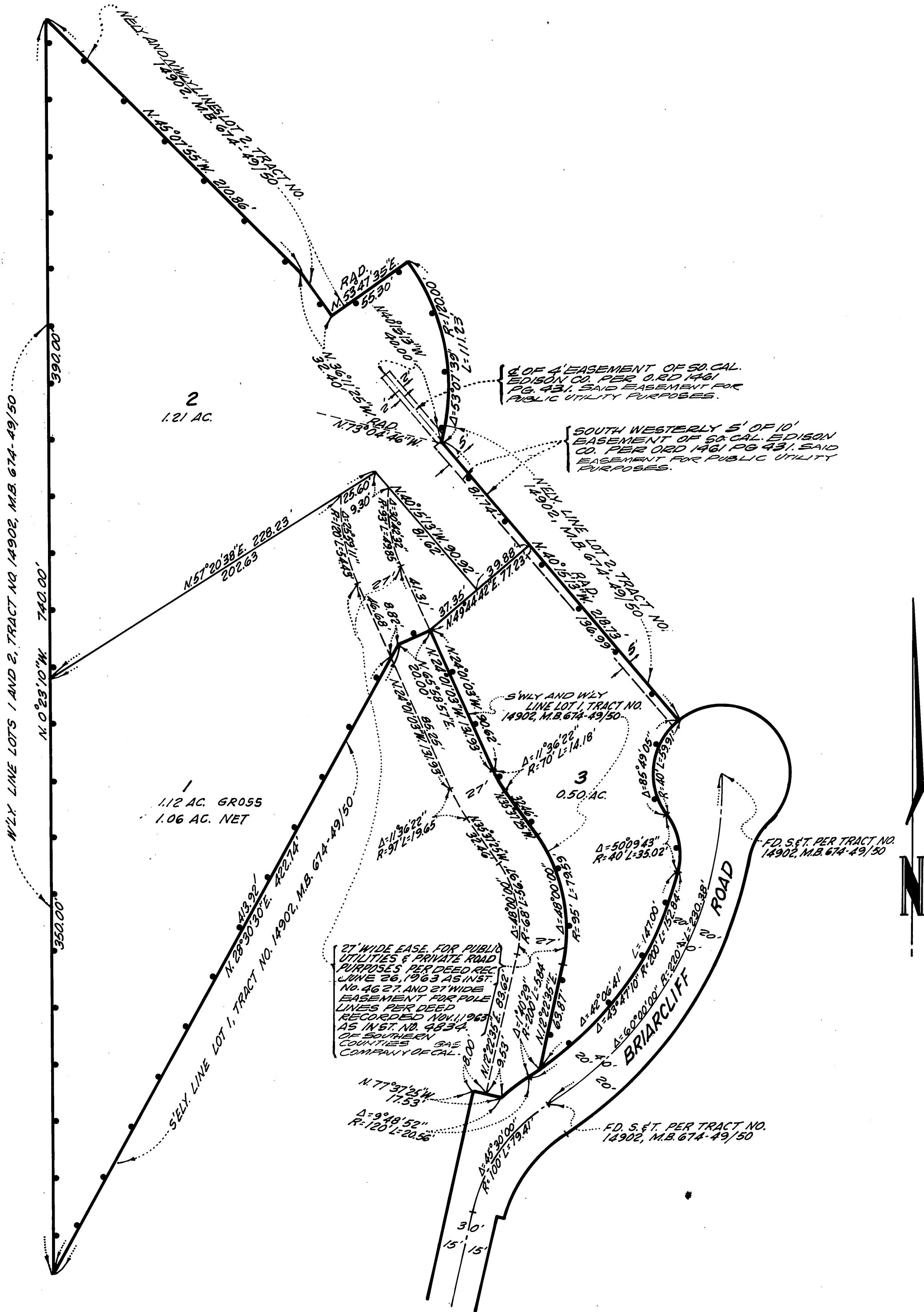
PARCEL MAP NO 12903

IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FILED WITH LOS ANGELES
REGISTRAR-RECORDER
OCT 14 1981

NOTE:
RECORD DATA TAKE FROM TRACT NO. 14902, M.B. 674-49/50

INDICATES THE BOUNDARY OF THE LAND BEING
SUBDIVIDED BY THIS MAP



TRACT N^o 14520 IN THE CITY OF MONROVIA

BEING A PORTION OF THE W 1/2 OF THE
S.W. 1/4 OF SECTION 13, T. 1 N., R. 11 W., S. B. B. & M.
AND THE E. HALF OF THE S. E. 1/4 OF SECTION
14, T. 1 N., R. 11 W., S. B. B. & M.

THE BASIS OF BEARINGS IS THE BEARING N89°27'25"W
ON THE SOUTH LINE OF SECTION 13, T. 1 N., R. 11 W. SHOWN ON SHEET
2 OF C.S.B. No. 745.

Feb 21, 1947
5:30 PM
297
28

OWNERS CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINES; AND HEREBY DEDICATE TO PUBLIC USE OAK GLADE DRIVE, RIDGESIDE DRIVE, NORTH CANYON BOULEVARD, OAK PARK, AND THE EASEMENTS FOR FOOT PATHS, WATER MAINS, AND STORM-DRAINS AS SHOWN UPON SAID MAP WITHIN SAID SUBDIVISION; SUBJECT TO THE RIGHTS AND PRIVILEGES GRANTED TO THE CITY OF MONROVIA UNDER CONDITIONS SET FORTH IN THE EASEMENT FOR PUBLIC ROAD RECORDED ON JUNE 24, 1944 IN BOOK 20955, PAGE 377, O.R. OF LOS ANGELES COUNTY; AND SUBJECT TO EASEMENTS TO THE METROPOLITAN WATER DISTRICT RECORDED IN O.R. 13647-223 AND 13299-18; ALL AS DELINEATED UPON SAID MAP.

CITY OF MONROVIA

Reuel R. Brown Mayor
A. R. Shalant City Clerk

METROPOLE HOLDING COMPANY, INC.

Richard K. Thayer President
Michael Phillips Secretary-Treasurer

BANK OF AMERICA

NATIONAL TRUST AND SAVINGS ASSOCIATION
ASSIGNED TRUSTEE UNDER DEED OF TRUST
RECORDED IN BOOK 23484-96 O.R.

W. B. Whisenand Vice President
W. B. Whisenand Assistant Trust Officer

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }

ON THIS 20th DAY OF JANUARY 1947 BEFORE ME

ARTHUR A. MILLER
A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED
Richard K. Thayer KNOWN TO ME TO BE
THE PRESIDENT, AND M. Penn Phillips
KNOWN TO ME TO BE THE SECRETARY OF Metropole

Holding Company, Inc. THE CORPORATION THAT EXECUTED
THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS
WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE
CORPORATION THEREIN NAMED, AND ACKNOWLEDGED THAT SUCH
CORPORATION EXECUTED THE SAME.

SEAL
(Signed) *Arthur A. Miller*
MY COMMISSION EXPIRES December 1, 1947

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF APPLICABLE SUBDIVISION ORDINANCES OF THE CITY OF MONROVIA HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO CITY RECORDS

A. A. Blakesley
CITY ENGINEER CITY OF MONROVIA

ENTERED

Paul Hewell
5⁰⁰/₂

CITY TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT ALL SPECIAL DIRECT ASSESSMENTS OF WHICH I AM IN CHARGE TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT AND WHICH MAY BE PAID HAVE BEEN PAID IN FULL

Juliana A. Shields
TREASURER OF THE CITY OF MONROVIA
DATED February 17th 1947

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION OF THE STATE OF CALIFORNIA, HEREINAFTER IN THIS CERTIFICATE CALLED "DISTRICT," IS THE OWNER AND IN POSSESSION OF CERTAIN EASEMENTS, RIGHTS OF WAY AND INTERESTS CONVEYED TO SAID DISTRICT BY DEEDS RECORDED SEPTEMBER 24, 1935 IN BOOK 13647, PAGE 223, AND FEBRUARY 6, 1935 IN BOOK 13299, PAGE 18, OF OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND SAID DISTRICT RESERVES TO ITSELF AND ITS SUCCESSORS AND ASSIGNS ALL EASEMENTS, RIGHTS OF WAY AND INTERESTS OWNED OR POSSESSED BY SAID DISTRICT WITHIN THE SUBDIVISION HEREINAFTER MENTIONED, AND SAID DISTRICT, SUBJECT TO THE FOREGOING RESERVATION, HEREBY CONSENTS TO THE MAKING AND RECORDATION OF THE ANNEXED MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER LINES ON SAID MAP AND TO THE DEDICATION TO THE PUBLIC USE FOR STREET PURPOSES OF THE BOULEVARD, FOOT-PATHS, AND DRIVES SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

CITY COUNCIL APPROVAL

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MONROVIA BY MOTION PASSED ON THIS 17th DAY OF FEBRUARY 1947 APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC FOR STREET PURPOSES THE BOULEVARD AND DRIVES SHOWN ON SAID MAP AND HEREIN OFFERED FOR DEDICATION AND ACCEPTED ON THE BEHALF OF THE CITY OF MONROVIA THE PUBLIC UTILITY EASEMENTS SO DESIGNATED ON SAID MAP & OAK PARK, AS SHOWN THEREON DATED THIS 17th DAY OF FEBRUARY 1947

A. R. Shalant
CITY CLERK OF CITY OF MONROVIA

THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

ATTEST: *Julian Hinds*
GENERAL MANAGER AND CHIEF ENGINEER

CITY PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MONROVIA
THIS 16th DAY OF JULY 1946

Grace L. Robinson
SECRETARY OF MONROVIA CITY PLANNING COMMISSION

A. L. Gram
EXECUTIVE SECRETARY

APPROVED AS TO FORM
James H. Howard
GENERAL COUNSEL

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }

ON THIS 17th DAY OF JANUARY, 1947, BEFORE ME, RUTH K. THIERS, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JULIAN HINDS AND A. L. GRAM, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

Ruth K. Thiers
NOTARY PUBLIC IN AND FOR THE
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

Certificate of Survey

I, W. B. WHISENAND, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 9 SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION December 1946 AND THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITION AND CHARACTER ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

W. B. Whisenand
SIGNATURE R.E. NO. 5290

THE SIGNATURES OF OWNERS OF RIGHTS OF WAY OVER THE SOUTHWEST QUARTER, OF THE SOUTHWEST QUARTER OF SECTION 13 FOR THE TRANSPORTATION OF WATER AND INCIDENTAL PURPOSES, AND PUBLIC ROADS, THE LOCATION OF WHICH CANNOT BE DEFINITELY DETERMINED, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 11587 b OF THE SUBDIVISION MAP ACT, SINCE SAID RIGHTS OF WAY AND RIGHTS ARE OF NO PRACTICAL VALUE AND WHICH SIGNATURES ARE IMPOSSIBLE OR IMPRACTICAL TO OBTAIN.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }

ON THIS 19 DAY OF February 1947 BEFORE ME

M. E. Smith
A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED
Reuel R. Brown KNOWN TO ME TO BE
THE Mayor AND A. R. Shalant
KNOWN TO ME TO BE THE SECRETARY OF City of
Monrovia THE CORPORATION THAT EXECUTED

THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED THAT SUCH CORPORATION EXECUTED THE SAME.

SEAL
(Signed) *M. E. Smith*
MY COMMISSION EXPIRES Oct. 8, 1947

I hereby certify that the above is a true and correct copy of all the records of the City of Monrovia.
Dated Feb. 21, 1947

John M. Shelton

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }

ON THIS 6th DAY OF JANUARY 1947 BEFORE ME

John N. Goriot
A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED
V. O. Farrand KNOWN TO ME TO BE
THE TRUST OFFICER AND E. W. Sebastian
KNOWN TO ME TO BE THE ASSISTANT TRUST OFFICER OF

BANK OF AMERICA NATIONAL
TRUST AND SAVINGS
ASSOCIATION

THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED THAT SUCH CORPORATION EXECUTED THE SAME.

SEAL
(Signed) *John N. Goriot*

TRACT N^o 14520

IN THE CITY OF MONROVIA

Continued on Sheet 6

NOTE—
SET 2" IRON PIPES AT ALL P.I.
INTERSECTIONS OF STREET
CENTER LINES. 12" DEEP

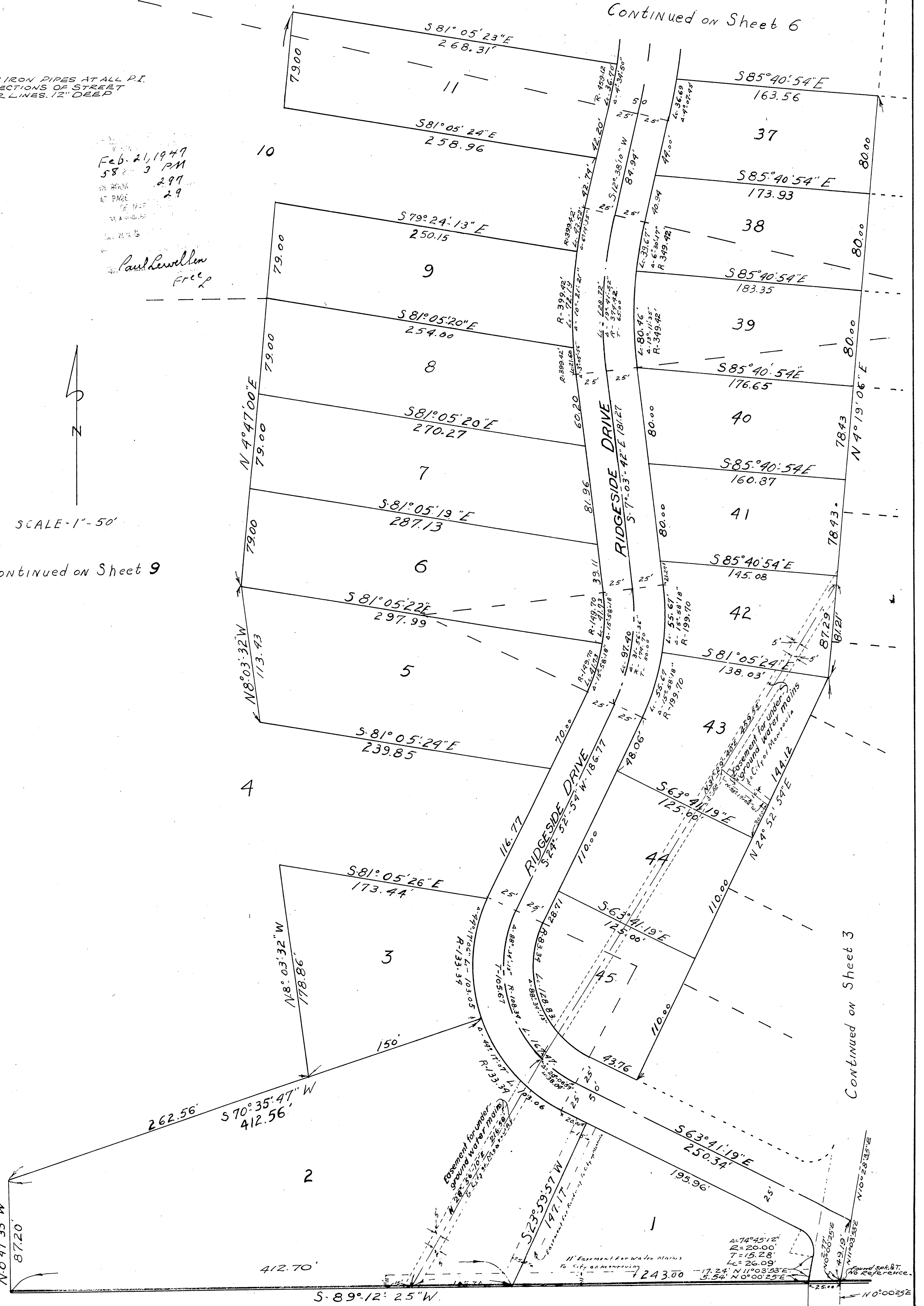
Feb. 21, 1947
5:30 PM
PAGE 297
PAGE 29

Paul Herwell
Free P



SCALE - 1" = 50'

Continued on Sheet 9



Continued on Sheet 3

TRACT N^o 14520

IN THE CITY OF MONROVIA

NOTE -
SET 2" IRON PIPES AT ALL P.I.
INTERSECTIONS OF STREET
CENTER LINES. 12" DEEP

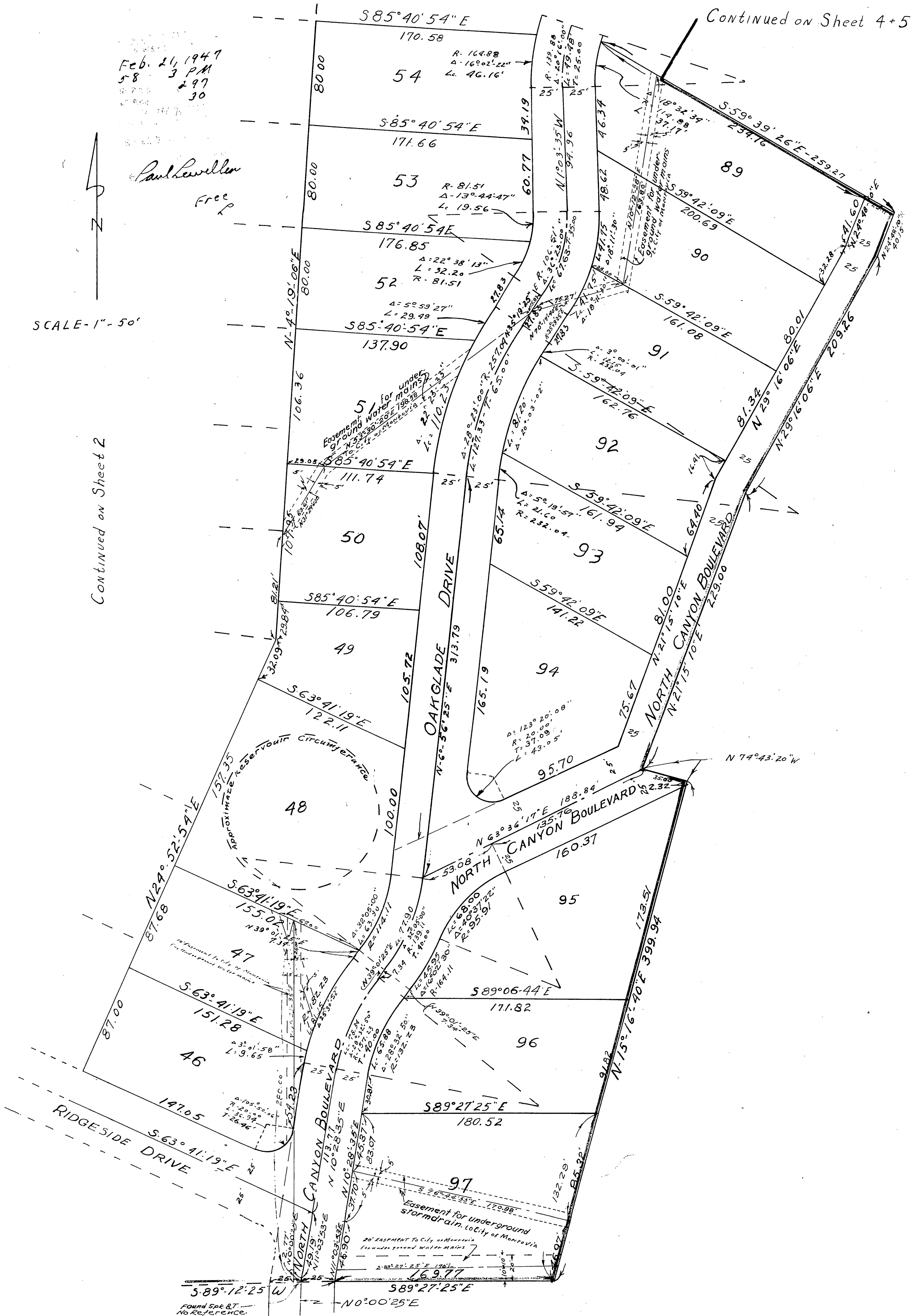
Feb. 21, 1947
5:58 3 PM
297
30

Paul Jeweller
Free P

SCALE - 1" = 50'

Continued on Sheet 2

Continued on Sheet 4+5



Found Spk & T.
No Reference.

TRACT N° 14520

IN THE CITY OF MONROVIA

NOTE -
SET 2" IRON PIPES AT ALL P.I.
INTERSECTIONS OF STREET
CENTER LINES, 12" DEEP.



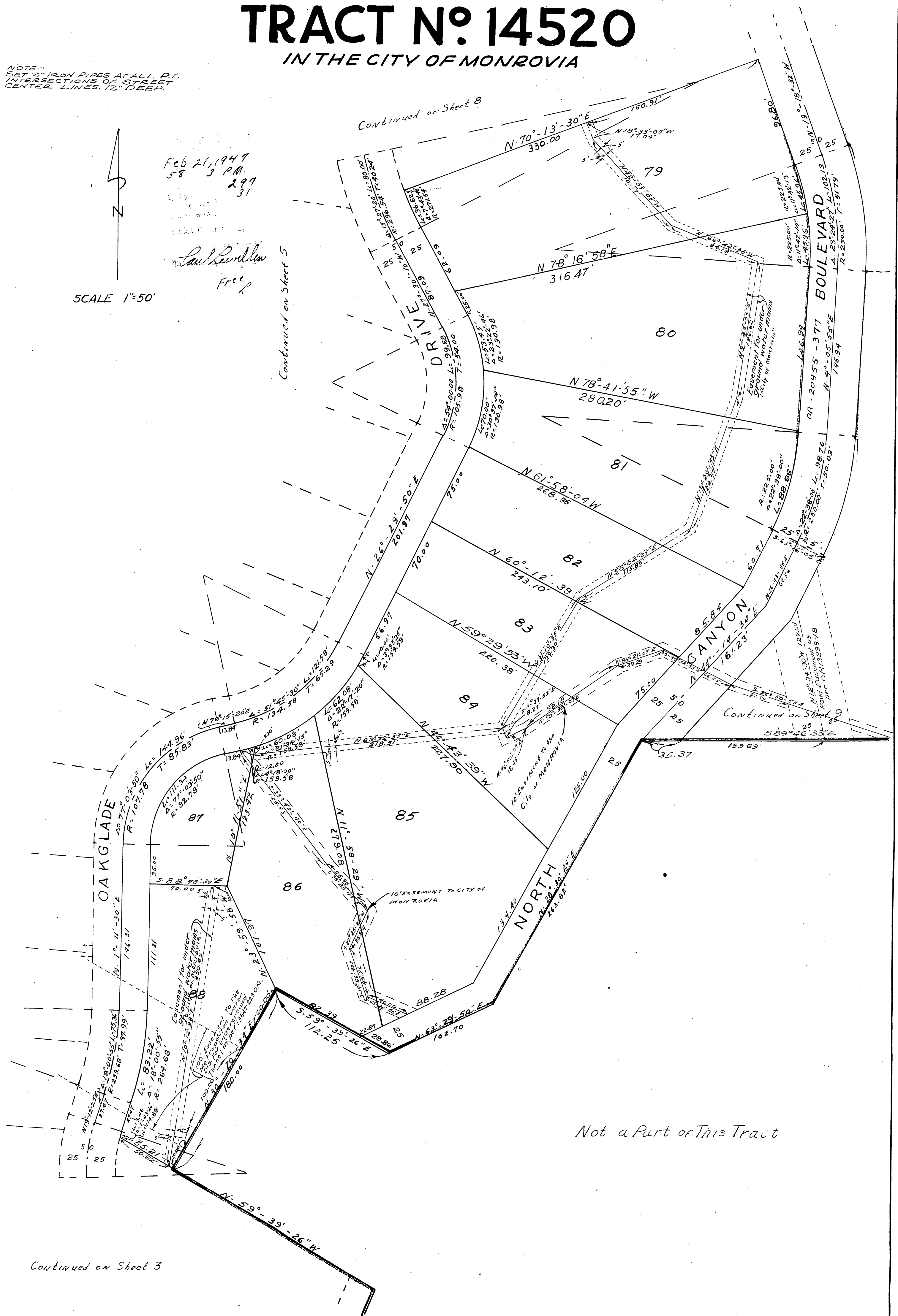
SCALE 1"=50'

Feb 21, 1947
58 3 P.M.
297
31
Paul Sewell
Free

Continued on Sheet 8

Continued on Sheet 5

Continued on Sheet 9



Not a Part of This Tract

Continued on Sheet 3

TRACT N° 14520

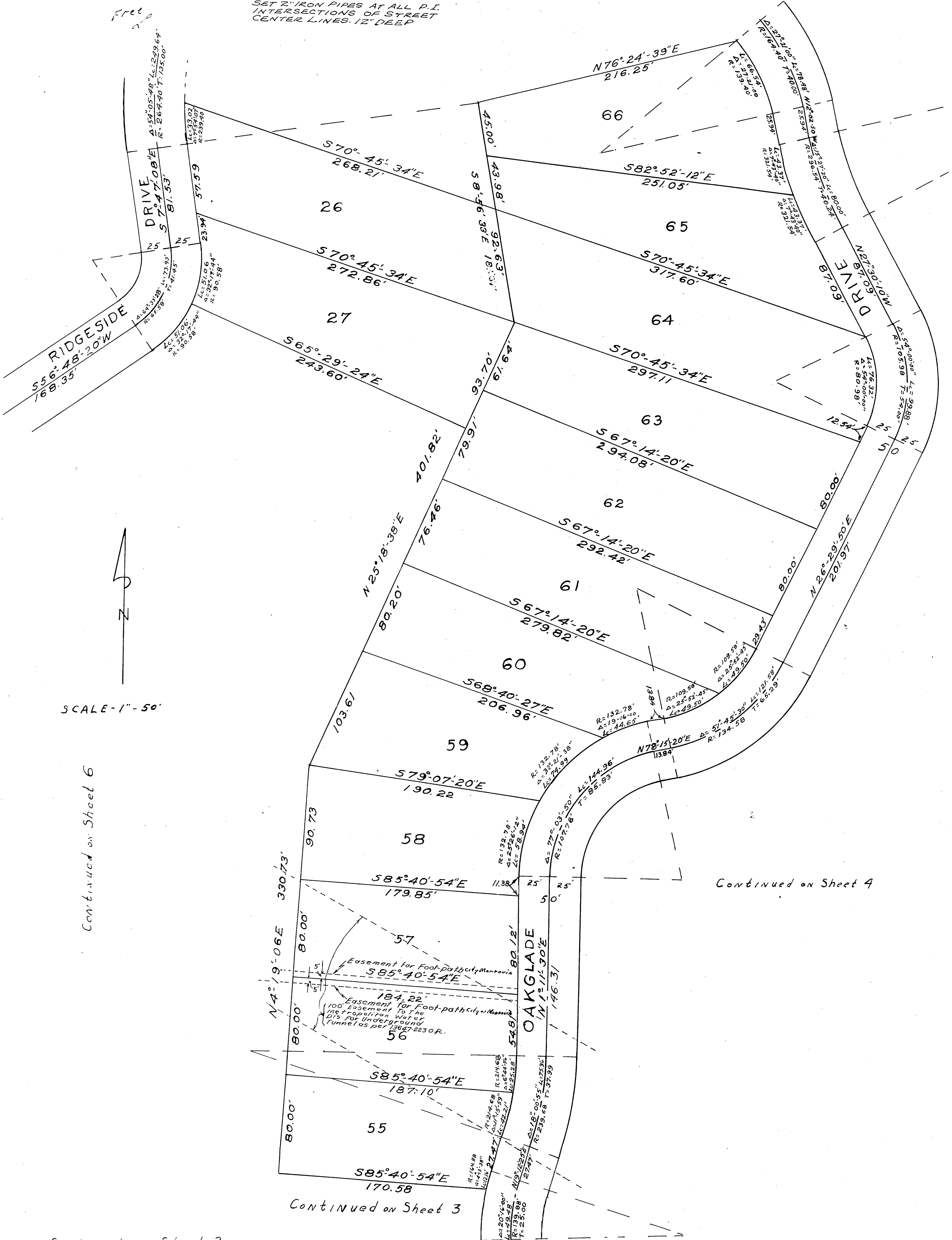
IN THE CITY OF MONROVIA

Continued on Sheet 7

Feb 21, 1947
58 3 PM
297
32

Paul Howells

NOTE -
SET 2" IRON PIPES AT ALL P.I.
INTERSECTIONS OF STREET
CENTER LINES. 12" DEEP



SCALE - 1" = 50'

Continued on Sheet 6

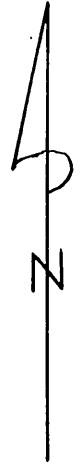
Continued on Sheet 4

Continued on Sheet 3

Continued on Sheet 2

TRACT N^o 14520

IN THE CITY OF MONROVIA



NOTE -
SET 2" IRON PIPES AT ALL P.I.
INTERSECTIONS OF STREET CENTER LINES
12" DEEP.

Feb. 21, 1947
5:58:33 PM
297
33

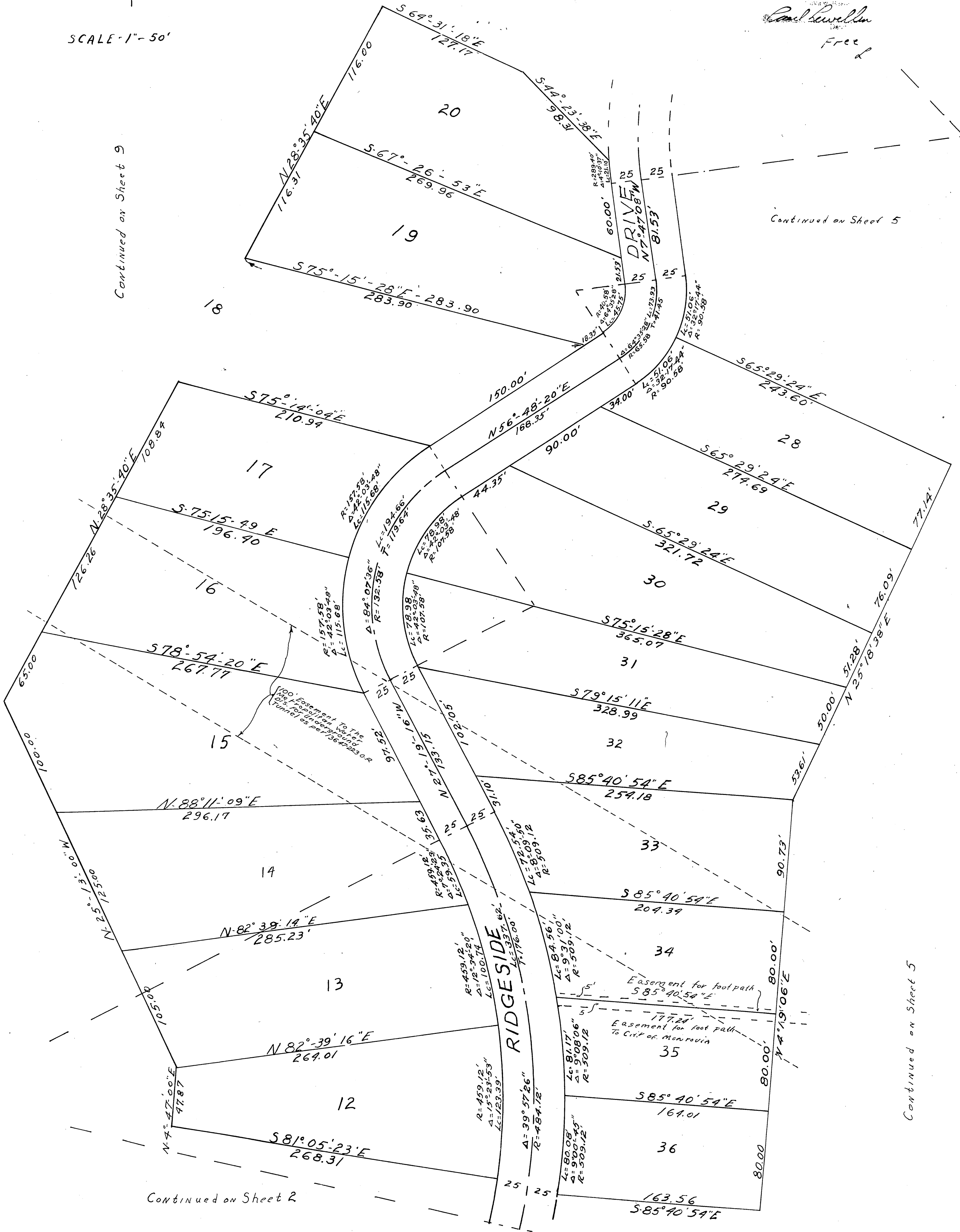
Continued on Sheet 7

Paul Jewell
Free

SCALE 1" = 50'

Continued on Sheet 9

Continued on Sheet 5



Continued on Sheet 2

Continued on Sheet 5

TRACT N° 14520

IN THE CITY OF MONROVIA

NOTE -
SET 2" IRON PIPES AT ALL P.I.
INTERSECTIONS OF STREET
CENTER LINES 12" DEEP

REC'D
Feb. 21, 1947
5 58 3 PM
297
34

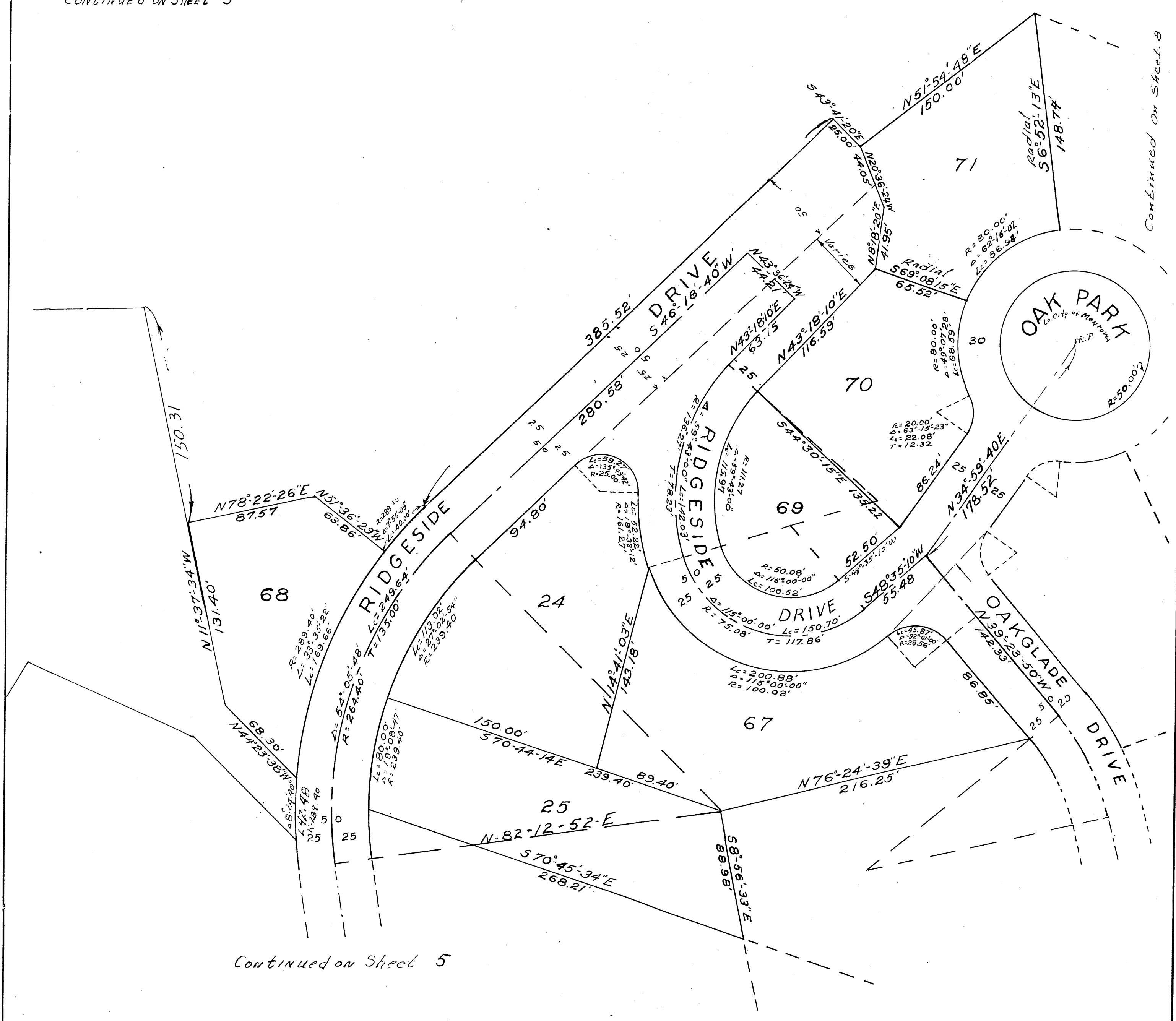
Paul Hewell
Free
P



SCALE - 1" = 50'

Continued on Sheet 9

Continued on Sheet 9

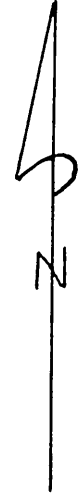


Continued on Sheet 5

Continued on Sheet 8

TRACT N^o 14520

IN THE CITY OF MONROVIA

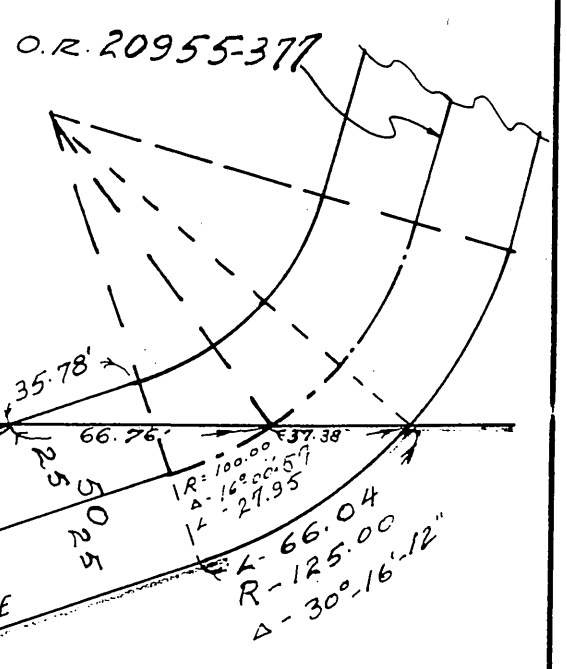


SCALE - 1" = 50'

NOTE -
SET 2" IRON PIPE AT ALL P.I.
INTERSECTIONS OF STREET
CENTER LINES 12" DEEP

Feb. 21, 1947
5:30 PM
297
35

Lawrence
Free
S 89° 54' 40" W



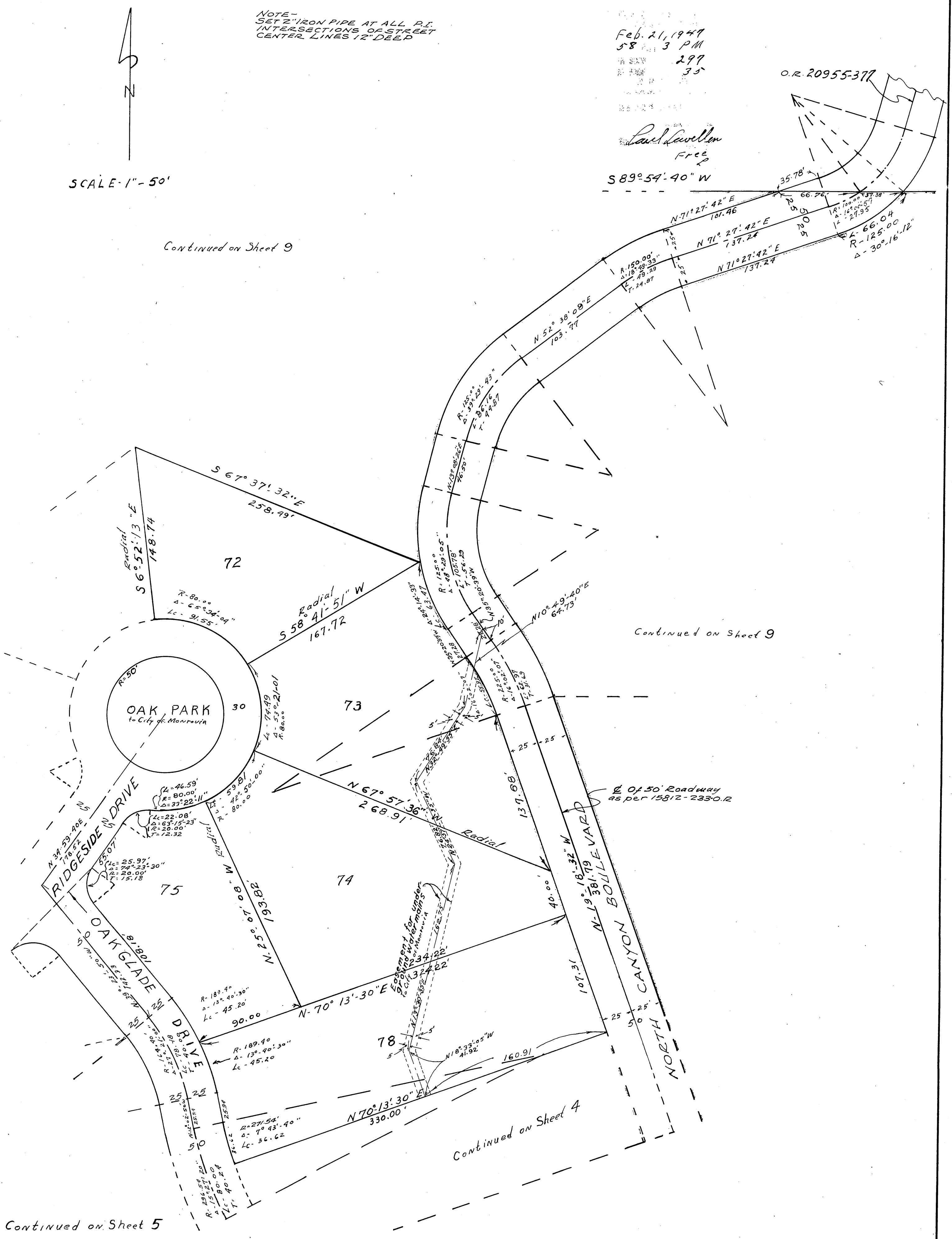
Continued on Sheet 9

Continued on Sheet 9

of 50' Roadway
as per 15812-2330.R

Continued on Sheet 4

Continued on Sheet 5

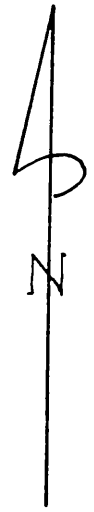


TRACT NO. 14520

IN THE CITY OF MONROVIA

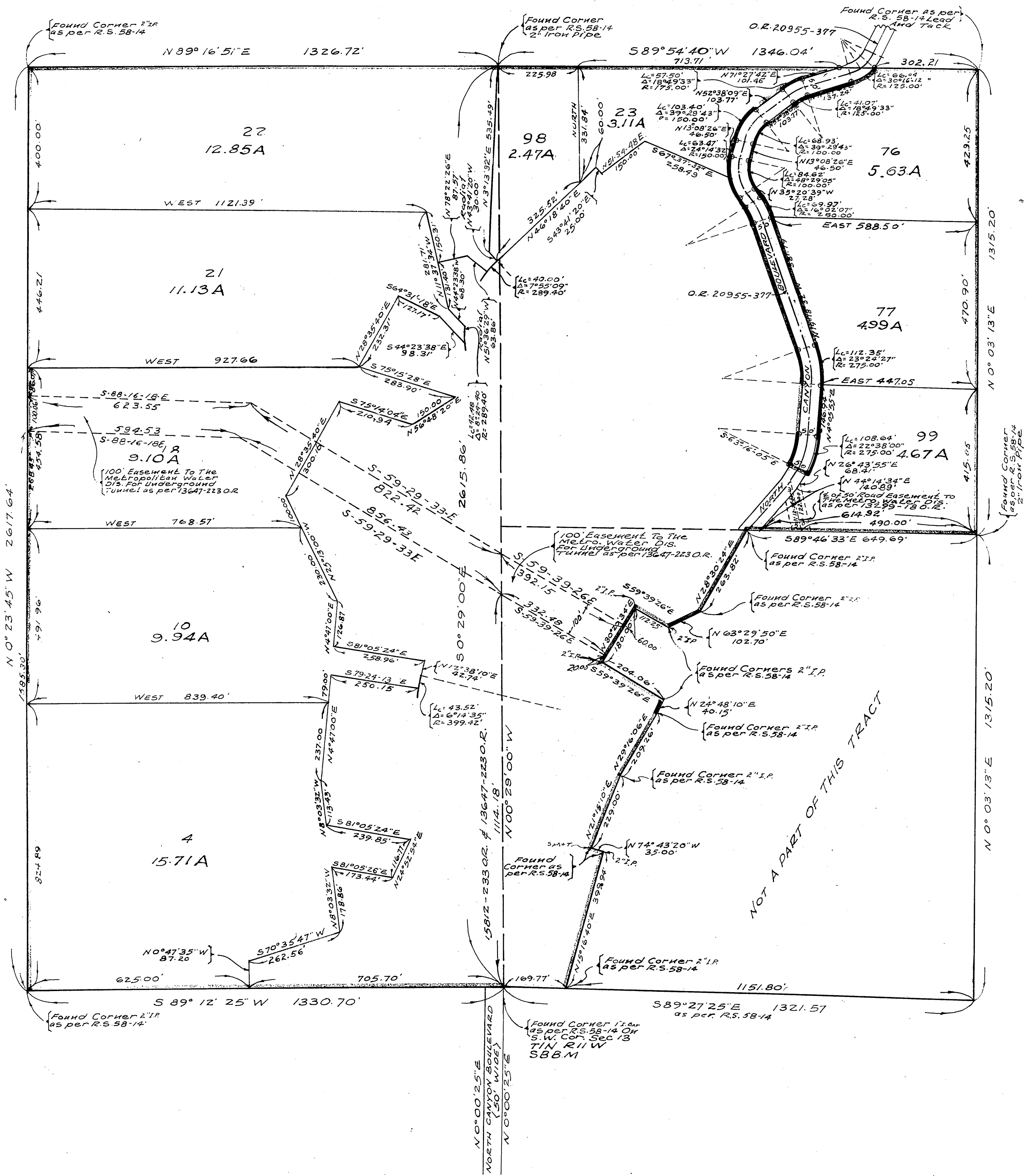
RECORDED
Feb. 21, 1947
58 3 3 PM
BOOK 297
PAGE 36
MAP RECORDS
CITY OF MONROVIA

WALTER BRATBY,
Surveyor
Caulhewellen
Free



SCALE-1"=200'

2" IRON PIPES SET AT ALL POINTS
MARKED THUS O, 12" deep



TRACT No 15328

BEING A SUBDIVISION OF A PORTION OF LOTS 4, 5 AND 10 OF TRACT No 14520, AS PER MAP RECORDED IN BOOK 297, PAGES 28 TO 36 INCLUSIVE OF MAPS, RECORDS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

IN THE CITY OF MONROVIA

SCALE: 1"=60'

RECORDED AT REQUEST OF OWNER
 June 23 1953
 12 PAST 4 P
 IN BOOK 440
 AT PAGE 42
 OF MAP RECORDS LOS ANGELES COUNTY
 MAME B. BEATTY COUNTY RECORDER

State of California } ss. On this 4th day of April 1952, before me Harriet M. Davis a Notary Public in and for said County and State, personally appeared Charles H. Ellsworth, Ethel Ellsworth, Ora L. Sams and Elma V. Sams, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Harriet M. Davis
 My commission expires March 9, 1956

State of California } ss. On this 28th day of April 1952, before me Anna Mae Sugar a Notary Public in and for said County and State, personally appeared Edna D. Demhurst known to me to be the Vice President and Edna D. Demhurst known to me to be the Ass't. Secretary of the Bank of America National Trust and Savings Association, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same as trustee.

Anna Mae Sugar
 My Commission expires Feb. 30, 1954

I, Ralph S. Brooks, hereby certify that I am a Registered Civil Engineer of the State of California, and that this map, consisting of three sheets, correctly represents a true and complete survey made under my supervision in December 1950, and that all monuments shown hereon are in place and that their position and character are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

Ralph S. Brooks
 RALPH S. BROOKS - R.E. 4408

State of California } ss. On this 1st day of Aug 1951, before me M. E. Smith a Notary Public in and for said County and State, personally appeared Klein M. De Bow and Ruth M. De Bow, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

M. E. Smith
 My Commission expires Oct 8, 1951

State of California } ss. On this 6th day of Aug 1951, before me L. W. Passmore a Notary Public in and for said County and State, personally appeared Fred Naylor and Helma A. Naylor, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

L. W. Passmore
 My Commission expires 9-27-1953

We hereby certify that we are the owners of or interested in the lands included within the subdivision shown on this map within the colored border lines, and we consent to the preparation and recordation of said map and subdivision and hereby dedicate to the public use all the Road shown on said map within said subdivision and also grant to the City of Monrovia, the easement for public utility purposes so designated on said map and all uses incident thereto, including the right to make connections therewith from any adjoining properties; we further certify that, except as shown on a copy of this map on file in the office of the City Engineer of the City of Monrovia, we know of no easement or structure existing within the easements hereby offered for dedication to the public, other than publicly owned water lines, sewers or storm drains; that we will grant no right or interest within the boundaries of said easements offered to the public, except where such right or interest is expressly made subject to said easements.

State of California } ss. On this 5th day of Aug 1951, before me Mildred R. Hoop a Notary Public in and for said County and State, personally appeared Francis E. Lehner and Stella M. Lehner, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Mildred R. Hoop
 My Commission expires Nov 12, 1953

State of California } ss. On this 16th day of Nov 1951, before me Henry R. Will a Notary Public in and for said County and State, personally appeared George Lafkas and Alexandra Lafkas, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Henry R. Will
 My Commission expires 4-11-1954

Charles H. Ellsworth Ethel Ellsworth
 Charles H. Ellsworth Ethel Ellsworth
Ora L. Sams Elma V. Sams
 Ora L. Sams Elma V. Sams

State of California } ss. On this 1st day of June 1952, before me Perrence C. Journally a Notary Public in and for said County and State, personally appeared R. J. Radford known to me to be the Mayor and W. C. Gerfen known to me to be the City Clerk of the City of Monrovia the municipal corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same as owners and easement holders.

Perrence C. Journally
 My Commission expires Feb 24, 1954

UNITED STATES HOLDING COMPANY, a corporation, Trustee under trust deed recorded in Book 37486, page 253, Official Records. Encumbrance on easements recorded in Book 31991, page 55, in Book 32636, page 376, and in Book 3276, page 371, Official Records.

By James W. Sheets Vice President
 By Essie Glover Sheets Asst. Secretary

State of California } ss. On this 16th day of May 1952, before me Carrie T. Mooney a Notary Public in and for said County and State, personally appeared Richard C. Garner known to me to be the Vice President and J. H. O'Leary known to me to be the Ass't. Secretary of the Bank of America National Trust and Savings Association, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same as trustee.

Carrie T. Mooney
 My Commission expires April 29, 1955

James W. Sheets Essie Glover Sheets
 James W. Sheets Essie Glover Sheets
 owners and easement holders by deeds - 31991-55 O.R., 32636-62 O.R., 33276-371 O.R.

I hereby certify that all special assessments levied under the jurisdiction of the City of Monrovia, to which the land included in the within subdivision or any part thereof is subject, and which may be paid in full, have been paid in full.

R. C. Wilson
 CITY TREASURER OF THE CITY OF MONROVIA

Fred Naylor Helma A. Naylor
 Fred Naylor Helma A. Naylor

I hereby certify that I have examined this map, that it conforms substantially to the tentative map and all approved alterations thereof, that all provisions of applicable subdivision ordinances of the City of Monrovia have been complied with and that I am satisfied that this map is technically correct with respect to City Records.

Francis E. Lehner Stella M. Lehner
 Francis E. Lehner Stella M. Lehner

A. A. Blakesley
 City Engineer of the City of Monrovia

I hereby certify that the Council of the City of Monrovia by motion passed June 4, 1952 approved the attached map, and accepted on behalf of the public for street purposes the Road shown on said map and thereon offered for dedication and also accepted the agreement for public utility purposes shown on said map.

W. C. Gerfen
 CITY CLERK OF THE CITY OF MONROVIA

CITY OF MONROVIA, a municipal corporation owners and easement holder by deed recorded in Book 34992, page 350, O.R.

By R. J. Radford Mayor
 By W. C. Gerfen City Clerk

State of California } ss. On this 1st day of May 1952, before me Harriet M. Davis a Notary Public in and for said County and State, personally appeared A. H. Tolle known to me to be Manager of Bank of America National Trust and Savings Association, and ex-officio agent of Corporation of America, a corporation, known to me to be the person who executed the within instrument on behalf of Corporation of America, a corporation therein named, and acknowledged to me that said Corporation of America, a corporation executed the same, as such trustee.

Harriet M. Davis
 My commission expires March 9, 1956

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, a corporation, Trustee under trust deed O.R. 33276 - 374

By Richard C. Garner Vice President
 By J. H. O'Leary Asst. Secretary

State of California } ss. On this 2nd day of Oct 1952, before me A. L. Shoman a Notary Public in and for said County and State, personally appeared Clyde H. Roddy and Wayne Mack known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same as easement holders.

A. L. Shoman
 My Commission expires Dec 1, 1955

CORPORATION OF AMERICA, a corporation, trustee under trust deed recorded in book 38724, page 127, Official Records, encumbrance on easement recorded in book 26550, page 205, Official Records.

By W. C. Helle Manager

Witness my signature at Ethel L. Gillette
 Ethel L. Gillette
 Easement holder by deed recorded in Book 26502 page 89 of Official Records

Clyde H. Roddy Wayne Mack
 Clyde H. Roddy Wayne Mack
 Easement holders by deed recorded in Book 26550, page 205 of Official Records.

State of California } ss. On this 21st day of May 1952, before me Edna D. Demhurst a Notary Public in and for said County and State, personally appeared C. W. GUMMERSON known to me to be the Vice President and A. A. MARTIN known to me to be the Ass't. Secretary of the Title Insurance and Trust Company, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same as trustee.

Edna D. Demhurst
 My Commission expires Jan 10, 1954

TITLE INSURANCE AND TRUST COMPANY, a corporation, Trustee under trust deed recorded in Book 38083 page 168 Official Records.

By C. W. Gummerston Vice President
 By A. A. Martin Asst. Secretary

State of California } ss. On this 16th day of Nov 1951, before me Henry R. Will a Notary Public in and for said County and State, personally appeared James W. Sheets and Essie Glover Sheets known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same as owners and easement holders.

Henry R. Will
 My Commission expires 4-11-1954

State of California } ss. On this 21st day of May 1952, before me Edna D. Demhurst a Notary Public in and for said County and State, personally appeared C. W. GUMMERSON known to me to be the Vice President and A. A. MARTIN known to me to be the Ass't. Secretary of the Title Insurance and Trust Company, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same as trustee.

Edna D. Demhurst
 My Commission expires MARCH 1, 1953

TRACT No 15328

IN THE CITY OF MONROVIA

RALPH S. BROOKS

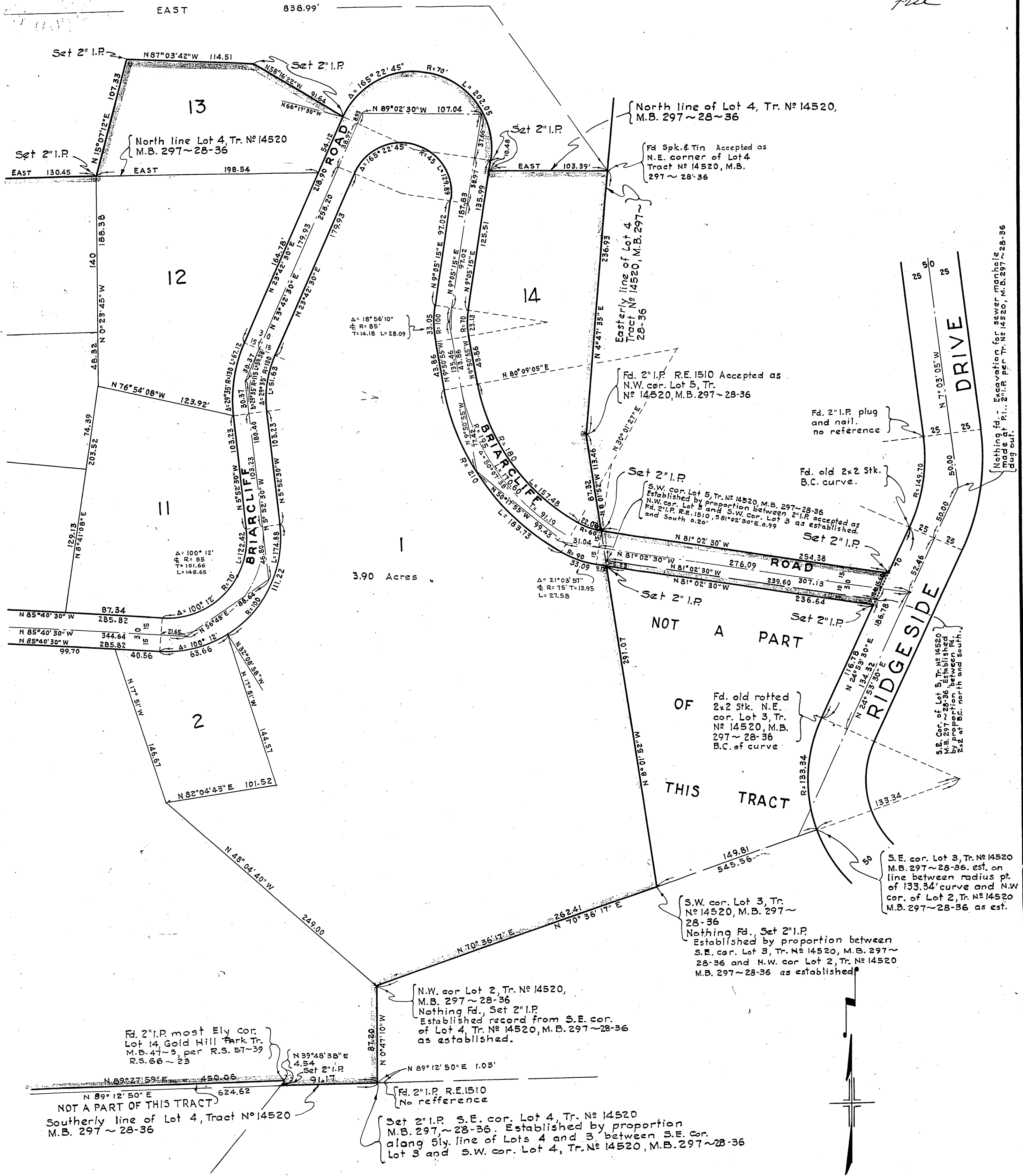
REGISTERED CIVIL ENGINEER

SCALE : 1" = 60'

RECORDED
 AT REQUEST OF OWNER
 June 23 1952
 12 PAST 4 PM
 IN BOOK 440
 AT PAGE 43
 OF MAP RECORDS
 LOS ANGELES COUNTY, CALIF.
 NAME B. REALTY
 COUNTY REC. OFFICE

Ab. Brown
 Free

SEE SHEET 3



The bearing "EAST" of the north line Lot 4, Tract No 14520, as per map recorded in Book 297, pages 28 and 36 inclusive was used as the basis of bearings for this tract.

Note: All 2" I.P. will be set flush by July 1, 1952 and marked with Disc R.E. 4408.

2x2 Stakes are set at all P.I.s and P.O.T.s on Street center lines.

TRACT No 15328

IN THE CITY OF MONROVIA

RALPH S. BROOKS

REGISTERED CIVIL ENGINEER

SCALE : 1" = 60'

I hereby certify that a good and sufficient bond in the sum of \$725.00 duly approved by the Board of Supervisors of the County of Los Angeles, has been filed with said Board as security for the payment of taxes and special assessments collected as taxes on land shown on map of Tract No. 15328 as required by law. Harold J. Oshy, County Clerk and Ex-officio Clerk of the Board of Supervisors of the County of Los Angeles, State of California.

By Greg Robinson Deputy

RECORDED
AT REQUEST OF OWNER
June 23 1952
12 PAST 4 PM
IN BOOK 44
AT PAGE 77
OF MAP BY JAMES
E. O'NEILL, CIVIL ENGINEER

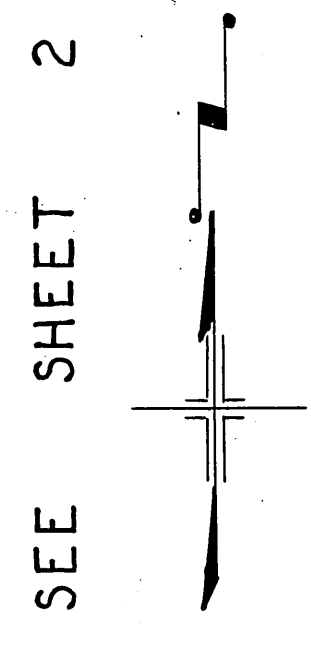
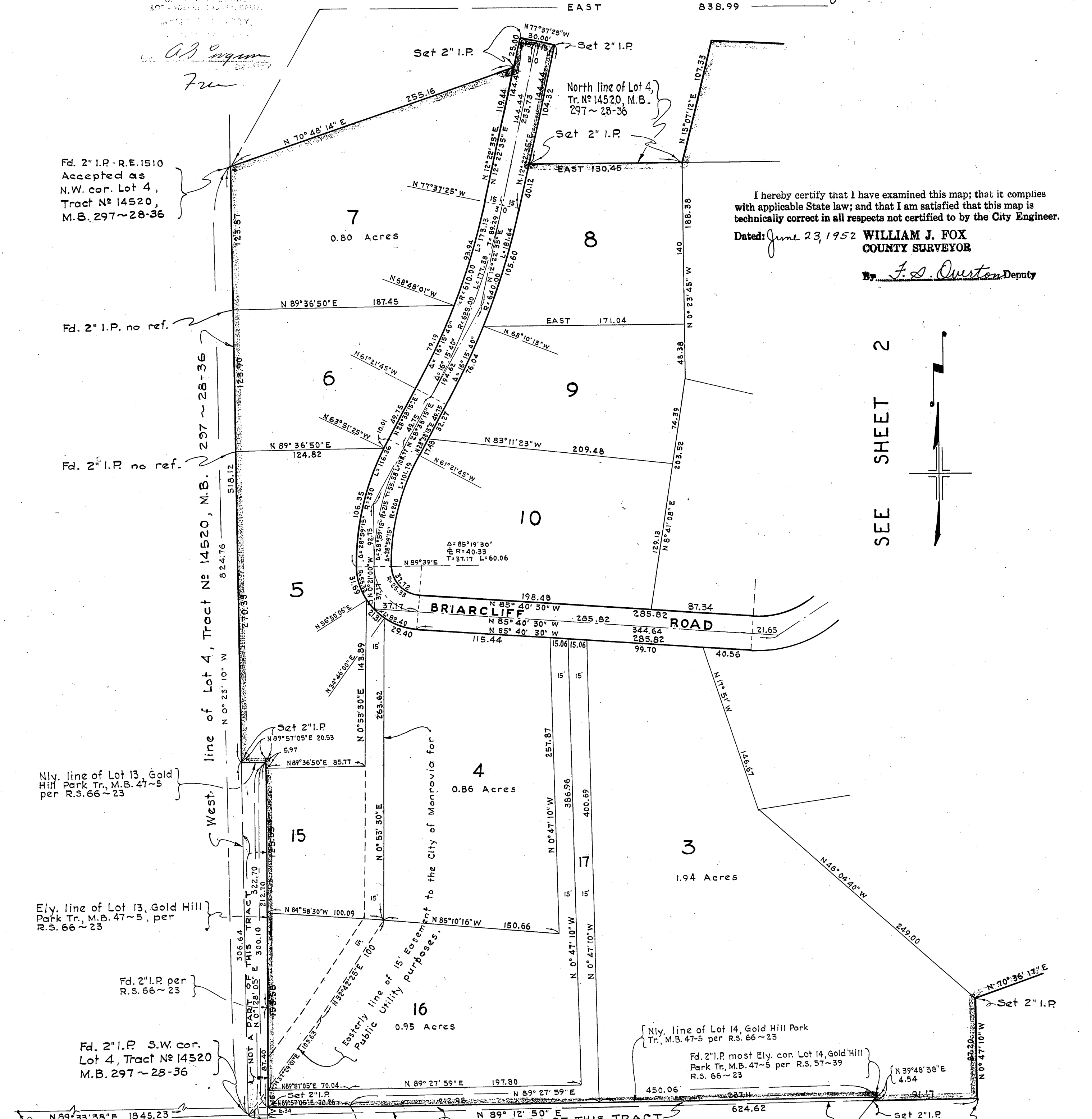
AB Ingram
Fre

Fd. 2" I.P. - R.E. 1510
Accepted as
N.W. cor. Lot 4,
Tract No 14520,
M.B. 297~28-36

I hereby certify that I have examined this map; that it complies with applicable State law; and that I am satisfied that this map is technically correct in all respects not certified to by the City Engineer.

Dated: June 23, 1952 **WILLIAM J. FOX**
COUNTY SURVEYOR

By J. S. Overton Deputy



Fd. 2" I.P. N.W. cor. Lot 6
Gold Hill Park Tract,
M.B. 47-5 per R.S. 57-39
R.S. 56-46, R.S. 66-23

Fd. 2" I.P. per
R.S. 66-23

Fd. 2" I.P. S.W. cor.
Lot 4, Tract No 14520
M.B. 297~28-36

Ely. line of Lot 13, Gold Hill
Park Tr., M.B. 47-5, per
R.S. 66-23

Nly. line of Lot 13, Gold
Hill Park Tr., M.B. 47-5
per R.S. 66-23

Fd. 2" I.P. R.S. 410
Most Ely. cor. Lot 13, Gold Hill
Park Tr., M.B. 47-5, per R.S. 66-23

S Ely. line of Lot 14, Gold Hill Park
Tract, M.B. 47-5, established
by turning record angle
from a direct line between
2" I.P. most Ely. cor. Lot 14 and
2" I.P. N.W. cor. Lot 6 of said
Gold Hill Park Tract.

Set 2" I.P. S.E. cor. Lot 4, Tr. No 14520,
M.B. 297~28-36. Established by
proportion along Sly. line of Lots
4 and 3 between S.E. cor. Lot 3
and S.W. cor. Lot 4, Tr. No 14520,
M.B. 297~28-36

The bearing "East" of the north line Lot 4,
Tract No 14520, as per map recorded in Book
297, pages 28 and 36 inclusive, was used
as the basis of bearings for this Tract.

Note: All 2" I.P. WILL BE SET FLUSH BY JULY 1, 1952
and marked with Disc R.E. 4408.

2x2 Stakes are set at all P.I.
and P.O.Ts. on Street center line.

TRACT No 14902

IN THE CITY OF MONROVIA

Being a subdivision of Portions of lots 10 & 18 of Tract No. 14520, M. B. 297-28-36 County of Los Angeles, State of California

TREADWELL ENGINEERING CORPORATION

MARCH, 1961
SCALE 1" = 60'

RECORDED
OWNER
July 19, 1961
9 MIN
4 P.M.
674
49
COUNTY RECORDER
R. E. LEE
BY [Signature]

\$7.00

We hereby certify that we are the owners of or are interested in the lands included within the subdivision shown on this map within the colored border lines, and we consent to the preparation and recordation of said map and subdivision and hereby dedicate to the public use the Road shown on said map. Also grant to the City of Monrovia the easement for public utility purposes shown on said map.

I hereby certify that I am a licensed Land Surveyor of the State of California; that this map consisting of 2 sheets, correctly represents a true and complete survey made under my supervision March, 1961; that the monuments of the character and locations shown hereon will be in place within twelve months from the recording date of this map; that said monuments are sufficient to enable the survey to be readily retraced and that tie notes to all center line monuments shown hereon as set by me will be on file in the office of the City Engineer within twelve months from recording date shown hereon.

ESSIE GLOVER SHEETS also known as ESSIE GLOVER SHEETS RHODES

Warren C. Welbourn (Owners) Sara S. Welbourn
WARREN C. WELBOURN SARA S. WELBOURN
Essie Glover Sheets Rhodes (Easement Holder)
By deed recorded in Book D-903 page 67, Official Records.

Vernon Quentin Jones
Vernon Quentin Jones L.S. 3038

TITLE INSURANCE AND TRUST COMPANY
a corporation
(Trustee) under deed of trust recorded in Book T-1387 page 677, Official Records.

Alvin M. [Signature] Vice President
[Signature] Asst. Secretary

UNITED STATES HOLDING COMPANY
a corporation
(Trustee) under deed of trust recorded in Book 53096 page 6, Official Records.

Paul F. [Signature] Vice President
Bernice M. Lindemann Asst. Secretary

Edward F. Lindemann Bernice M. Lindemann
EDWARD F. LINDEMANN BERNICE M. LINDEMANN
Easement Holders
By deed recorded in Book 47207 page 396, Official Records

I hereby certify that the City Council of the City of Monrovia by motion passed June 27, 1961 approved the attached map and accepted on behalf of the public for highway purposes the Road shown on said map and therein offered for dedication as a public highway; also accepted the easement for public utility purposes as shown on said map.

Date: June 27, 1961 W.C. Gerfen
City Clerk of the City of Monrovia

I hereby certify that all special assessments levied under the jurisdiction of the City of Monrovia to which the land included in the within subdivision or any part thereof is subject, and which maybe paid in full, have been paid in full.

Date: June 27, 1961 K.C. Wilson
Treasurer of the City of Monrovia

I hereby certify that I have examined this map, that it conforms substantially to the tentative map and all approved alterations thereto, that all provisions of applicable Subdivision Ordinances of the City of Monrovia have been complied with, and that I am satisfied that this map is technically correct with respect to City records.

Date: 6-27-61 Alfred W. Severo
City Engineer of the City of Monrovia

STATE OF CALIFORNIA) S.S.
COUNTY OF LOS ANGELES)
On this 16 day of June 1961, before me Eleanor Trainotti, a Notary Public in and for said County and State, personally appeared Paul F. Gerfen known to me to be the Vice President and Bernice M. Lindemann known to me to be the Asst. Secretary of the UNITED STATES HOLDING COMPANY, a corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, as trustee

Eleanor Trainotti
Eleanor Trainotti Notary Public in and for said County and State. My commission expires 9-5-62

STATE OF CALIFORNIA) S.S.
COUNTY OF LOS ANGELES)
On this 20 day of June 1961, before me C. HEDLIAN a Notary Public in and for said County and State, personally appeared CLAUDE CARMICHAEL known to me to be the Vice President and Bernice M. Lindemann known to me to be the Asst. Secretary of the TITLE INSURANCE AND TRUST COMPANY, a corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, as trustee

C. Hedlian
C. Hedlian Notary Public in and for said County and State. My commission expires Oct. 23, 1964

STATE OF CALIFORNIA) S.S.
COUNTY OF LOS ANGELES)
On this 20 day of June 1961, before me Noel V. Tamiotti a Notary Public in and for said County and State, personally appeared Essie Glover Sheets also known as Essie Glover Sheets Rhodes, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Noel V. Tamiotti
Noel V. Tamiotti Notary Public in and for said County and State. My commission expires 2-23-63

STATE OF CALIFORNIA) S.S.
COUNTY OF LOS ANGELES)
On this 20th day of June 1961, before me Noel V. Tamiotti, a Notary Public in and for said County and State, personally appeared Warren C. Welbourn and Sara S. Welbourn, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Noel V. Tamiotti
Noel V. Tamiotti Notary Public in and for said County and State. My Commission expires Feb. 23, 1963

STATE OF CALIFORNIA) S.S.
COUNTY OF LOS ANGELES)
On this 22 day of June 1961, before me Noel V. Tamiotti a Notary Public in and for said County and State, personally appeared Edward F. Lindemann and Bernice M. Lindemann, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Noel V. Tamiotti
Noel V. Tamiotti Notary Public in and for said County and State. My Commission expires 2-23-1963

I hereby certify that a good and true bill in the sum of \$825.00 duly approved by the Board of Supervisors of the County of Los Angeles, has been filed with said Board as security for the payment of taxes and special assessments collected as taxes on land shown on map of TRACT No. 14902 as required by law.

Gordon T. Newig, Clerk of the Board of Supervisors of the County of Los Angeles, State of California.
By [Signature] Deputy

I hereby certify that I have examined this map, that it complies with applicable State law; and that I am satisfied that this map is technically correct in all respects not certified to by the City Engineer.
Dated: July 19, 1961

JOHN A. LAMBIE
COUNTY ENGINEER
By [Signature] Deputy

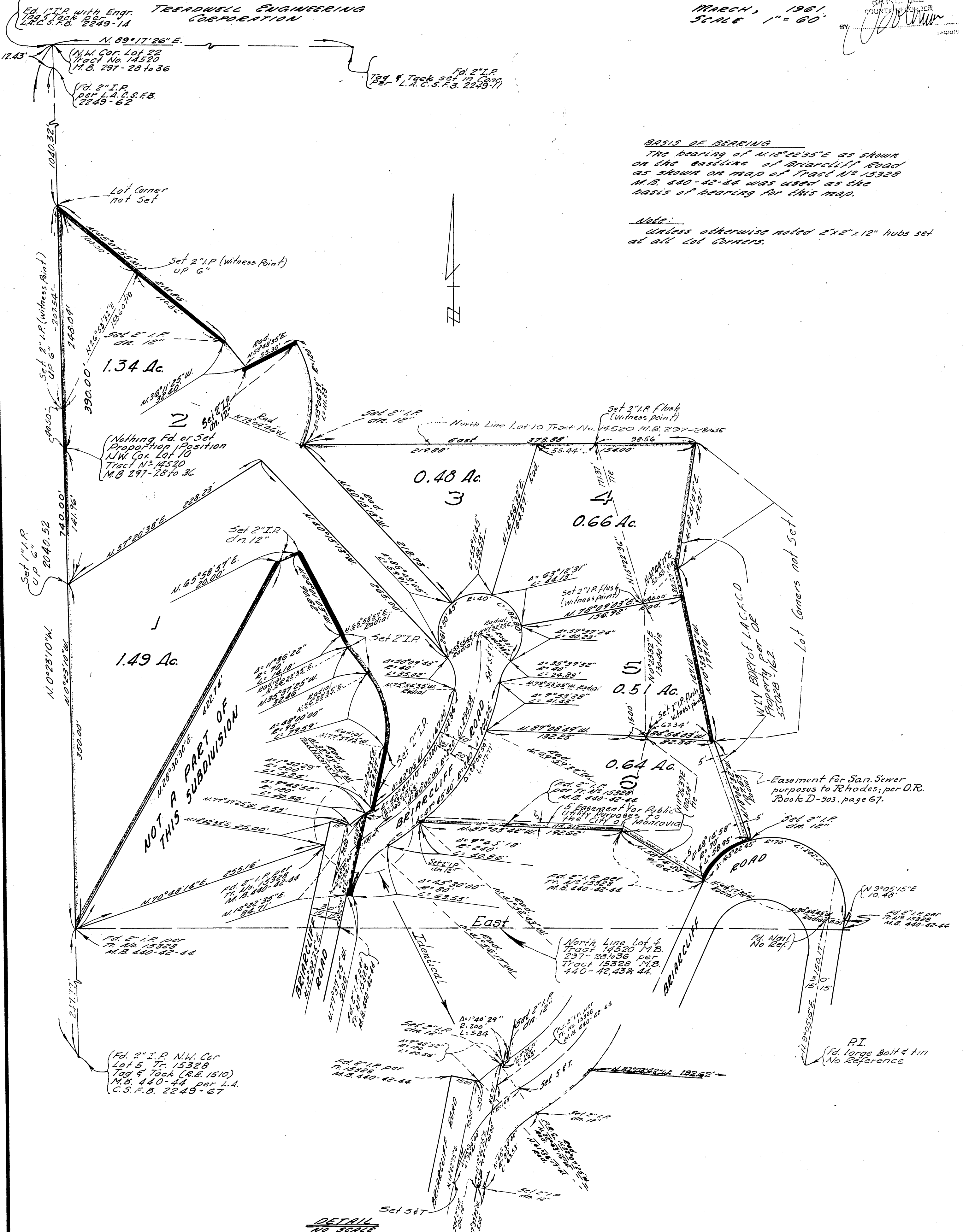
TRACT NO 14902

IN THE CITY OF MONROVIA

PG. 2
RECORDED
AT THE OFFICE OF THE OWNER
JULY 19 1961
9 MIN. 4 P.M.
IN BOOK 674
AT PAGE 50
OF MAP RECORDS
LOS ANGELES COUNTY, CALIF.
BY RAY E. LEE
COUNTY RECORDER

TREADWELL ENGINEERING CORPORATION

MARCH, 1961
SCALE 1" = 60'



Nothing Fd. or Set
Proportion Position
NW Cor. Lot 10
Tract No. 14520
M.B. 297-28 to 36

NOT A PART OF
THIS SUBDIVISION

Easement for San. Sewer
purposes to Rhodes; per O.R.
Books D-903, page 67.

North Line Lot 4
Tract 14520 M.B.
297-28 to 36 per
Tract 15328 M.B.
440-42, 43 & 44.

(Fd. 2" I.P. NW Cor
Lot 5 Tr. 15328
Tag & Tack (R.E. 1510)
M.B. 440-44 per L.A.
C.S.F.B. 2248-67

DETAIL
NO SCALE

ATTACHMENT D:
Photographic Record



East Elevation of Residence, 1104 Briarcliff Road, Arcadia (SW)



North Elevation of Residence, 1104 Briarcliff Road, Arcadia (S)



West and North Elevations of Residence, 1104 Briarcliff Road, Arcadia (SSE)



Original Brick Chimney, 1104 Briarcliff Road, Arcadia (SSE)



West Elevation of Residence, 1104 Briarcliff Road, Arcadia (SE)



West Elevation of Residence, 1104 Briarcliff Road, Arcadia (E)



Overview to Attached Garage, 1104 Briarcliff Road, Arcadia (NE)



Attached Garage and Apartment, 1104 Briarcliff Road, Arcadia (NE)



West Elevation of Apartment above Garage, 1104 Briarcliff Road, Arcadia (E)



Open Courtyard North of Residence, 1104 Briarcliff Road, Arcadia (SSE)



Original Construction and Addition, 1104 Briarcliff Road, Arcadia (SW)



Addition to Residence, 1104 Briarcliff Road, Arcadia (ca. 1970; SW)



Original Construction, North Elevation, 1104 Briarcliff Road, Arcadia (SW)



Original Construction, North Elevation, 1104 Briarcliff Road, Arcadia (S)



Original Construction, West Elevation, 1104 Briarcliff Road, Arcadia (SE)



Entrance to Garage, West Elevation, 1104 Briarcliff Road, Arcadia (ca. 2004; SE)



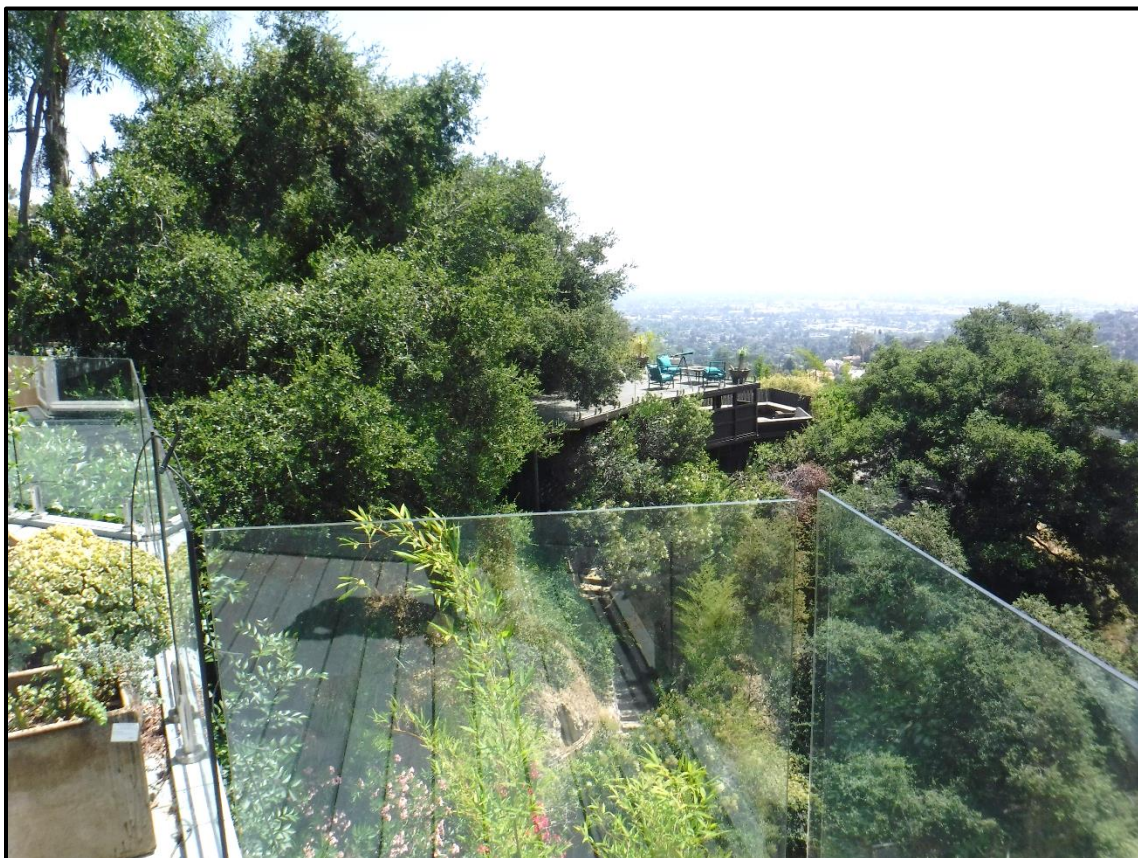
Entrance to Garage, West Elevation, 1104 Briarcliff Road, Arcadia (ca. 2004; E)



Gated Entry to Rear Yard; 1104 Briarcliff Road, Arcadia (SE)



North Elevation of 1970 Addition, 1104 Briarcliff Road, Arcadia (ESE)



Overview to Valley from Rear Deck, 1104 Briarcliff Road, Monrovia (SSE)



Based of 1970 Addition with A/C Unit, 1104 Briarcliff Road, Monrovia (NE)



Chimney on 1970 Addition, 1104 Briarcliff Road, Monrovia (NE)



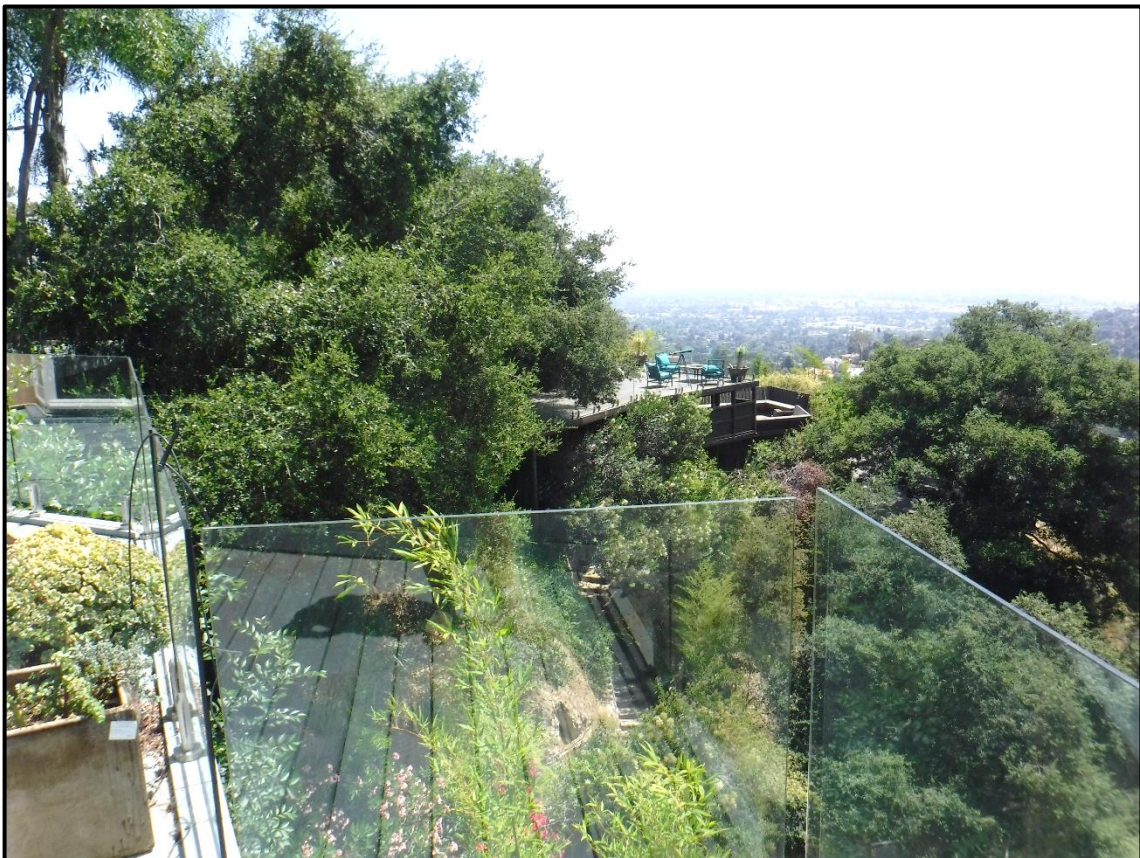
West and South Elevations of 1970 Addition, 1104 Briarcliff Road, Monrovia (N)



South Elevation of 1970 Addition, 1104 Briarcliff Road, Monrovia (NNE)



Overview of Deck to South of Residence, 1104 Briarcliff Road, Monrovia (ENE)



Overview of Valley from Rear Deck, 1104 Briarcliff Road, Monrovia (ESE)



Overview of Valley from Rear Deck, 1104 Briarcliff Road, Monrovia (SE)



Landscaped Steps below Rear Deck, 1104 Briarcliff Road, Monrovia (ENE)



Detail of Steps below Rear Deck, 1104 Briarcliff Road, Monrovia (ENE)



South Elevation of 1970 Addition, 1104 Briarcliff Road, Monrovia (NE)



Overview to South Elevation, 1104 Briarcliff Road, Monrovia (ENE)



Support System for Rear Deck, 1104 Briarcliff Road, Monrovia (ENE)



Overview of Rear Deck at 1970 Addition, 1104 Briarcliff Road, Monrovia (SW)



South and East Elevations of 1970 Addition, 1104 Briarcliff Road, Monrovia (WSW)



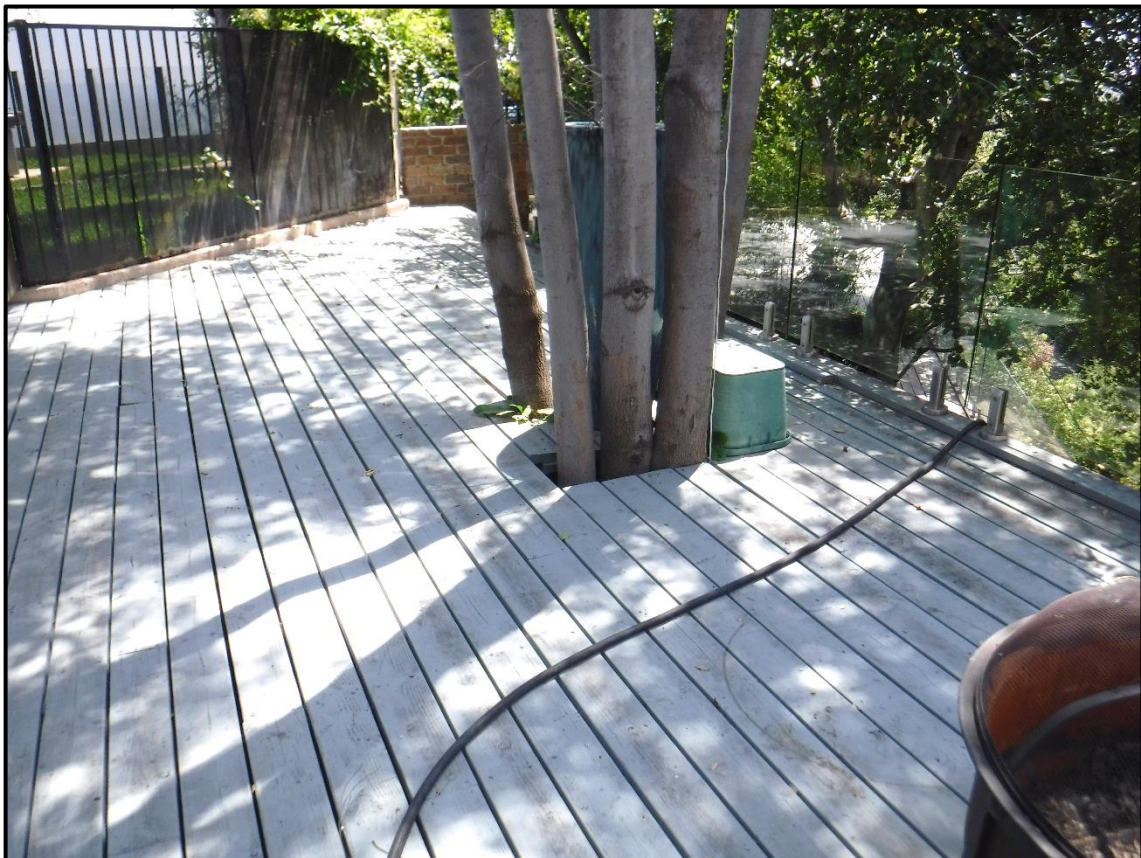
1970 Addition at Rear Deck with Doorway, 1104 Briarcliff Road, Monrovia (WSW)



Interface with Original Residence and 1970 Addition, 1104 Briarcliff Road, Monrovia (NNW)



South Elevation along Rear Deck, 1104 Briarcliff Road, Monrovia (ENE)



Rear Deck Designed around Trees, 1104 Briarcliff Road, Monrovia (ESE)



Fenced Yard and Deck, 1104 Briarcliff Road, Monrovia (ENE)



Overview of South Elevation, 1104 Briarcliff Road, Monrovia (SW)



Window Detail, South Elevation, 1104 Briarcliff Road, Monrovia (N)



Window Detail, South Elevation, 1104 Briarcliff Road, Monrovia (ENE)



Stepped Entry to Southern Portion of Property, 1104 Briarcliff Road, Monrovia (W)



Stepped Entry to Southern Portion of Property, 1104 Briarcliff Road, Monrovia (W)



Patio Deck in Southern Portion of Property, 1104 Briarcliff Road, Monrovia (WSW)



BBQ adjacent to Pool, 1104 Briarcliff Road, Monrovia (S)



Overview to Valley from Rear Yard, 1104 Briarcliff Road, Monrovia (SE)



Pool Area to East of Residence, 1104 Briarcliff Road, Monrovia (NNE)



Patio Area to South of BBQ and Pool, 1104 Briarcliff Road, Monrovia (SSE)



BBQ Area South of Pool, 1104 Briarcliff Road, Monrovia (ENE)



Overview of Valley from Pool Area, 1104 Briarcliff Road, Monrovia (E)



Overview of Valley from Pool Area, 1104 Briarcliff Road, Monrovia (NE)



Cov ered BBQ Area South of Pool, 1104 Briarcliff Road, Monrovia (ENE)



Example of Trellis above BBQ Area, 1104 Briarcliff Road, Monrovia (ENE)



Portion of East Elevation, 1104 Briarcliff Road, Monrovia (NW)



East elevation of Residence, 1104 Briarcliff Road, Monrovia (NNW)



East Elevation of Residence, 1104 Briarcliff Road, Monrovia (NE)



East Elevation of Residence, 1104 Briarcliff Road, Monrovia (NE)



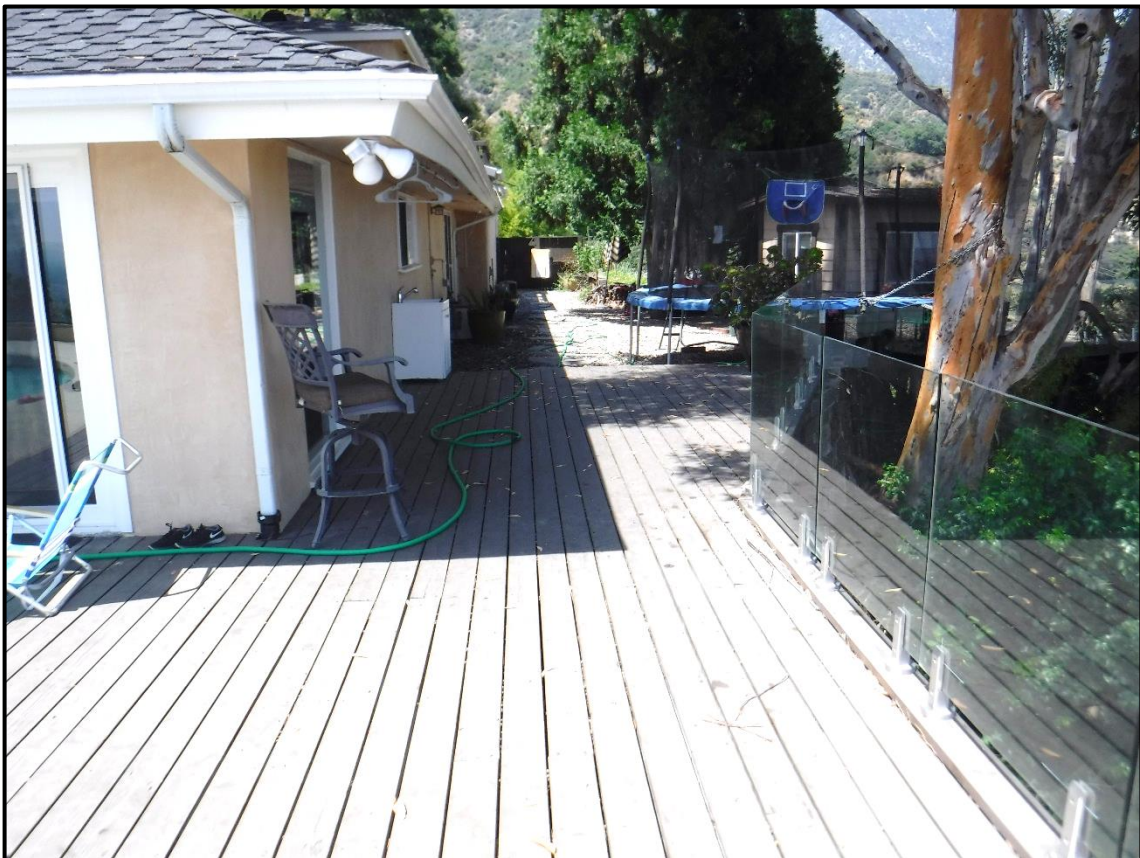
Overview of ca. 1967 Pool, 1104 Briarcliff Road, Monrovia (NE)



Overview of ca. 1967 Pool, 1104 Briarcliff Road, Monrovia (ENE)



Overview from Rear Deck, 1104 Briarcliff Road, Monrovia (S)



Overview along East Side of Residence, 1104 Briarcliff Road, Monrovia (NE)



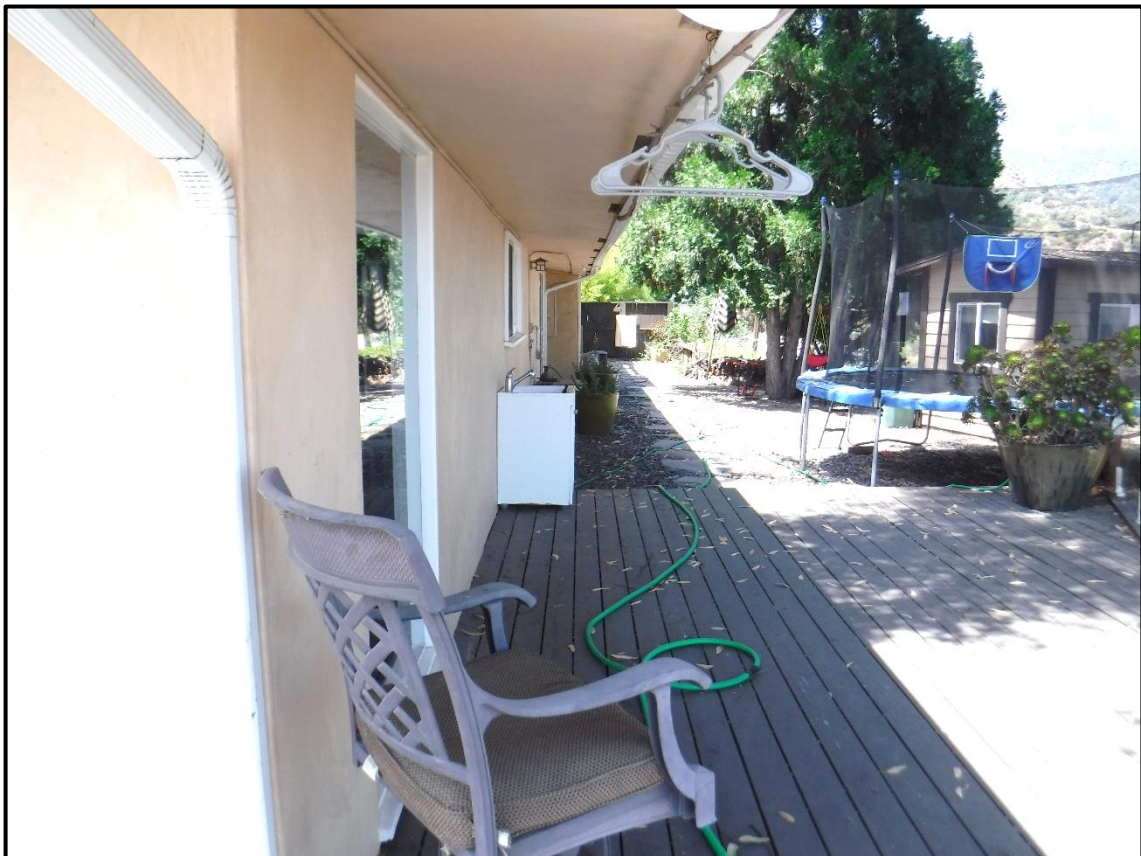
Overview of South Elevation of Residence, 1104 Briarcliff Road, Monrovia (NNW)



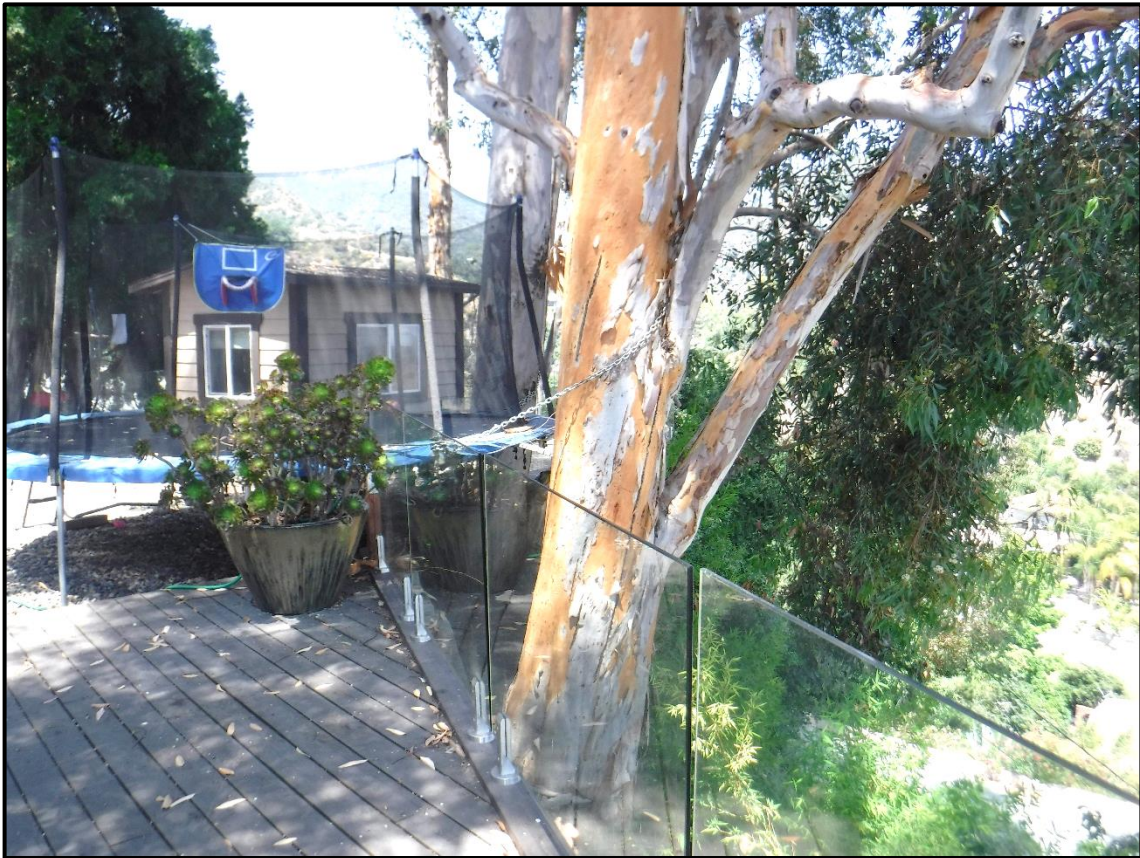
Overview of South Elevation of Residence, 1104 Briarcliff Road, Monrovia (NW)



Doorway on South Elevation of Residence, 1104 Briarcliff Road, Monrovia (NW)



Overview of East Elevation of Residence, 1104 Briarcliff Road, Monrovia (NE)



Mature Tree on East Side of Residence, 1104 Briarcliff Road, Monrovia (NNE)



Fixed Window on East Elevation, 1104 Briarcliff Road, Monrovia (SSW)



Eave along East Side of Residence, 1104 Briarcliff Road, Monrovia (NNE)



Outdoor Sink in East Elevation of Residence, 1104 Briarcliff Road, Monrovia (NNE)



Flagstones and Stone Base on East Side of Residence, 1104 Briarcliff Road, Monrovia (NNE)



Overview of East Elevation, 1104 Briarcliff Road, Monrovia (SSW)



Doorway on East Elevation, 1104 Briarcliff Road, Monrovia (N)



Playhouse East of Residence, 1104 Briarcliff Road, Monrovia (ESE)



Playhouse East of Residence, 1104 Briarcliff Road, Monrovia (SE)



Playhouse East of Residence, 1104 Briarcliff Road, Monrovia (S)



Playhouse East of Residence, 1104 Briarcliff Road, Monrovia (SW)



Briarcliff Road from Deck East of Residence, 1104 Briarcliff Road, Monrovia (NNE)



Briarcliff Road from Deck East of Residence, 1104 Briarcliff Road, Monrovia (NE)



Garage Entry on East Elevation, 1104 Briarcliff Road, Monrovia (NNW)



Apartment Balcony, East Elevation, 1104 Briarcliff Road, Monrovia (N)



Second Story Apartment above Garage, East elevation, 1104 Briarcliff Road, Monrovia (WNW)



Balcony, Second Story Apartment above Garage, 1104 Briarcliff Road, Monrovia (WNW)



East Elevation of 2004 Garage, 1104 Briarcliff Road, Monrovia (NNE)



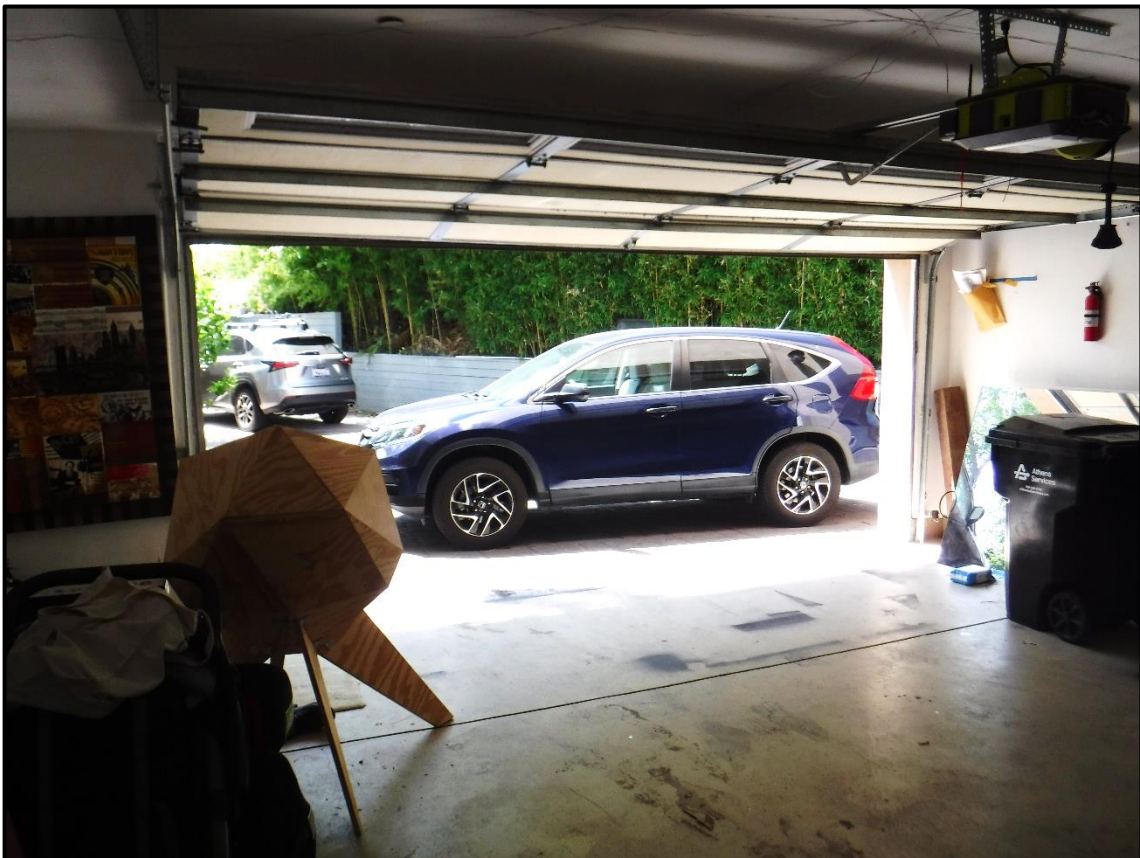
Overview of East Elevation of Residence, 1104 Briarcliff Road, Monrovia (SE)



East Elevation of Residence, 1104 Briarcliff Road, Monrovia (SE)



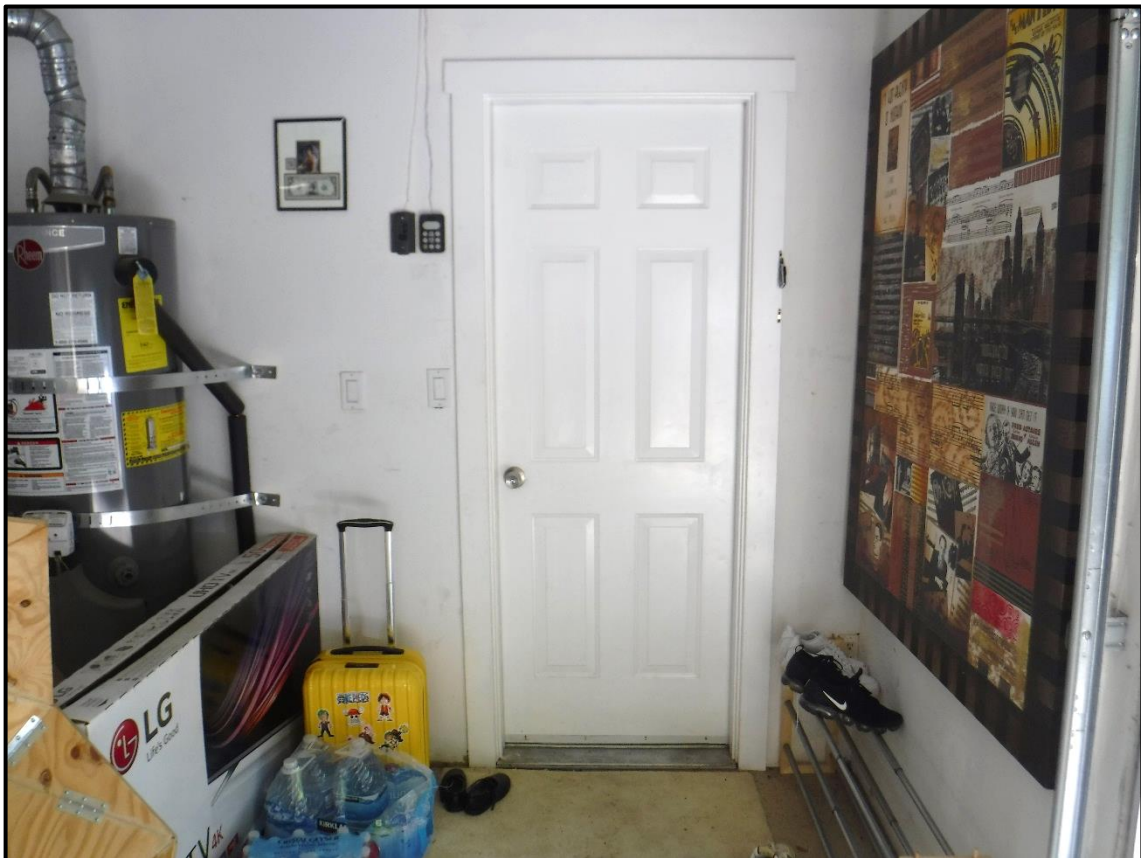
Entrance to 2004 Garage, East Elevation, 1104 Briarcliff Road, Monrovia (W)



Bay Door from Inside 2004 Garage, 1104 Briarcliff Road, Monrovia (WNW)



Interior of 2004 Garage, 1104 Briarcliff Road, Monrovia (NW)



Door from Garage to Residence, 1104 Briarcliff Road, Monrovia (SW)



North Elevation of 2004 Garage, 1104 Briarcliff Road, Monrovia (ESE)



North Elevation of Garage and Apartment, 1104 Briarcliff Road, Monrovia (SSE)



Window Detail, North Elevation of Apartment, 1104 Briarcliff Road, Monrovia (SSE)



North Elevation of Garage, 1104 Briarcliff Road, Monrovia (SSE)



Landscaping North of Garage, 1104 Briarcliff Road, Monrovia (ESE)



Landscaping along Driveway, 1104 Briarcliff Road, Monrovia (NNE)



Overview of Driveway, 1104 Briarcliff Road, Monrovia (NE)



North Elevation of Residence, 1104 Briarcliff Road, Monrovia (SSW)