

IN THE CITY OF PASADENA  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 063527, AS PER MAP RECORDED IN BOOK 354, PAGES 19 AND 20, OF PARCEL MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.

**OWNER**

COF PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
(A FULLY OWNED SUBSIDIARY OF FULLER THEOLOGICAL SEMINARY)  
135 N OAKLAND AVE  
PASADENA, CA 91182  
CONTACT: BAYMOND ASAD  
RAYASAD@FULLER.EDU

**APPLICANT**

DEWOLFE CONSULTANTS  
CONTACT: STEPHANIE DEWOLFE  
(626) 755-1796

**SURVEYOR**

DJP ENGINEERING, INC.  
344 SOUTH CITRUS AVENUE  
Covina, CA 91723  
(626) 966-8200

*Michael P. Jervis* 08/30/24  
MICHAEL P. JERVIS DATE  
PLS 8129  
EXP. 12/31/2024

**ADDRESSES**

THE CURRENT ADDRESSES ASSIGNED TO THIS SITE ARE:

261, 271, 281 & 291 NORTH MADISON AVENUE, PASADENA, CA 91101  
260 NORTH OAKLAND AVENUE, PASADENA, CA 91101

NO ADDITIONAL, OR CHANGES TO CURRENT, ADDRESS ARE A PART OF THIS PROPOSED MAP.

**ZONING**

THIS SITE IS ZONED PS (PUBLIC AND SEMI-PUBLIC DISTRICT).

**PARCEL AREAS**

EXISTING PARCEL = 2.44 AC / 97,759 SF

PROPOSED PARCEL 1 = 1.762 AC / 76,746 SF

PROPOSED PARCEL 2 = 0.482 AC / 21,013 SF

**NOTES**

- THERE ARE NO STREET LIGHTS PROPOSED TO BE INSTALLED NOR TO BE RELOCATED. THE TYPE OF EACH EXISTING STREET LIGHT IS DERIVED FROM PLANS PROVIDED BY THE CITY OF PASADENA ON 08/15/24 AND SHOWN HEREON.
- NO TREES ARE PROPOSED TO BE PLANTED NOR TO BE REMOVED. THE LOCATION AND TYPE OF EACH TREE WITHIN THE PUBLIC RIGHT-OF-WAY IS SHOWN HEREON.
- CURRENTLY, DRAINAGE FOR THE MADISON AVENUE PORTION OF THE PROJECT SITE IS COLLECTED INTO A SYSTEM OF DROP INLETS AND AREA DRAINS AND IS DISCHARGED EASTERLY INTO THE ADJACENT CURB AND GUTTER VIA GRAVITY THROUGH PARKWAY AND CURB DRAINS (EXCEPT FOR THE BASEMENT LEVEL WHICH IS DISCHARGED VIA A SUMP PUMP SYSTEM). DRAINAGE FOR THE OAKLAND AVENUE PORTION OF THE SITE IS COLLECTED INTO A SYSTEM OF DROP INLETS AND IS DISCHARGED WESTERLY INTO THE ADJACENT CURB AND GUTTER VIA GRAVITY THROUGH A CURB DRAIN.
- NO CHANGES ARE PROPOSED TO ALTER THESE EXISTING DRAINAGE PATTERNS.
- NO NEW SANITARY SEWER CONNECTIONS ARE PROPOSED. EXISTING SEWER MAINS AND LATERALS SHOWN HEREON ARE AS SHOWN ON PLANS PROVIDED BY THE CITY OF PASADENA ON 08/06/24.

**EASEMENT**

AN EASEMENT FOR PUBLIC UTILITY PURPOSES GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER GRANT OF EASEMENT RECORDED ON SEPTEMBER 7, 1955 IN BOOK 48886, PAGE 414, OF OFFICIAL RECORDS, IS SHOWN HEREON.

**TREE INVENTORY**

SLT #	SIZE (IN.)	COMMON NAME
T1	6	MAGNOLIA
T2	6	MAGNOLIA
T3	6	MAGNOLIA
T4	6	MAGNOLIA
T5	36	CAMPHOR
T6	8	PALM
T7	48	CAMPHOR
T8	48	CAMPHOR
T9	8	PALM
T10	24	CAMPHOR
T11	24	CAMPHOR
T12	36	CAMPHOR
T13	24	CAMPHOR
T14	6	CAMPHOR
T15	12	MAGNOLIA
T16	18	MAGNOLIA
T17	36	CAMPHOR
T18	24	CAMPHOR
T19	30	CAMPHOR
T20	30	CAMPHOR
T21	36	CAMPHOR
T22	12	CAMPHOR
T23	8	CAMPHOR
T24	24	CAMPHOR

**STREET LIGHT INVENTORY**

SLT #	DESCRIPTION
1	5-100W HPS ON UP
2	23-85W IND
3	23-85W IND
4	23-85W IND
5	23-85W IND
6	4-65W IND ON UP
7	4-65W IND ON UP
8	4-65W IND ON UP
9	5-932 175W MV ACORN GLOBE
10	5-932 175W MV ACORN GLOBE
11	5-932 175W MV ACORN GLOBE
12	5-932 100W HPS

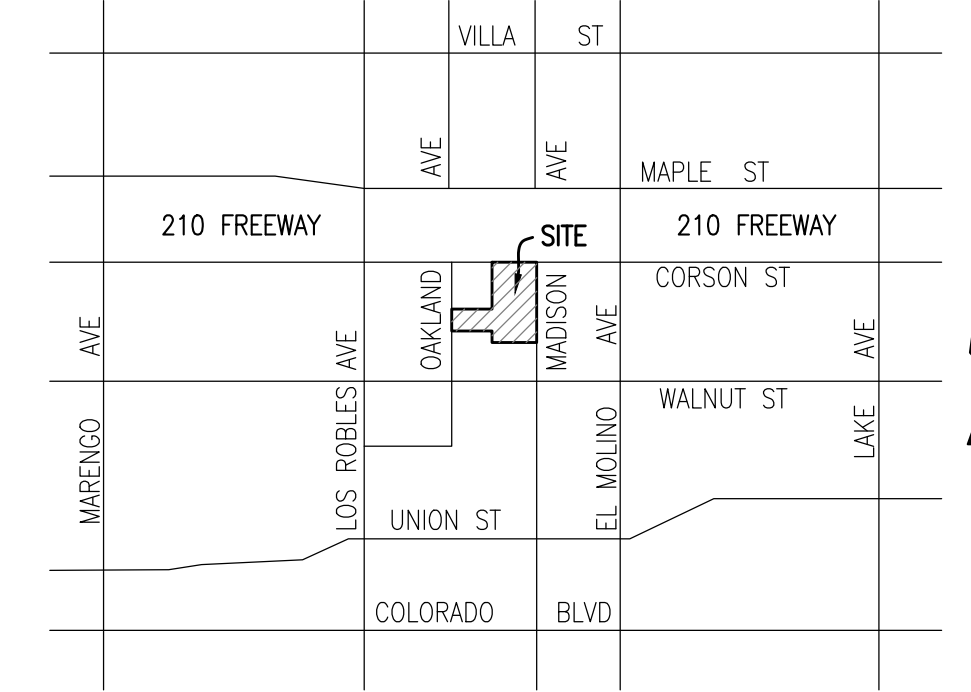
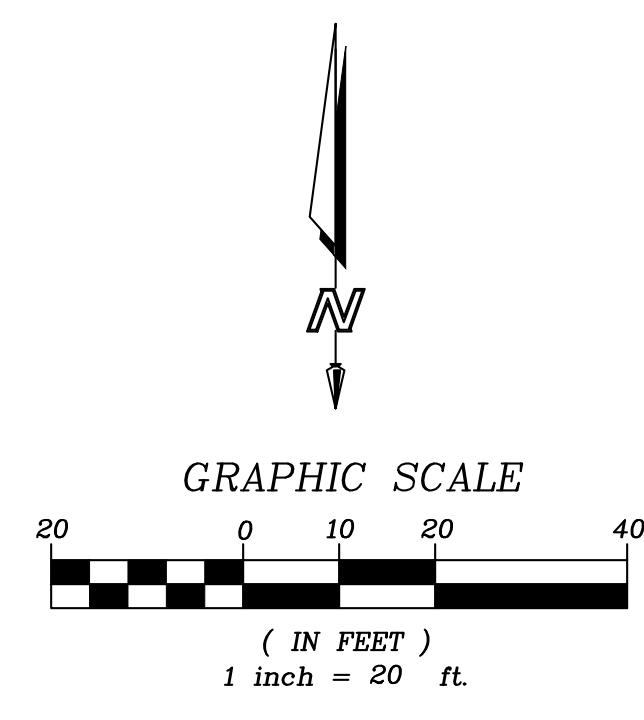
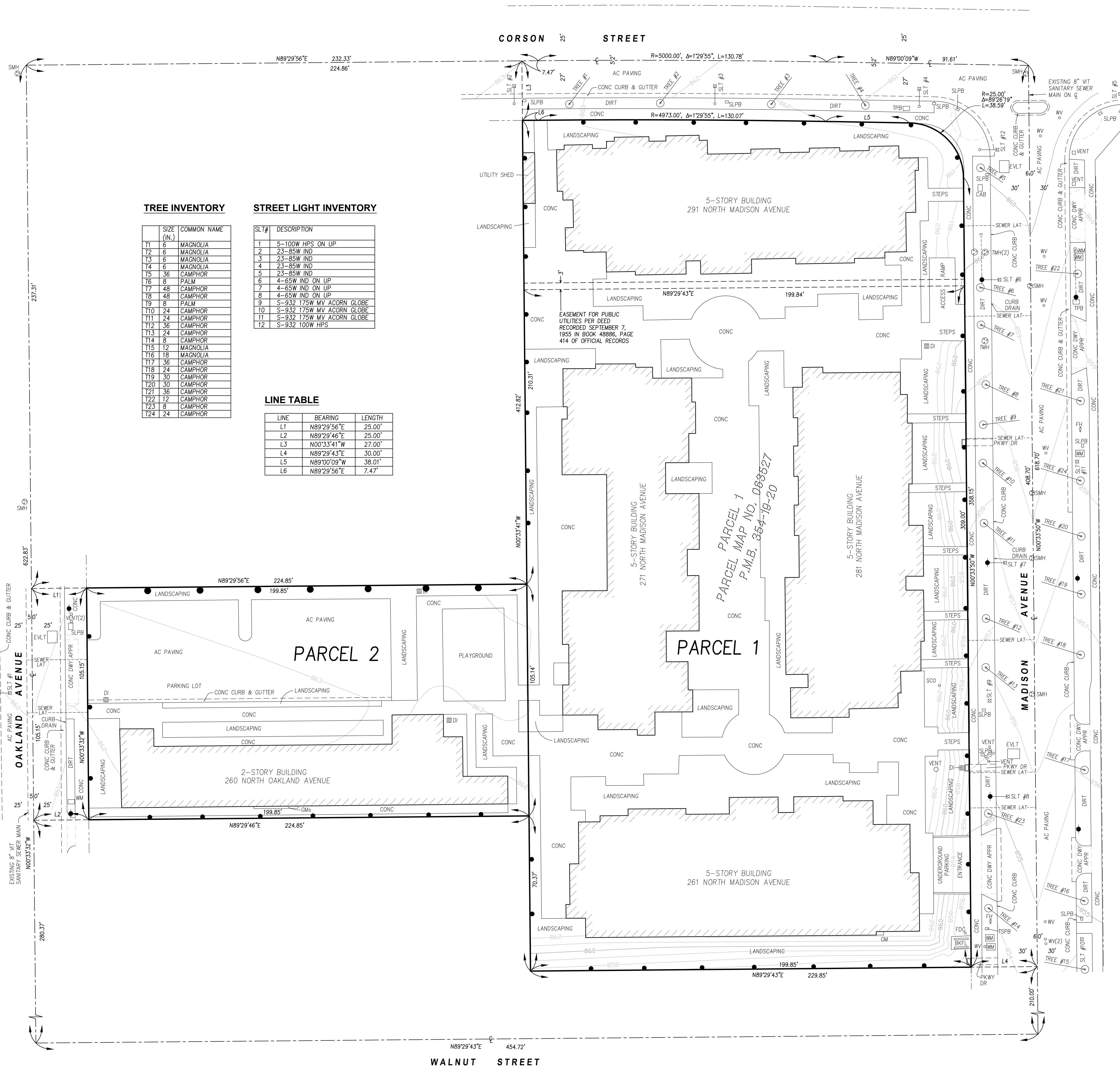
**LINE TABLE**

LINE	BEARING	LENGTH
L1	N89°29'56"E	25.00'
L2	N89°29'46"E	25.00'
L3	N00°33'41"W	27.00'
L4	N89°29'43"E	30.00'
L5	N89°00'09"W	38.01'
L6	N89°29'56"E	7.47'

**LEGEND:**

- AC ASPHALTIC CONCRETE
- AIN ASSESSOR'S IDENTIFICATION NUMBER
- B&T BUSHES AND TREES
- BKFL BACKFLOW PREVENTERS
- CAB CABINET
- C CENTERLINE
- CONC CONCRETE
- DI DROP INLET
- DWY APPR DRIVEWAY APPROACH
- EVLT ELECTRIC VAULT
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- GM GAS METER
- LAT LATERAL
- PKWY DR PARKWAY DRAIN
- SCD SEWER CLEANOUT
- SF SQUARE FEET
- SLPB STREET LIGHTING PULL BOX
- SLT STREET LIGHT
- SMH SEWER MANHOLE
- TELECOM TELECOMMUNICATIONS MANHOLE
- TFB TELECOMMUNICATIONS PULLBOX
- TSPB TRAFFIC SIGNAL PULLBOX
- WM WATER METER
- WV WATER VALVE
- EXISTING CONTOUR
- GUY WIRE ANCHOR
- STREET LIGHT
- UTILITY POLE

● DENOTES THE BOUNDARY OF THE LAND BEING SUBDIVIDED



**VICINITY MAP**  
NOT TO SCALE