



# City of Sierra Madre

Planning and Community Preservation Department  
232 W. Sierra Madre Boulevard, Sierra Madre, CA 91024  
phone 626.355.7138

*Via Email*

*jasonh@newurbanwest.com*  
*jfrankel@atlantissd.com*

February 28, 2022

Mr. Jason Han  
NUWI Sierra Madre, LLC  
2001 Wilshire Blvd, Suite 401  
Santa Monica, CA 90403

Re: Lot Line Adjustment (LLA 21-01)– 700 N Sunnyside

Dear Mr. Han,

This letter is in regards to the Lot Line Adjustment (LLA 21-01) application you submitted for the property at 700 North Sunnyside Avenue in the City of Sierra Madre. Staff has reviewed the materials submitted on July 07, 2021 and February 16, 2022, and determined that the application is **complete** with minor comments as attached. As such, this matter will be forwarded to the City of Sierra Madre Planning Commission for their review at public hearing tentatively scheduled in Spring of 2022. The hearing may be held in-person or virtually via Zoom Meeting; staff will provide further direction for participation. Please note that this letter does not constitute an approval of this project or its related elements in any way.

Should you have any questions, please contact the Planning and Community Preservation Department at (626)355-7138.

Sincerely,

Clare Lin, Senior Planner

Attachment: LLA 21-01 CP2

cc: Vincent Gonzales, Director of Planning and Community Preservation

**LOT LINE ADJUSTMENT NO. 21-01**  
**EXHIBIT A**  
**APN 5761-002-008**  
**EXISTING LEGAL DESCRIPTION**

THAT CERTAIN PARCEL OF LAND IS SITUATED IN THE CITY OF SIERRA MADRE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, AND THOSE PORTIONS OF LOTS 19 AND 20 OF THE SIERRA MADRE TRACT AS PER MAP FILED IN BOOK 4, PAGES 502 AND 503, MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN PARCEL 4, AS DESCRIBED IN THE DEED RECORDED IN BOOK 3051 PAGE 305, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**EXCEPT THEREFROM** ALL THAT PORTION OF SAID PARCEL 4, LYING EASTERLY AND NORTHEASTERLY OF THE WESTERLY, NORTHWESTERLY AND SOUTHWESTERLY LINE OF THE LAND DESCRIBED AS PARCEL 140, IN THE FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 49004, PAGE 198, OFFICIAL RECORDS OF SAID COUNTY.

**ALSO EXCEPTING** THAT PORTION OF SAID PARCEL 4, INCLUDED IN THE LAND DESCRIBED IN QUITCLAIM DEED TO THE CITY OF SIERRA MADRE, RECORDED ON DECEMBER 20, 1968, AS INSTRUMENT NO. 3356, IN BOOK D4230 PAGE 892 OF OFFICIAL RECORDS OF SAID COUNTY.

**ALSO EXCEPTING** THAT PORTION OF SAID PARCEL 4, DESCRIBED AS PARCEL NO. P-6F (FEE) IN THE DEED RECORDED FEBRUARY 15, 2001, AS INSTRUMENT NO. 01-0260705, OFFICIAL RECORDS OF SAID COUNTY.

CONTAINING 44.69 ACRES, MORE OR LESS.

**LOT LINE ADJUSTMENT NO. 21-01  
EXHIBIT "A"  
PROPOSED LEGAL DESCRIPTIONS**

**PARCEL 1**

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF SIERRA MADRE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, LYING WITHIN PARCEL 4, AS DESCRIBED IN THE DEED RECORDED IN BOOK 3051 PAGE 305, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**EXCEPTING THEREFROM** ALL THAT PORTION OF SAID PARCEL 4, LYING EASTERLY AND NORTHEASTERLY OF THE WESTERLY, NORTHWESTERLY AND SOUTHWESTERLY LINE OF THE LAND DESCRIBED AS PARCEL 140, IN THE FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 49004, PAGE 198, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER.

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**ALSO EXCEPTING THEREFROM** THAT PORTION OF SAID PARCEL 4, DESCRIBED AS PARCEL NO. P-6F (FEE) IN THE DEED RECORDED FEBRUARY 15, 2001, AS INSTRUMENT NO. 01-0260705, OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER.

**ALSO EXCEPTING** THAT PORTION OF SAID PARCEL 4 LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

**COMMENCING** AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 AS SHOWN ON TRACT NO. 30597, FILED IN BOOK 798 PAGES 14 AND 15, OF MAP BOOKS IN SAID OFFICE OF THE COUNTY RECORDER OF SAID COUNTY REFERENCED AS THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP ONE NORTH, RANGE 11 WEST ON SAID TRACT;

← , S.B.M.

THENCE ALONG THE WESTERLY LINE OF SECTION 17 AS SHOWN ON SAID TRACT MAP 30597 NORTH 0°12'34" WEST 360.78 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 89°37'17" EAST, 189.83 FEET;

THENCE SOUTH 37°18'31" EAST, 54.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 73.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 37°18'31" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE 68.08 FEET, THROUGH A CENTRAL ANGLE OF 53°04'13" AN ARC DISTANCE OF 68.08 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 0°22'43" EAST, 23.88 FEET;

THENCE NORTH 89°37'17" EAST, 489.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 65.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 39°29'27" WEST;

THENCE EASTERLY ALONG SAID CURVE 90.46 FEET THROUGH A CENTRAL ANGLE OF 79°44'20";

THENCE NORTH 89°37'17" EAST, 49.39 FEET;

THENCE NORTH 74°29'17" EAST, 35.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 79.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 74°29'17" WEST;

THENCE SOUTHERLY ALONG SAID CURVE 10.47 FEET THROUGH A CENTRAL ANGLE OF 7°32'33";

THENCE NORTH 89°37'17" EAST, 110.45 FEET;

THENCE SOUTH 0°22'43" EAST, 170.32 FEET TO THE WESTERLY LINE OF SAID PARCEL 140.

CONTAINING 27.39 ACRES, MORE OR LESS.

## **PARCEL 2**

THAT CERTAIN PARCEL OF LAND IS SITUATED IN THE CITY OF SIERRA MADRE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, AND THOSE PORTIONS OF LOTS 19 AND 20 OF THE SIERRA MADRE TRACT AS PER MAP FILED IN BOOK 4, PAGES 502 AND 503, MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN PARCEL 4, AS DESCRIBED IN THE DEED RECORDED IN BOOK 3051 PAGE 305, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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**ALSO EXCEPTING** THAT PORTION OF SAID PARCEL 4 LYING NORTHERLY AND EASTERLY OF THE FOLLOWING LINE:

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THENCE ALONG THE WESTERLY LINE OF SECTION 17 AS SHOWN ON SAID TRACT MAP 30597 NORTH 0°12'34" WEST 360.78 FEET TO THE **TRUE POINT OF BEGINNING**;

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THENCE SOUTHWESTERLY ALONG SAID CURVE 68.08 FEET, THROUGH A CENTRAL ANGLE OF 53°04'13" AN ARC DISTANCE OF 68.08 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 0°22'43" EAST, 23.88 FEET;

THENCE NORTH 89°37'17" EAST, 489.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 65.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 39°29'27" WEST;

THENCE EASTERLY ALONG SAID CURVE 90.46 FEET THROUGH A CENTRAL ANGLE OF 79°44'20";

THENCE NORTH 89°37'17" EAST, 49.39 FEET;

THENCE NORTH 74°29'17" EAST, 35.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 79.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 74°29'17" WEST;

THENCE SOUTHERLY ALONG SAID CURVE 10.47 FEET THROUGH A CENTRAL ANGLE OF 7°32'33";

THENCE NORTH 89°37'17" EAST, 110.45 FEET;

THENCE SOUTH 0°22'43" EAST, 170.32 FEET TO THE WESTERLY LINE OF SAID PARCEL 140.

CONTAINING 17.30 ACRES, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION.

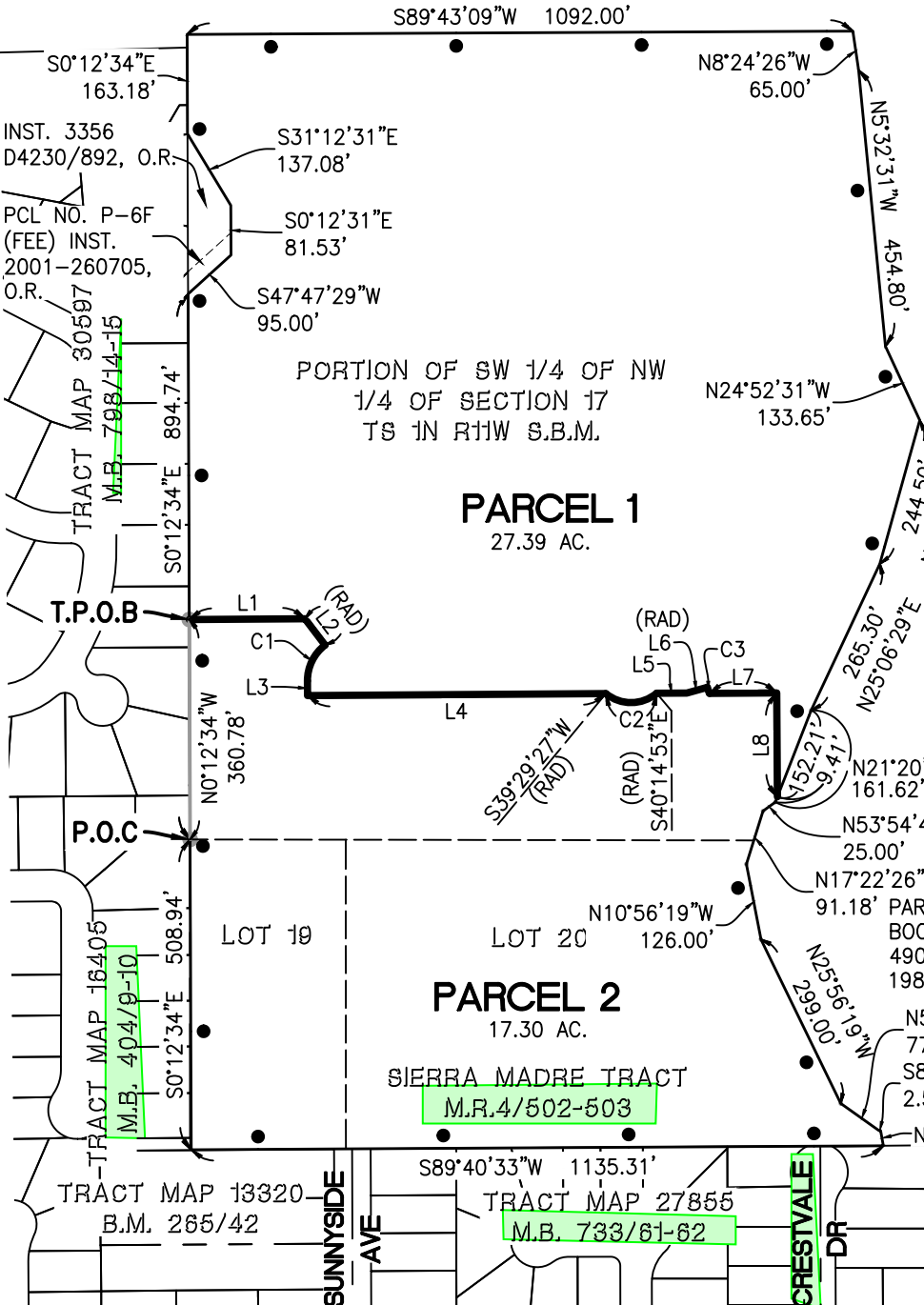
DATED THIS 16TH DAY OF FEBRUARY, 2022



KURT R. TROXELL, P.L.S. 7854



# LOT LINE ADJUSTMENT NO. 21-01



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	53°04'13"	73.50'	68.08'
C2	79°44'20"	65.00'	90.46'
C3	7°32'33"	79.50'	10.47'

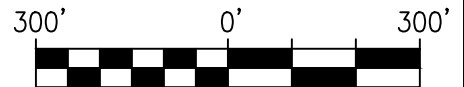
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°37'17"E	189.83'
L2	S37°18'31"E	54.27'
L3	S00°22'43"E	23.88'
L4	N89°37'17"E	489.30'
L5	N89°37'17"E	49.39'
L6	N74°29'17"E	35.03'
L7	N89°37'17"E	110.45'
L8	S00°22'43"E	170.32'



2/16/22

### LINE LEGEND:

- LOT LINE ADJUSTMENT BOUNDARY
- ~~—●—●—~~ SUBJECT PROPERTY LINES
- — — CENTERLINES
- - - - - PARCEL LINES TO BE REMOVED
- — — NEW PARCEL LINES



SCALE: 1" = 300'



16795 Von Karman, Suite 100  
Irvine, California 92606  
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www.fuscoe.com

## EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION  
of: CITY OF SIERRA MADRE  
LOT LINE ADJUSTMENT  
700 N SUNNYSIDE AVE

DATE: April 22, 2021  
FN: 1972-001 LLA  
DRAWN BY: MC  
CHECKED BY: KRT

SHEET 1 OF 1