



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 16, 2015

TO: Librarian
West Covina Library
1601 W. Covina Parkway
West Covina, CA 91790

FROM: Marie Pavlovic
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

SUBJECT: PROJECT NO. R2012-00723 / TENTATIVE PARCEL MAP NO. PM071931

The above mentioned permit is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on October 21, 2015.

Please have the materials listed below available to the public through November 4, 2015.

If you have any questions regarding this matter, please contact **Marie Pavlovic** of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments:

1. Notice of Public Hearing/ Vicinity Map
2. Factual

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

NOTICE OF PUBLIC HEARING

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

Hearing Date and Time: October 21, 2015 at 9:00 a.m.

Hearing Location: 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012

Project & Permit(s): Project No. R2012-00723, Tentative Parcel Map No. 071931

Project Location: 17133 E. Francisquito Avenue in West Covina

CEQA Categorical Exemption: Class 15

Project Description: A tentative parcel map to create three single-family lots, two of which are flag lots, pursuant to Los Angeles County (LAC) Code section 21.48.010.

For more information regarding this application, contact **Marie Pavlovic**, Los Angeles County Department of Regional Planning (DRP), 320 W. Temple St., Los Angeles, CA 90012. Telephone: (213) 974-6433, Fax: (213) 626-0434, E-mail: mpavlovic@planning.lacounty.gov. Case materials are available online at <http://planning.lacounty.gov/case> or at the West Covina Library, 1601 W. Covina Parkway/West Covina, CA 91790. All correspondence received by DRP shall be considered a public record.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6433.**





Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER

R2012-00723

HEARING DATE

10/21/15

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. PM071931

PROJECT SUMMARY

OWNER / APPLICANT

Landvest LLC

MAP/EXHIBIT DATE

05/26/15

PROJECT OVERVIEW

A subdivision request to create three single-family lots, two of which are flag lots. The project site is vacant.

LOCATION

17133 E. Francisquito Avenue

ACCESS

Francisquito Avenue

ASSESSORS PARCEL NUMBER(S)

8490-021-009

SITE AREA

0.69 net/0.76 gross acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

1 – (Low Density: 1-6 du/ac)

ZONE

R-1-7500 (Single-Family Residence - 7500 square foot minimum lot size)

PROPOSED UNITS

3

MAX DENSITY/UNITS

4

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 15 (Minor Land Divisions) Categorical Exemption

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 21 of the Los Angeles County Code:
 - 21.24.320 (Justifiable Flag Lot Design)
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.20.105 (R-1 Zone Development Standards)

CASE PLANNER:

Marie Pavlovic

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