



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 18, 2016

TO: Librarian
Charter Oak Library
20540 E Arrow Highway, Suite K
Covina, CA 91724

FROM: Edward Rojas
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

SUBJECT: PROJECT NO. R2015-00973-(5)/TENTATIVE TRACT MAP NO. 073392

The above mentioned permit is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on July 13, 2016.

Please have the materials listed below available to the public through July 28, 2016.

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

Thank you.

Attachments:

1. Notice of Public Hearing
2. Vicinity Map
3. Factual
4. Tentative Tract Map/Exhibit Map

**THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES**

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.

Date and Time: Wednesday, July 13, 2016 at 9:00 a.m.

Hearing Location: Room 150, 320 West Temple Street, Los Angeles, CA 90012

Permit(s): Project No. R2015-00973-(5)/Tentative Tract Map No. 073392

Project Location: 19533 E. Cypress Street, Covina within the Charter Oak Zoned District

Description: Conversion of 20 apartment units into 20 residential condominium units, pursuant to the Los Angeles County (LAC) Code section 21.40.010.

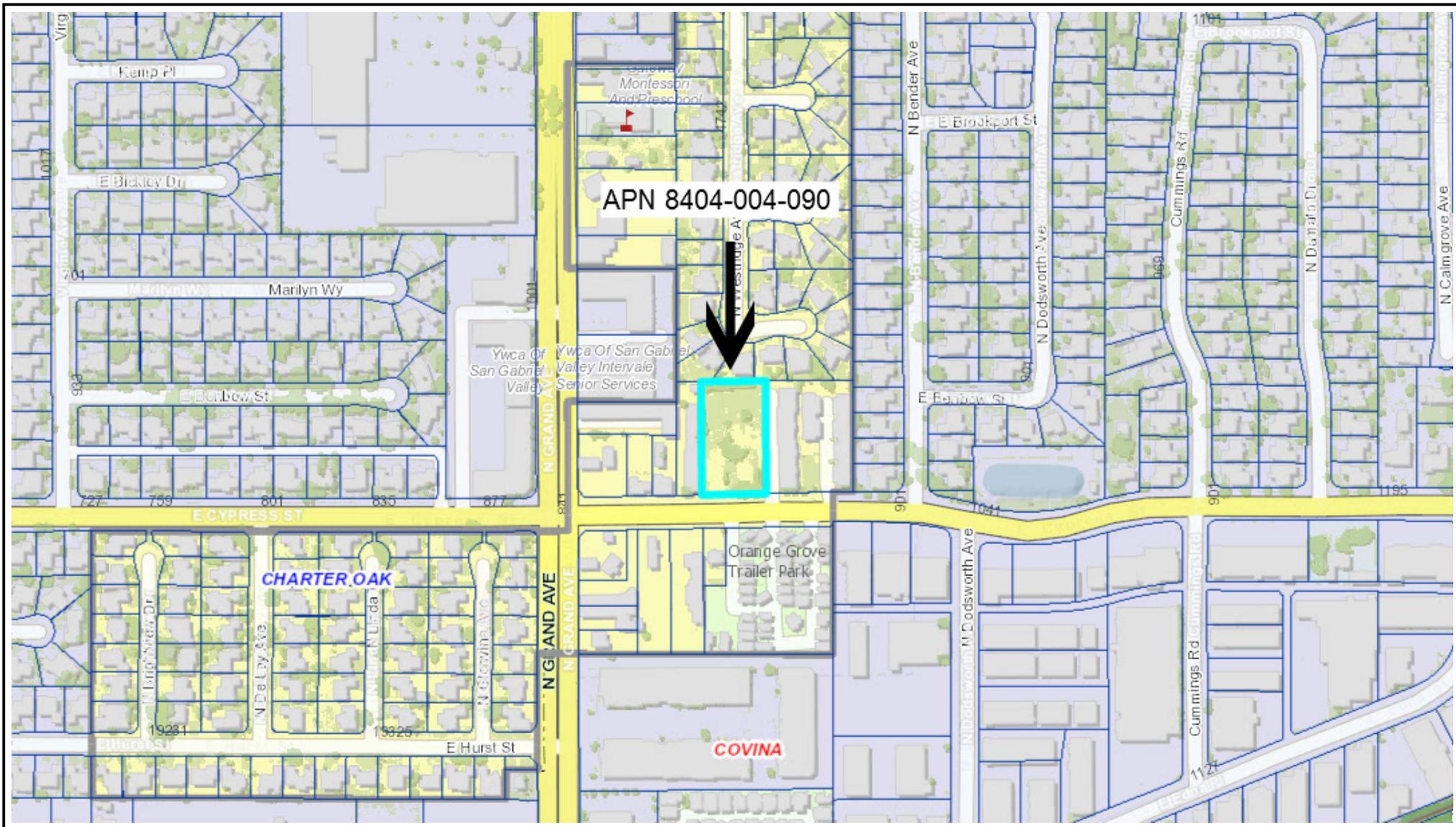
CEQA Categorical Exemption: Class 1 – Existing Facilities

Add'l Info: Review case materials online at <http://planning.lacounty.gov/case> or at
Charter Oak Library
20540 E. Arrow Highway Suite K
Covina, CA 91724

Contact: Edward Rojas
Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012
Telephone: 213-974-6433 Fax: 213-626-0434
E-mail: erojas@planning.lacounty.gov

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) at least 3 business days notice.

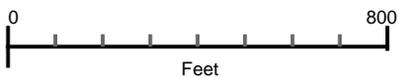
Si necesita más información por favor llame al 213-974-6466.



Created in GIS-NET3

TR073392 - Property Location Map

Printed: Nov 18, 2015



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

PROJECT NUMBER

R2015-00973-(5)

HEARING DATE

July 13, 2016

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 073392
 Environmental Assessment No. 201500073

PROJECT SUMMARY

OWNER / APPLICANT

Alliance Property LLC/John Begin.

MAP/EXHIBIT DATE

September 29, 2015

PROJECT OVERVIEW

Conversion of 20 apartment units into 20 residential condominium units. The apartment units were approved on January 29, 2013 by Plot Plan No. 201200918.

LOCATION

19533 E. Cypress Street, Covina

ACCESS

Cypress Street

ASSESSORS PARCEL NUMBER(S)

8404-004-090

SITE AREA

1.12 acres (gross)/0.97 acres (net)

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Charter Oak

LAND USE DESIGNATION

1 – Low Density Residential (1 to 6 du/ac)

ZONE

R-3 – Limited Multiple Residence Zone

PROPOSED UNITS

20 (infill)

MAX DENSITY/UNITS

6

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Conformance with the following Section(s) of Title 21 and 22 of the Los Angeles County Code:
 - 21.24.380 (Condominiums and Community Apartment Projects)
 - 22.20 Part 4 (R-3 Limited Multiple Residence Zone)

CASE PLANNER:

Edward Rojas

PHONE NUMBER:

(213) 974 - 6433

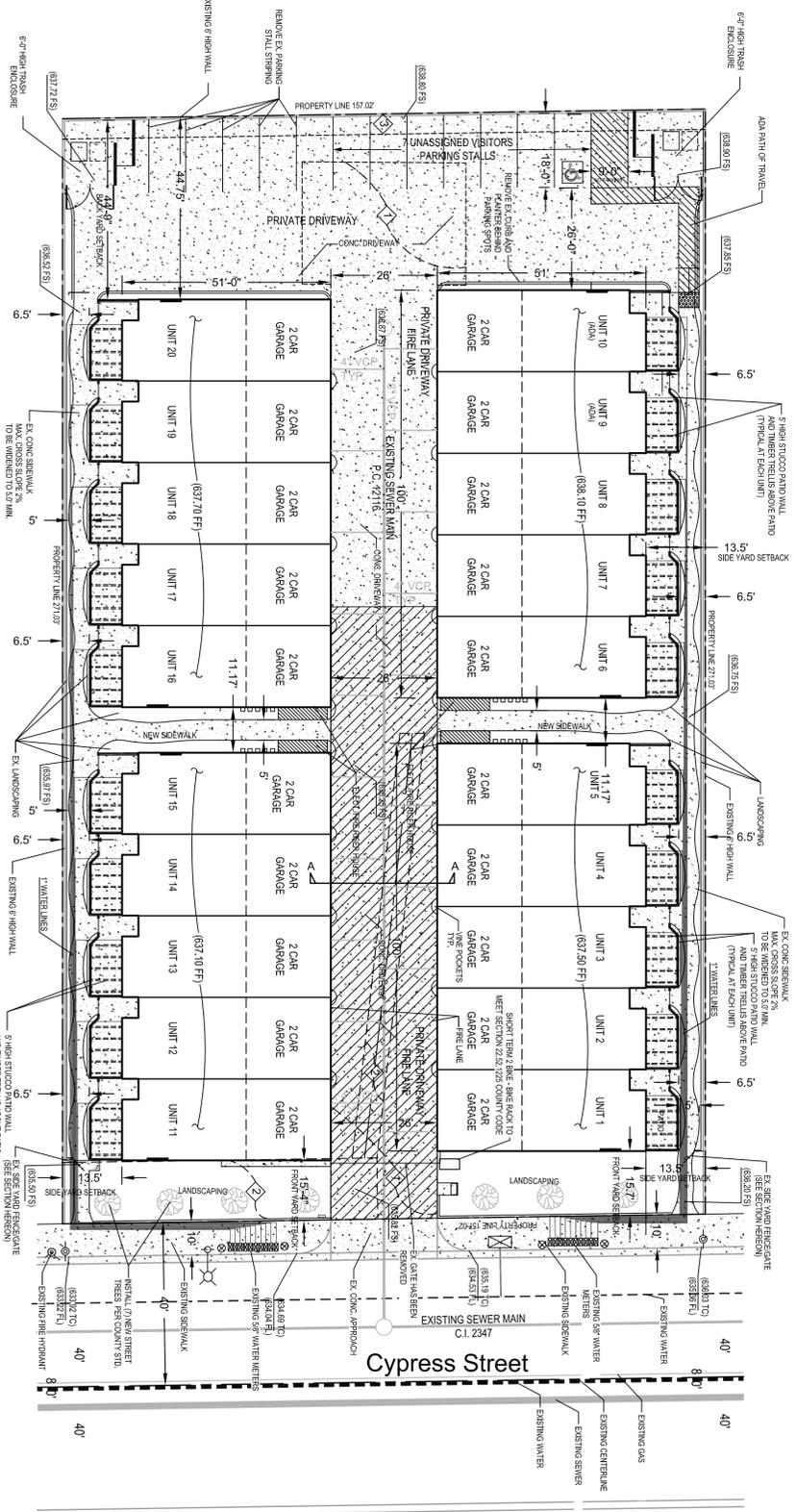
E-MAIL ADDRESS:

erojas@planning.lacounty.gov

ALL SITE IMPROVEMENTS
 SHOWN ARE EXISTING
 UNLESS NOTED OTHERWISE.

MAJOR LAND SUBDIVISION TENTATIVE TRACT NUMBER 073392 FOR CONDOMINIUM CONVERSION PURPOSES LOCATED IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THAT PORTION OF LOT 1 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, AND PART OF SECTION 7, SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE, AND A PORTION OF THE RANCHO SAN JOSE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 21 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



SITE PLAN
 1"=20'

LEGAL DESCRIPTION:
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 THAT PORTION OF LOT 1 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, AND PART OF SECTION 7, SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE, AND A PORTION OF THE RANCHO SAN JOSE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 21 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CYPRESS STREET, FORMERLY CYPRESS AVENUE, (AS SHOWN ON THE MAP OF TRACT NO. 27891, RECORDED IN BOOK 801, PAGES 53 THROUGH 54, AND DISTANT EASTERLY 411 FEET 10 INCHES FROM THE WESTERLY LINE OF LOT 1, THENCE WITH AND DISTANT EASTERLY 411 FEET 10 INCHES FROM THE WESTERLY LINE OF LOT 1, THENCE EASTERLY, ALONG SAID CENTERLINE, 97 FEET, TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF TRACT NO. 51087, RECORDED IN BOOK 1203, PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, BEING A LINE THAT IS PARALLEL WITH AND DISTANT EASTERLY 508 FEET 10 INCHES FROM SAID WESTERLY LINE, THENCE NORTHERLY, ALONG SAID WESTERLY LINE OF SAID TRACT NO. 51087 TO THE SOUTHERLY LINE, OF SAID TRACT NO. 21991; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, 97 FEET TO A LINE THAT IS PARALLEL WITH SAID WESTERLY LINE AND PASSES THROUGH THE POINT OF BEGINNING, THENCE SOUTHERLY, ALONG SAID LAST MENTIONED PARALLEL LINE 511 FEET TO THE POINT OF BEGINNING.

Dwelling Units Summary (Net Sq. Ft.):

UNIT TYPE	UNIT DESCRIPTION	1ST FLOOR	2ND FLOOR	DWELLING	GARAGE	UNIT TOTAL
UNIT SUMMARY (NET FLOOR AREA SQUARE FEET)	3 BR. + 2.5 BA	886.83	943.17	1,830	413.25	1,943.25
UNIT SUMMARY PER BUILDING (NET FLOOR AREA SQUARE FEET)	1ST FLOOR	2,834.15	4,715.95	7,650	2,066.25	9,716.25
	2ND FLOOR	1,179.65	18,893.40	20,000	8,265	38,865
	TOTAL	4,013.80	23,609.35	27,650	10,331.50	48,681.50

Dwelling Units Summary (Gross Sq. Ft.):

UNIT	1ST FLOOR	2ND FLOOR	TOTAL
BUILDING #1	3,038 SQ. FT.	2,996 SQ. FT.	6,034 SQ. FT. (GROSS)
BUILDING #2	3,038 SQ. FT.	5,109 SQ. FT.	8,147 SQ. FT. (GROSS)
BUILDING #3	3,038 SQ. FT.	5,109 SQ. FT.	8,147 SQ. FT. (GROSS)
BUILDING #4	3,038 SQ. FT.	5,109 SQ. FT.	8,147 SQ. FT. (GROSS)
TOTAL	12,152 SQ. FT.	20,423 SQ. FT.	32,575 SQ. FT. (GROSS)

Unprotected Wall Openings Summary

BUILDING	TOTAL WALL	WALL OPENINGS	%
BUILDING #1 NORTH WALL (GROSS)	893 SQ. FT.	56.68 SQ. FT.	6.3%
BUILDING #2 NORTH WALL (GROSS)	893 SQ. FT.	56.68 SQ. FT.	6.3%
BUILDING #3 NORTH WALL (GROSS)	893 SQ. FT.	56.71 SQ. FT.	6.3%
BUILDING #4 SOUTH WALL (GROSS)	893 SQ. FT.	56.71 SQ. FT.	6.3%

Parking Summary:

ALLIANCE PROPERTY, LLC A CALIFORNIA LIMITED LIABILITY COMPANY
 100 N. BARRANCA AVE, STE. 300
 WEST COVINA, CA 91791 - 626-967-8888

OWNER:

ALLIANCE PROPERTY, LLC A CALIFORNIA LIMITED LIABILITY COMPANY
 100 N. BARRANCA AVE, STE. 300
 WEST COVINA, CA 91791 - 626-967-8888

Benchmark: G 2949

BBB, TING IN E 08 300MA SQ GCR @ NE
 COVINA, CA 91723
 SAN DIMAS QUAD 2005

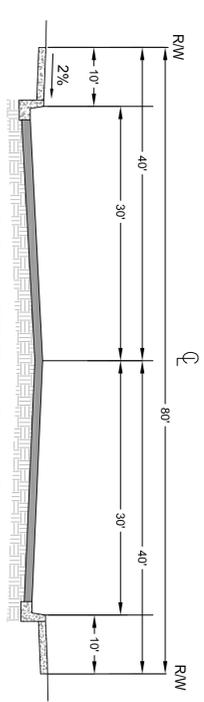
Legend:

LANDING: 10' CLEARANCE
 EX. CONC. SIDEWALK
 EX. CONC. SIDEWALK TO BE REMOVED TO 5' FROM

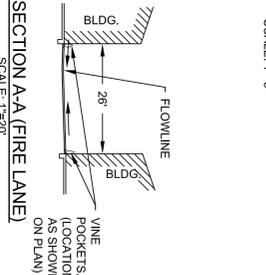
Utility Summary:

WATER - COUNTY STATE WATER
 SEWER - LA COUNTY SANITATION
 ELECTRIC - SOUTHERN CALIFORNIA EDISON
 TELEPHONE - VERIZON TELEPHONE

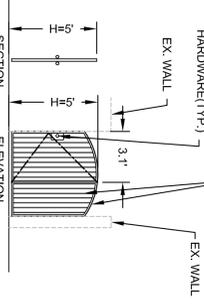
TYPICAL STREET SECTION FOR CYPRESS STREET
 SCALE: 1"=10'



SECTION AA (FIRE LANE)
 SCALE: 1"=20'



SECTION ELEVATION EX TYP. SIDE YARD FENCEGATE
 SCALE: 1"=5'



Project Summary:
 ZONING: EXISTING AND PROPOSED: R-3
 GENERAL PLAN: H18
 EXISTING USE: 20 UNIT RESIDENTIAL (APARTMENTS)
 PROPOSED USE: 20 UNIT RESIDENTIAL (CONDOMINIUMS)
 GROSS LOT AREA: 48,830 SQ. FT.
 NET LOT AREA: 42,850 SQ. FT.
 SITE COVERAGE: 20,400 SQ. FT. (48%)
 A/N: 804-004-090

- EASEMENTS:**
- ◇ GAS - EASEMENTS - RECORDED IN BOOK 2014-00516157 - 5' EITHER SIDE OF ACTUAL GAS LINE CONSTRUCTION - (NOT PLOTTABLE)
 - ◇ SEWER EASEMENTS - RECORDED IN BOOKS 2011-101259061 AND 2011-1259062 - PLOTTED ON MAP - TO REMAIN
 - ◇ SCE EASEMENTS - RECORDED IN BOOK 2010-101588977 - PLOTTED ON MAP - TO REMAIN
 - ◇ EASEMENT TO GEORGE WATER AND JENNIE WATERMAN FOR IRRIGATION PURPOSES RECORDED 12/9/1947 (NMS 28946P - CERTIFICATE NO. TO-59098, TORRENS AS PLOTTED ON MAP - TO REMAIN

VICINITY MAP



MEG
 LAND PLANNING
 OPS & ROBOTIC SURVEYING
 LEED CERTIFICATION
 SUSTAINABLE DESIGN
 DESIGN & ARCHITECTURE

MARSHALL ENGINEERING GROUP, INC.
 622 E ARROW HWY., STE 7, GLENDALE, CA 91740
 PHONE: (626) 914-5798 FAX: (626) 914-5757 WEB: www.meg.us

MARSHALL ENGINEERING GROUP
 Engineering Your World.

Scale: 1" = 20'

TENTATIVE TRACT MAP 073392
 FOR CONDOMINIUM CONVERSION PURPOSES

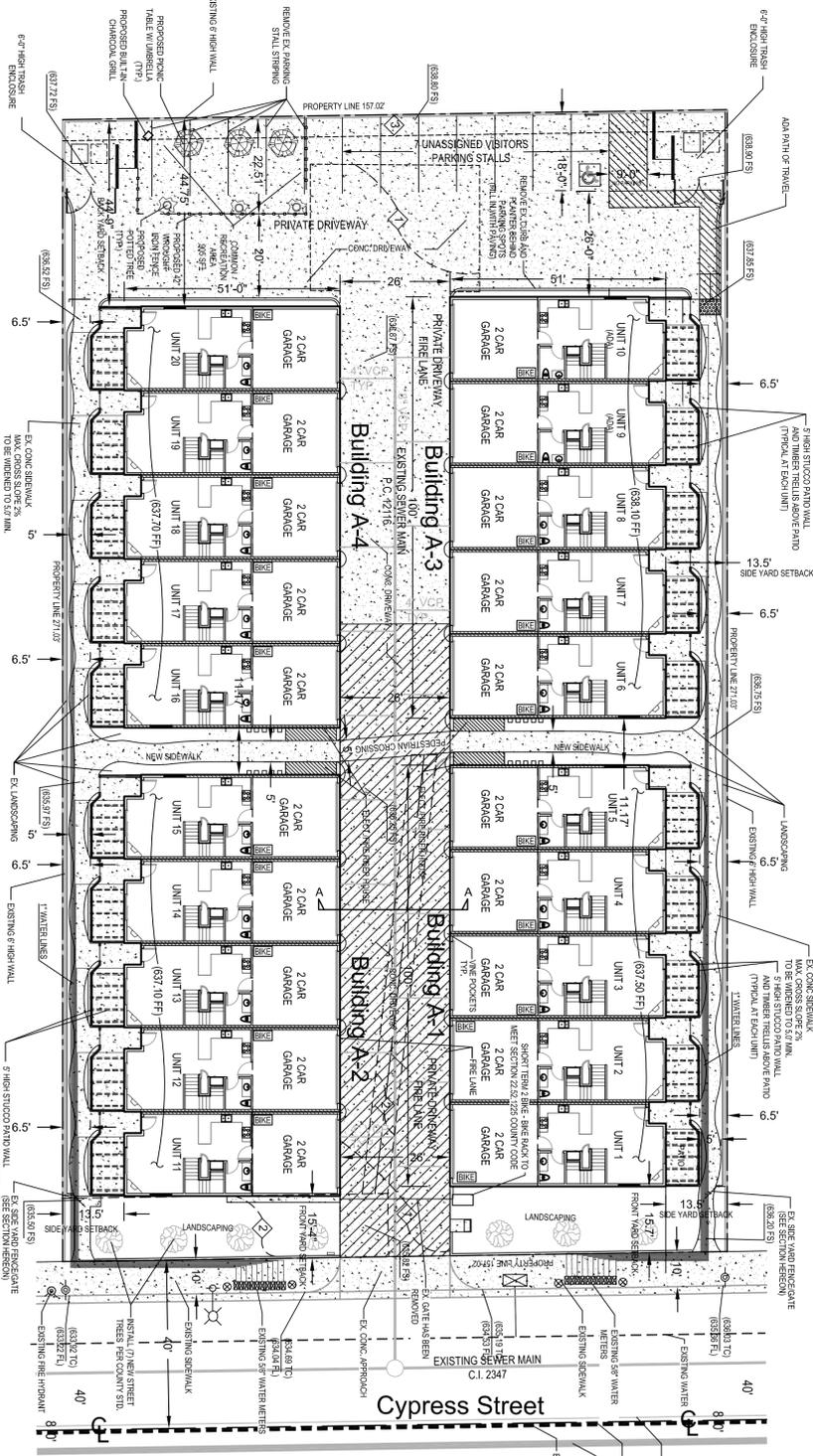
COVINA, CA 91723

Plan No.: 144085
 Date: 9/24/2015
 Scale: AS NOTED
 Drawn by: SWM
 Sheet 1 of 1 Sheets

ALL SITE IMPROVEMENTS
SHOWN ARE EXISTING
UNLESS NOTED OTHERWISE.

EXHIBIT MAP MAJOR LAND SUBDIVISION TENTATIVE TRACT NUMBER 073392 FOR CONDOMINIUM CONVERSION PURPOSES LOCATED IN THE UNINCORPORATED TERRITORY OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THAT PORTION OF LOT 1 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, AND PART OF SECTION 7, SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE, AND A PORTION OF THE RANCHO SAN JOSE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 21 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



SITE PLAN
1"=20'

Legend:

- LAND RECALCULATED FROM C.S. 2009, MAP OF 19' PROPERTY LINE
- SEE THE FINAL DEC. SET DETAILS AND SHEET #A-1
- LAND TIE TO BOUNDARY STORAGE IN GARAGE OF EACH UNIT

Dwelling Units Summary (Net Sq. Ft.):

UNIT TYPE	UNIT DESCRIPTION	1ST FLOOR	2ND FLOOR	DWELLING	GARAGE	UNIT TOTAL
FLAT A	3 BR. + 2.5 BA	586.83	943.17	1,530	413.25	1,943.25
UNIT SUMMARY (NET FLOOR AREA SQUARE FEET)						
UNIT #	UNIT DESCRIPTION	1ST FLOOR	2ND FLOOR	DWELLING	GARAGE	UNIT TOTAL
5	3 BR. + 2.5 BA EA	2,834.15	4,715.95	7,550	2,066.25	9,716.25
20	3 BR. + 2.5 BA	11,736.6	18,833.40	30,000	8,265	38,865
ADA ACCESSIBLE UNITS PROVIDED: 2 UNITS (ONE OF TOTAL MULTIFAMILY UNITS)						

Dwelling Units Summary (Gross Sq. Ft.):

UNIT	1ST FLOOR	2ND FLOOR	TOTAL
BUILDING A-1	3,035 SQ. FT.	2,995 SQ. FT.	6,030 SQ. FT. (GROSS)
BUILDING A-2	6,030 SQ. FT.	5,100 SQ. FT.	11,130 SQ. FT. (GROSS)
BUILDING A-3	6,030 SQ. FT.	5,100 SQ. FT.	11,130 SQ. FT. (GROSS)
BUILDING A-4	6,030 SQ. FT.	5,100 SQ. FT.	11,130 SQ. FT. (GROSS)
TOTAL	25,125 SQ. FT.	20,495 SQ. FT.	45,620 SQ. FT. (GROSS)

Unprotected Wall Openings Summary
6" TO 7" O.C. SETBACK 2X4 UNPROTECTED WALL OPENINGS (ALLOWED)

BUILDING	TOTAL WALL	WALL OPENINGS	%
BUILDING A-1 NORTH WALL (GROSS 1)	893 SQ. FT.	58.68 SQ. FT.	6.5%
BUILDING A-2 NORTH WALL (GROSS 1)	893 SQ. FT.	58.68 SQ. FT.	6.5%
BUILDING A-3 SOUTH WALL (GROSS 6)	893 SQ. FT.	58.71 SQ. FT.	6.5%
BUILDING A-4 SOUTH WALL (GROSS 6)	893 SQ. FT.	58.71 SQ. FT.	6.5%

Parking Summary:

ADA UNASSIGNED GUEST PARKING REQUIRED: 1 STALL, ONE OF 7 STALLS
ADA PARKING PROVIDED: 1 STALL, ONE ADA ACCESSIBLE

OWNER:

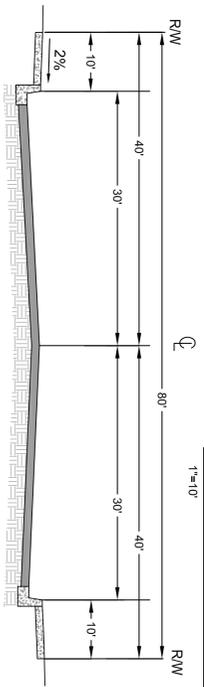
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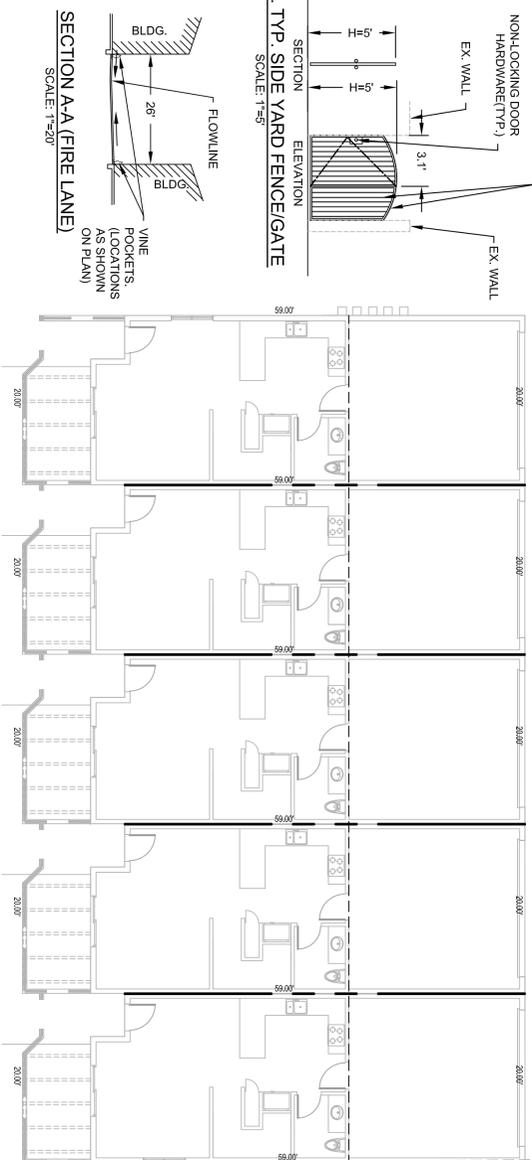
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TYPICAL STREET SECTION FOR CYPRESS STREET
SCALE: 1"=10'



TYPICAL PROPOSED UNIT LINES
SCALE: 1"=20'



VICINITY MAP

MEG
LAND PLANNING
OPES & ROBOTIC SURVEYING
LEED CERTIFICATION
SUSTAINABLE DESIGN
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EXHIBIT MAP FOR TENTATIVE MAP 073392
FOR CONDOMINIUM CONVERSION PURPOSES

Plan No.: 14-035	Scale: AS NOTED
Date: 9/24/2015	Drawn by: SWM
Sheet 1 of 1 Sheets	File No.: