

Regional Planning Commission Transmittal Checklist

Hearing Date
July 13, 2016
Agenda Item No.
7

Project Number: R2015-00973-(5)
Case(s): Tentative Tract Map No. 073392
Planner: Edward A. Rojas

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- _____
- _____
- _____

Reviewed By:  6/29/16



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

ENTITLEMENTS REQUESTED

- Tentative Tract Map No. 073392 to convert 20 apartment units to 20 residential condominium units on 1.12 gross (0.97 net) acres, pursuant to County Code Section 21.40.010.

PROJECT DESCRIPTION

Tentative Tract Map No. 073392, dated September 29, 2015, is a request to convert 20 apartment units into 20 residential condominium units. The apartment units were approved under Plot Plan No. 201200918 on January 29, 2013. The project was approved as an infill project, permitting the density allowed in the R-3 (Limited Multiple Residence) zone.

The proposed tentative tract map depicts the property to be rectangular in shape and shows the existing apartment complex, which consists of four buildings with five units each. Each of the 20 units has an attached two-car garage. There are thirteen uncovered guest parking spaces at the rear of the property, with one space being ADA accessible. A 20-foot wide private driveway/fire lane runs down the middle of the property separating units 1 through 10 from units 11 through 20. A pedestrian walkway extends down both sides of the property, connecting the units and the rear of the property with the street. The pedestrian walkway also bisects the existing private driveway/fire line, connecting all four buildings. The pedestrian walkway will be extended to a width of five feet as is required for condominium projects. The project also proposes to reduce the guest parking from thirteen to seven spaces to provide a common recreation and picnic area at the northwest corner of the property. Only four guest parking spaces are required. The proposed changes are shown on the exhibit map.

EXISTING ZONING

The subject property is zoned R-3 (Limited Multiple Residence).

Surrounding properties are zoned as follows:

North: A-1-7500

South: C-3-BE

East: R-3 and R-2-DP

West: R-3 and C-2-BE

EXISTING LAND USES

The subject property is developed with a 20-unit apartment complex.

Surrounding properties are developed as follows:

North: Single-Family Residential

South: Mobile Home Park and Commercial

East: Condominiums

West: Apartments and Commercial

PREVIOUS CASES/ZONING HISTORY

The existing 20-unit apartment complex was approved through Plot Plan No. 201200918 on January 29, 2013. The project was approved as an infill project to allow a density permitted by the current zone of R-3.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that the project is Categorically Exempt (Class 1 – Existing Facilities) from the California Environmental Quality Act (“CEQA”) reporting requirements. The project is a conversion of an existing apartment complex into residential condominiums.

STAFF EVALUATION

General Plan Consistency

The proposed project was submitted prior to the General Plan update becoming effective and is therefore being reviewed by the 1980 General Plan policy. The project site is located within the 1 land use category of the Countywide General Plan. This designation is intended for Low Density Residential – 1 to 6 dwelling units per acres. The existing zoning of R-3 permits a greater density than the land use category. The General Plan Residential Infill Policy (pg. III-31) allows densities exceeding the Land Use Policy Map as long as the project will not disrupt sound residential neighborhoods, the project site is sufficient in size to accommodate design features, will not overburden existing public services and facilities, will not impact local traffic or parking, and is compatible with surrounding uses.

During the site plan review process the project was found to have met the burden of proof for infill development. The project site is located between an existing apartment house to the west and residential condominiums to the east. The size of the lot is able to accommodate the 20 units while meeting all standards for both apartment and condominium development required in the zoning code, without modifications. The proposed project will convert the existing apartment complex into residential condominium units. The apartment development has been completed and is currently occupied. No significant changes from the site plan are proposed as part of the condominium project. The density will remain the same, no additional units are proposed.

The following policies of the General Plan are applicable to the proposed project:

- Land Use Policy 8. *Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic (pg. III-12).*

The character of the existing residential neighborhood is medium density residential with an apartment complex to the west and condominiums to the east. Furthermore, the project serves as a transition from single-family residential to commercial development.

- *General Policy 47. Promote the provision of an adequate supply of housing by location/type and price (pg. I-24).*

Providing condominiums in an urban neighborhood supports this policy by providing home ownership opportunities, in a largely built-out area. The condominium units provide an alternative to single-family homes, which typically cost more.

- *General Policy 54. Promote full use of existing service systems in order to gain maximum benefit from previous public investments (pg. I-25).*

The proposed project maximizes land use efficiency by concentrating the same type of development in an area equipped to support said use. The proposed project utilizes existing service systems including transportation, sewer, and water. The concentrated urban development is also located near existing commercial development, public parks, and both an elementary and high school. Furthermore, no additional dwelling units are proposed as part of the project.

Zoning and Subdivision Ordinance Compliance

The project site is located in the R-3 (Limited Multiple Residence) Zone. The established and proposed density is in keeping with this zoning. The maximum number of units permitted on 0.97 net acres within the R-3 zone is 29. The 20 units previously approved and to be converted to condominium units comply with the residential setbacks, parking, and height requirements of the zone. Title 21 requires that a common walkway with a minimum width of five feet provide direct access from the street into the project site. The current walkway will be extended to five feet to meet this requirement. The project also proposed the conversion of excess guest parking into a common area for residents. Four guest parking spaces are required, seven will be provided. Thirteen were originally approved for the apartment complex.

Neighborhood Impact/Land Use Compatibility

The proposed conversion of the apartment units to condominium units without an increase in density or physical changes to the site except for the conversion of excess guest parking spaces into a common area for the residents is compatible with the maximum density permitted by the zoning. The project is bordered by an apartment complex to the west and residential condominiums to the east. No degradation of natural features will occur, as the subject property is located in an urbanized area and no sensitive resources are located on the site. Shopping and employment opportunities are available within a quarter mile of the subject property.

Site Visit

Staff visited the site on June 15, 2016. Staff observed the required posting of the public notice at the front of the property. No issues were raised by the site visit.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of representatives from the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the tentative map dated September 29, 2015, the Subdivision

Committee, except for Public Works, cleared the project for public hearing. Public Works cleared the project for hearing May 11, 2016. The Subdivision Committee Report, dated October 29, 2015, containing County Department comments is attached.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2015-00973, Tentative Tract Map Number 073392, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I move that the Regional Planning Commission close the public hearing, find that the project is categorically exempt from the reporting requirements of CEQA, and **APPROVE** Tentative Tract Map No. 073392, subject to the attached findings and conditions of approval.

Prepared by Edward Rojas, Senior Regional Planning Assistant, Land Divisions Section
Reviewed by Kim K. Szalay, Supervising Regional Planner, Land Divisions Section

Attachments:
Draft Findings, Draft Conditions of Approval
GIS Map
Site Photos

KKS: ER
6/27/16

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-00973-(5)
TENTATIVE TRACT MAP NO. 073392**

1. The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on July 13, 2016, in the matter of Project No. R2015-00973, consisting of Tentative Tract Map No. 073392.
2. The applicant requests a Tentative Tract Map to convert 20 apartment units to 20 residential condominium units on 1.12 gross (0.97 net) acres, pursuant to County Code Section 21.38.010.
3. The project site is located at 19533 E. Cypress Street in the un-incorporated community of Charter Oak.
4. The project site is 1.12 gross acres (0.97 net acres) in size and consists of one legal lot. The project site is rectangular in shape with relatively level topography and is developed with a 20-unit apartment complex, which will remain.
5. The project site is located in the Charter Oak Zoned District and is zoned R-3 – Limited Multiple Residence Zone.
6. The project site is located within the 1-Low Density Residential (1-6 du/ac) land use category of the Countywide General Plan Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius include:
 - North: A-1-7500
 - South: C-3-BE and City of Covina (about 380 feet away)
 - East: R-3, C-2-DP and City of Covina (about 200 feet away)
 - West: R-3, C-2-BE and City of Covina (about 400 feet away)
8. Surrounding land uses within a 500-foot radius include:
 - North: Single-family residences
 - South: Mobile Home Park, retail and professional offices
 - East: Condominiums and single-family residential
 - West: Multi-family residential, retail, single-family residence, and professional offices.
9. The existing 20-unit apartment complex was approved through Plot Plan No. 201200918 on January 29, 2013. The project was approved as an infill project to allow a density permitted by the 3 – Medium Density Residential land use category and the current zone of R-3.

10. The tentative tract map dated September 29, 2015 consists of four buildings with five units each. Each of the 20 units has a ground floor garage that provides two covered parking spaces. There are thirteen uncovered guest parking spaces at the rear of the property. The project proposes to reduce the guest parking from thirteen to seven spaces, with one being ADA accessible, to provide a common recreation and picnic area at the northwest corner of the property. Four guest parking spaces are required.
11. A 20-foot wide private driveway/fire lane runs down the middle of the property separating units 1 through 10 from units 11 through 20. A pedestrian walkway extends down both sides of the property. The pedestrian walkway bisects the existing private driveway/fire line, connecting all four buildings. The walkway will be extended to a width of five feet as is required for condominium projects.
12. Cypress Street provides access to the subject site and a private driveway and fire lane provides internal access to the four buildings.
13. No grading is proposed for the project.
14. The conditions of the Subdivision Committee, comprised of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health, are based on the map dated September 29, 2015.
15. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.
16. Staff has not received any public comments at this time.
17. Hearing proceedings. [to be added following the hearing]
18. **GENERAL PLAN CONSISTENCY.** The General Plan designates the project site as 1-Low Density Residential (1-6 du/ac). The General Plan Residential Infill Policy (pg. III-31) allows densities exceeding the Land Use Policy Map to allow a density permitted by the zoning of the property, as long as the project will not disrupt sound residential neighborhoods, the project site is sufficient in size to accommodate design features, will not overburden existing public services and facilities, will not impact local traffic or parking, and is compatible with surrounding uses. During the site plan review of the apartment units the development was found to meet the burden of proof for infill development. The project site abuts an apartment complex and condominiums. The size of the lot allows the project to meet the development standards for the zone while increasing the density permitted by the 1 – Low Density Residential land use category. The proposed project will not increase the approved density and size of the structures previously approved for the apartment units.

19. **ZONING CODE CONSISTENCY.** The project site is located in the R-3 (Limited Multiple Residence) Zone. Apartments and townhouses are permitted by right within this zone. The proposed project complies with all development standards of the R-3 Zone including yard/setback requirements, distances between buildings, parking, and height.

Tentative Map Specific Findings

20. The Regional Planning Commission finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Los Angeles County General Plan. The project protects the character of residential neighborhoods by preventing the intrusion of incompatible uses, promotes the provision of an adequate supply of housing by location/type and price, and promotes the full use of existing service systems.
21. The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed since the property is relatively level and is served by adequate road and utility infrastructure.
22. The Regional Planning Commission finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.
23. The Regional Planning Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately addressed.
24. The Regional Planning Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.
25. The Regional Planning Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
26. The Regional Planning Commission finds that the division and development of the property in the manner set forth on this map will not unreasonably interfere with the

free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

27. The Regional Planning Commission finds that pursuant to Chapter 4, Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
28. The Regional Planning Commission finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

Environmental Determination

29. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project is categorically exempt (Class 1, Existing Facilities) from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The proposed Project involves the conversion of existing apartment units to condominiums with no expansion of use beyond what was previously approved and currently exists.
30. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. That the proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. That the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development

features prescribed in this Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Tentative Tract Map No. 073392 subject to the attached conditions.

ACTION DATE:

Vote:

Yes:

No:

Absent:

ER:KKS
06/27/16

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-00973-(5)
TENTATIVE TRACT MAP NO. 073392**

PROJECT DESCRIPTION

The project is a subdivision to convert 20 apartment units to 20 residential condominium units on 1.12 gross (0.97 net) acres on one lot, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. In the event that Tentative Tract Map No. 073392 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT SPECIFIC CONDITIONS

The approval grants the conversion of 20 apartment units to 20 condominium units as depicted on the Tentative Tract/Exhibit Map dated September 29, 2015.

16. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
17. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Report dated October 29, 2015 and revised DPW report dated May 11, 2016, consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.
18. The project site shall be developed and maintained in substantial compliance with the approved tentative/exhibit map dated September 29, 2015.
19. Place a note or notes on the final map, to the satisfaction of the Department of Regional Planning, that this subdivision is approved as a condominium project for a total of 20 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access, and utility easements for the units.
20. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least seven trees of non-invasive species within the front yard of the multi-family residential lot. The location and the species of said trees shall be incorporated into a landscape plan which shall be approved by the Director of Regional Planning ("Director") prior to final map approval. The subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, ensuring future on-site tree planting.

21. Prior to Final Map recordation, provide evidence that the planter required to be removed has been removed and the walkways have been extended to the required width of 5 feet, as depicted on the exhibit map dated September 29, 2015.
22. The shared driveway shall be labeled as Private Driveway and Fire Lane on the final map.
23. The permittee shall submit a draft copy of the Covenants, Conditions, and Restrictions ("CC&Rs") to Regional Planning for review and approval, prior to final map approval.
24. The permittee shall provide language in the CC&Rs describing a method for continuous maintenance of the common areas, including the driveways, landscaping and the lighting system along all walkways and outdoor seating areas, to the satisfaction of the Director.
25. Reserve in the Covenants, Conditions and Restrictions the right for all residents within the condominium project to use the driveways for access and the guest parking spaces throughout the subdivision.
26. In accordance with Section 66427.1 of the Subdivision Map Act, provide evidence to the satisfaction of the Department of Regional Planning that:
 - a. Each tenant of the proposed condominium project has been, or will be given 180 days to provide written notice of intention to convert prior to termination of tenancy due to the conversion or proposed conversion.
 - b. Each tenant of the proposed condominium project has been, or will be, given notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018. 2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.
 - c. Each tenant of the proposed condominium project has received 10 days written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and such report will be available on request.
27. Conform to all Los Angeles County ordinances relating to condominium conversions and in particular Chapter 8.48 of Title 8 of the Los Angeles County Code.
 - a. Submit to the Department of Regional Planning a notarized affidavit indicating that notice to prospective tenants of the proposed conversion will be given prior to occupancy or rental agreement.

- b. Prior to recordation, submit a recorded lien and covenant signed by the County Housing Authority over the entire condominium conversion project. The purpose of said lien will be to guarantee payment of the Rental Housing Production Fee in an amount contained in Section 8.48.090 of said Title 8. As the fee is deposited on a unit-by-unit basis, the County Housing Authority will release a portion of the lien corresponding to the unit for which the fee is paid.

- c. Applicant shall execute and record a covenant, to the satisfaction of the Department of Regional Planning, binding the applicant and any successors in interest to provide relocation assistance in a manner consistent with Section 8.48.080 of the County Code. The covenant and agreement shall be executed and recorded, and a copy provided to each tenant.

Attachments:

Subdivision Committee Report (Tentative Tract/Exhibit Map dated 09-29-15)
Revised DPW Report (05-11-16)

ER:KKS
06/27/16



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

PROJECT NUMBER

R2015-00973

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. TR073392
Environmental Assessment No. RENVT201500073

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Alliance Property LLC (John Begin)

**MAP/EXHIBIT
DATE:**

09/29/15

**SCM REPORT
DATE:**

10/29/15

SCM DATE:

11/05/15

PROJECT OVERVIEW

Conversion of a 20 unit apartment house to 20 residential condominium units.

MAP STAGE

Tentative: Revised: Amendment: Amended : Modification to : Other:
Exhibit "A" Recorded Map

MAP STATUS

Initial: 1st Revision: 2nd Revision: 3rd Revision (requires a fee):

LOCATION

19533 E. Cypress Street, Covina

ACCESS

Cypress Street

ASSESSORS PARCEL NUMBER(S)

8404-004-090

SITE AREA

48,830 square feet (gross)/42,550 square feet (net)

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Charter Oak

SUP DISTRICT

5th

LAND USE DESIGNATION

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

ZONE

R-3 (Limited Multiple Residence)

CSD

N/A

PROPOSED UNITS

20 (infill)

MAX DENSITY/UNITS

6

GRADING

None Proposed

ENVIRONMENTAL DETERMINATION (CEQA)

The project is categorically exempt from CEQA reporting requirements (Class 1 – Existing Facilities)

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Cleared	Edward Rojas (213) 974-6433 erojas@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:
Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

Project No. R2012-02295/PP 201200918 – 20 Unit Apartment Complex (Approved)

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning recommends approval of the tentative tract map. Please read below for further details.

1. Please note the General Plan land use designation on the map notes should read “1 – Low Density Residential”. H18 is the proposed land use designation under the General Plan update. Your project is being reviewed under the policies of the 1980 General Plan.
2. As a condition of the Final Map, one tree must be planted in the front yard for every 25 feet of street frontage. A total of 7 trees are required for the proposed project.
3. The project cannot proceed to hearing until all holds have been removed by the Department of Public Works.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- *A completed and signed Land Division application,*
- *A signed and dated cover letter describing all changes made to the map,*
- *Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit “A,”*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format,*
- *Revision fee payment (for the 3rd revision and thereafter), and*
- *Other materials requested by the case planner.*

NOTE: An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) An approved sewer area study is required. The sewer study previously approved on March 3, 2010 has expired and a new sewer area study should be submitted for review and approval. As previously requested, approval of City of Covina is also required for the sewer. Please see attached sewer review sheet (Comment 1) for comments and requirements.
- (2) As previously requested, obtain approval from the Los Angeles County Sanitation District for discharge of sewer into the sewer trunk lines. Please see attached sewer review sheet (Comment 2) for requirements.

Prepared by Teni Mardirosian
r73392L-rev2.doc
<http://planning.lacounty.gov/case/view/r2015-00973/>

Phone (626) 458-4910

Date 10-22-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. According to the information available to our office, the area study PC 12116AS was approved on 3/3/2010 which has been expired. As previously requested, prior to tentative map approval the subdivider shall submit an updated area study to Public Works to determine if capacity is available in the proposed and existing sewerage system serving this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. City of Covina approval will be required.
2. As previously requested, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.


Prepared by Imelda Ng
tr73392s-rev2

Phone (626) 458-4921

Date 10-22-2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 073392 (Rev)

Page 1/1

TENTATIVE MAP DATED 09-29-2015
EXHIBIT MAP DATED 09-29-2015

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Teni Mardirosian

Phone (626) 458-4910

Date 10-22-2015

TK

tr73392L-rev2.doc

<http://planning.lacounty.gov/case/view/r2015-00973/>

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 1/3

TRACT NO. 073392 (Rev)

TENTATIVE MAP DATED 09-29-2015

EXHIBIT MAP DATED 09-29-2015

The following reports consisting of ___ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 2/3

TRACT NO. 073392 (Rev)

TENTATIVE MAP DATED 09-29-2015

EXHIBIT MAP DATED 09-29-2015

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Thirty days prior to requesting final approval of the tract/parcel map submit gummed mailing labels for each tenant in the structure to be converted, a notarized affidavit signed by all of the owners listing all vacant units, a minimum deposit of twenty-five (\$25) dollars for each occupied unit, and recorded copies of all covenants and agreements applicable to this conversion project to the Director of Public Works. Copies of the covenants and agreements must be mailed to all tenants by the applicant at least thirty days prior to final approval.
9. Place standard condominium conversion notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
12. Thirty days prior to requesting final approval of the tract/parcel map submit gummed mailing labels for each tenant in the structure to be converted, a notarized affidavit signed by all of the owners listing all vacant units, a minimum deposit of twenty-five (\$25) dollars for each occupied unit, and recorded copies of all covenants and agreements applicable to this conversion project to the Director of Public Works. Copies of the covenants and agreements must be mailed to all tenants by the applicant at least thirty days prior to final approval.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 3/3

TRACT NO. 073392 (Rev)

TENTATIVE MAP DATED 09-29-2015

EXHIBIT MAP DATED 09-29-2015

14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

Prepared by Teni Mardirosian

Phone (626) 458-4919

Date 10-22-2014

86

tr73392L-rev2.doc
<http://planning.lacounty.gov/case/view/r2015-00973/>



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT MAP NO.: 73392

TENTATIVE MAP DATE: 09/29/2015

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to recordation of a Final Map or Parcel map Waiver:

1. Approval of this map pertaining to drainage is recommended. (No grading is proposed on the Application)

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name *Ernesto J Rivera* Date 10/22/2015 Phone (626) 458-4921
Ernesto J Rivera

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract Map	73392	Tentative Map Dated	9/25/15 (Rev.)	Parent Tract	
Grading By Subdivider? [N] (Y or N)	---	Location	Covina	APN	
Geologist	---	Subdivider	Alliance Property LLC		
Soils Engineer	---	Engineer/Arch.	Marshall Engineering Group		

Review of:

Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: _____
 References: _____

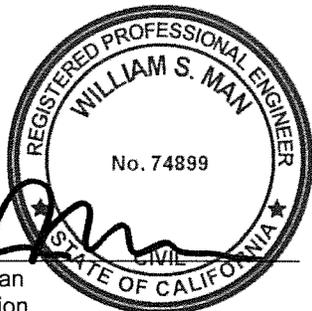
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by

William Man
Soils Section



Charles Nestle
Geology Section

Date 10/21/15

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT NO. 073392

Page 1/1

TENTATIVE MAP DATED 07-28-2015
EXHIBIT MAP DATED 07-28-2015

1. Approval of this map pertaining to grading is recommended (no grading is proposed).

Name Nazem Said  Date 8/12/2015 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073392\GP 073392\2015-07-29 TTR 073392 SUBMITTAL

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.



Prepared by Erik Rodriguez
tr073392r-rev2

Phone (626) 458-4921

Date 10-20-2015

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 05/26/2015 from the Golden State Water Company to the satisfaction of Public Works. The Will Serve letter will expire on 05/26/2016 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.
3. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance. Landscaping must have a separate meter.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 73392

MAP DATE: September 29, 2015

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

FINAL MAP - CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
5. Submit a copy of the landscaping maintenance language and agreement to be incorporated into the CC&Rs to review and acceptance by the Fire Department prior to Final Map clearance.

PROJECT - CONDITIONS OF APPROVAL

1. The on-site fire lane shall maintain a minimum width of 26 feet, clear to the sky.
2. The existing pedestrian gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The gates shall be in compliance with the Fire Department's Regulation 5.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 73392

MAP DATE: September 29, 2015

-
3. The landscaping shall not encroach into the Fire Department access, vehicular and pedestrian, at any time. Proper maintenance of the landscaping as specified below is required:
 - an unobstructed vehicle clearance of 24 feet within the fire lane,
 - not to obstruct any of the fire protection equipment (standpipes, risers, extinguishers, etc),
 - not to obstruct any of the fire lane signs or unit numbers adjacent to the private driveway,
 - an unobstructed clearance to the 3 ½ feet pedestrian walkway around the building.
 4. Per the fire flow test performed by Golden State Water Company dated 06-02-15, the existing fire hydrants and water system meets the current Fire Department requirements.
 5. The required fire flow from the public fire hydrant for this development is **2000** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
 6. A 5 year Certification Test shall be provided for the automatic fire sprinkler system within each building in compliance with the County of Los Angeles Fire Code Chapter 9, California Codes & Regulations Title 19, and with the National Fire Protection Association Chapter 25.
 7. The on-site fire lane shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code.
 8. All future buildings shall provide approved address numbers. Compliance required to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map #	73392	DRP Map Date:	09/29/2015	SCM Date:	11/05/2015	Report Date:	10/27/2015
Park Planning Area #	15	CHARETER OAK ISLANDS / GLENDORA HEIGHTS				Map Type: REV. (REV RECD)	

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.20
IN-LIEU FEES:	\$53,061

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$53,061 in-lieu fees.

Trails:

No trails.

Comments:

***Advisory:

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: *Kathline J. King*
Kathline J. King, Chief of Planning

Supv D 5th
October 15, 2015 15:48:51
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	73392	DRP Map Date:	09/29/2015	SMC Date:	11/05/2015	Report Date:	10/27/2015
Park Planning Area #	15	CHARETER OAK ISLANDS / GLENDORA HEIGHTS				Map Type:	REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.05	0.0030	0	0.00
M.F. < 5 Units	2.87	0.0030	0	0.00
M.F. >= 5 Units	3.29	0.0030	20	0.20
Mobile Units	3.62	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.20

Park Planning Area = **15 CHARETER OAK ISLANDS / GLENDORA HEIGHTS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.20	\$265,303	\$53,061

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.20	0.00	0.00	0.20	\$265,303	\$53,061



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Acting Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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Don Knabe
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Michael D. Antonovich
Fifth District

October 9, 2015

Tentative Tract Map No. 073392

Vicinity: Covina

Tentative Tract Map Date: September 29, 2015

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Tract Map 073392** based on the use of public water (Golden State Water Company) and public sewer as proposed for wastewater disposal. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's recommendation.

Prepared by:

MICHELLE TSIEBOS, REHS, MPA, DPA
Chief Environmental Health Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
mtsiebos@ph.lacounty.gov
TEL (626) 430-5380 • FAX (626) 813-3016

M.T

The following reports consisting of 8 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Thirty days prior to requesting final approval of the tract map submit gummed mailing labels for each tenant in the structure to be converted, a notarized affidavit signed by all of the owners listing all vacant units, a minimum deposit of twenty-five (\$25) dollars for each occupied unit, and recorded copies of all covenants and agreements applicable to this conversion project to the Director of Public Works. Copies of the covenants and agreements must be mailed to all tenants by the applicant at least thirty days prior to final approval.
9. Place standard condominium conversion notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
12. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT MAP NO.: 73392

TENTATIVE MAP DATE: 09/29/2015

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to recordation of a Final Map or Parcel map Waiver:

1. Approval of this map pertaining to drainage is recommended. (No grading is proposed on the Application)

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name *Ernesto J Rivera* Date 10/22/2015 Phone (626) 458-4921
Ernesto J Rivera

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract Map	73392	Tentative Map Dated	9/25/15 (Rev.)	Parent Tract	
Grading By Subdivider? [N] (Y or N)	---	Location	Covina	APN	
Geologist	---	Subdivider	Alliance Property LLC		
Soils Engineer	---	Engineer/Arch.	Marshall Engineering Group		

Review of:

Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: _____
 References: _____

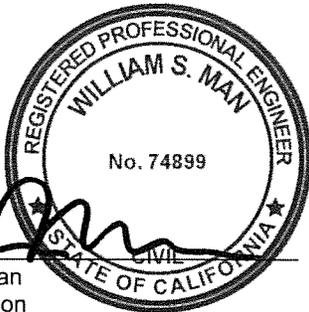
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by


 William Man
 Soils Section




 Charles Nestle
 Geology Section

Date 10/21/15

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT NO. 073392

Page 1/1

TENTATIVE MAP DATED 07-28-2015
EXHIBIT MAP DATED 07-28-2015

1. Approval of this map pertaining to grading is recommended (no grading is proposed).

Name Nazem Said  Date 8/12/2015 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073392\GP 073392\2015-07-29 TTR 073392 SUBMITTAL

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.



Prepared by Erik Rodriguez

tr073392r-rev2

Phone (626) 458-4921

Date 10-20-2015

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A sewer area study for the proposed subdivision (PC12281AS, dated 05-09-2016) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.


Prepared by Imelda Ng
tr73392s-rev2(rev'd 05-10-16)

Phone (626) 458-4921

Date 05-10-2016

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 05/26/2015 from the Golden State Water Company to the satisfaction of Public Works. The Will Serve letter will expire on 05/26/2016 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.
3. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance. Landscaping must have a separate meter.



Prepared by Tony Khalkhali
tr073392w-rev2.doc

Phone (626) 458-4921

Date 10-22-2015

Site Photos - Taken 6/15/16



Front of property



Notice of Hearing



Eastern walkway and units



Center walkway



Driveway and Fire Lane

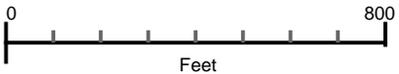


Guest parking in rear of property



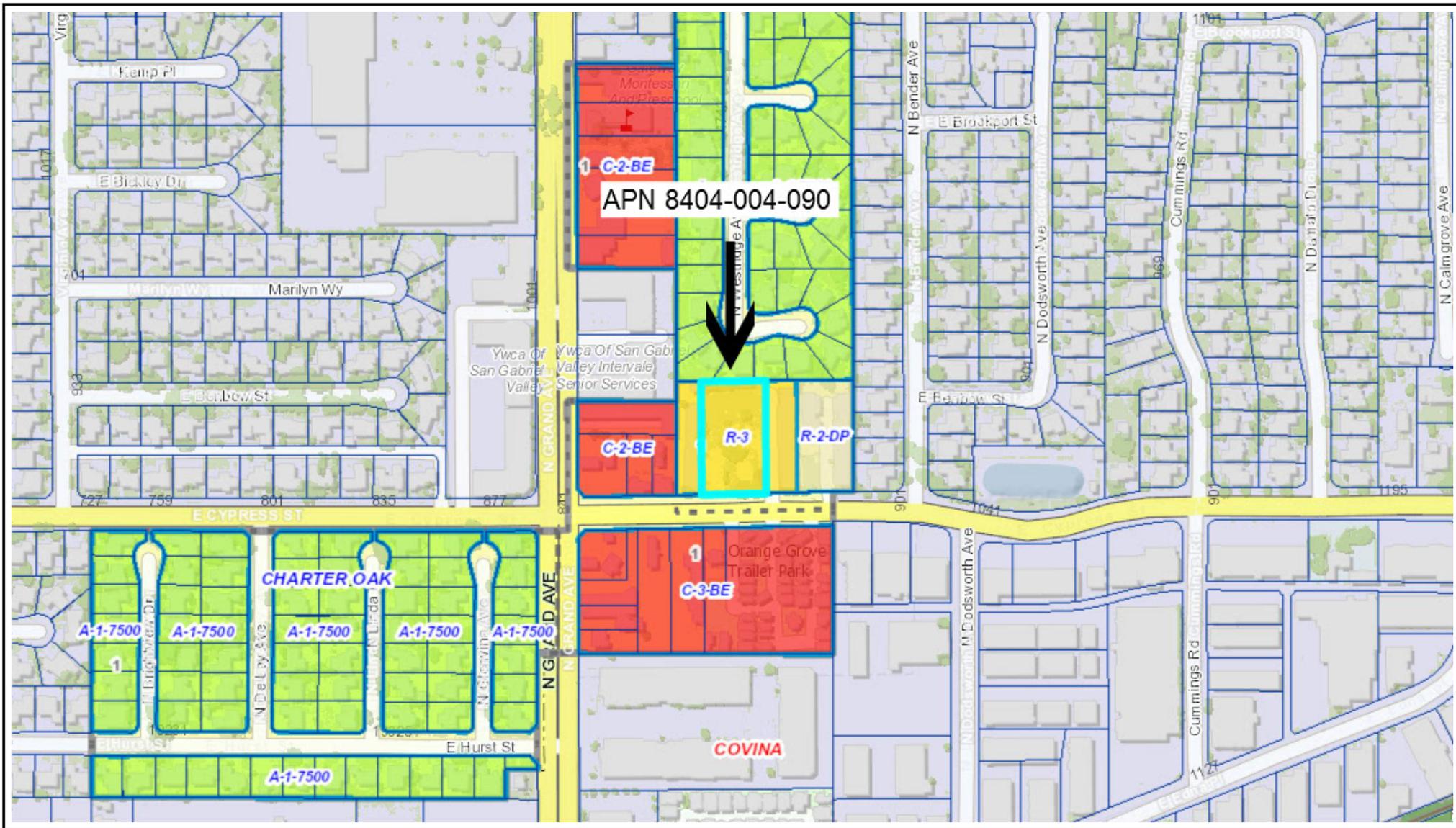
Created in GIS-NET3
TR073392 - Aerial Map

Printed: Nov 18, 2015



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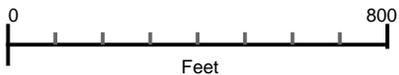




Created in GIS-NET3

TR073392 - Land Use/Zoning Map

Printed: Nov 18, 2015



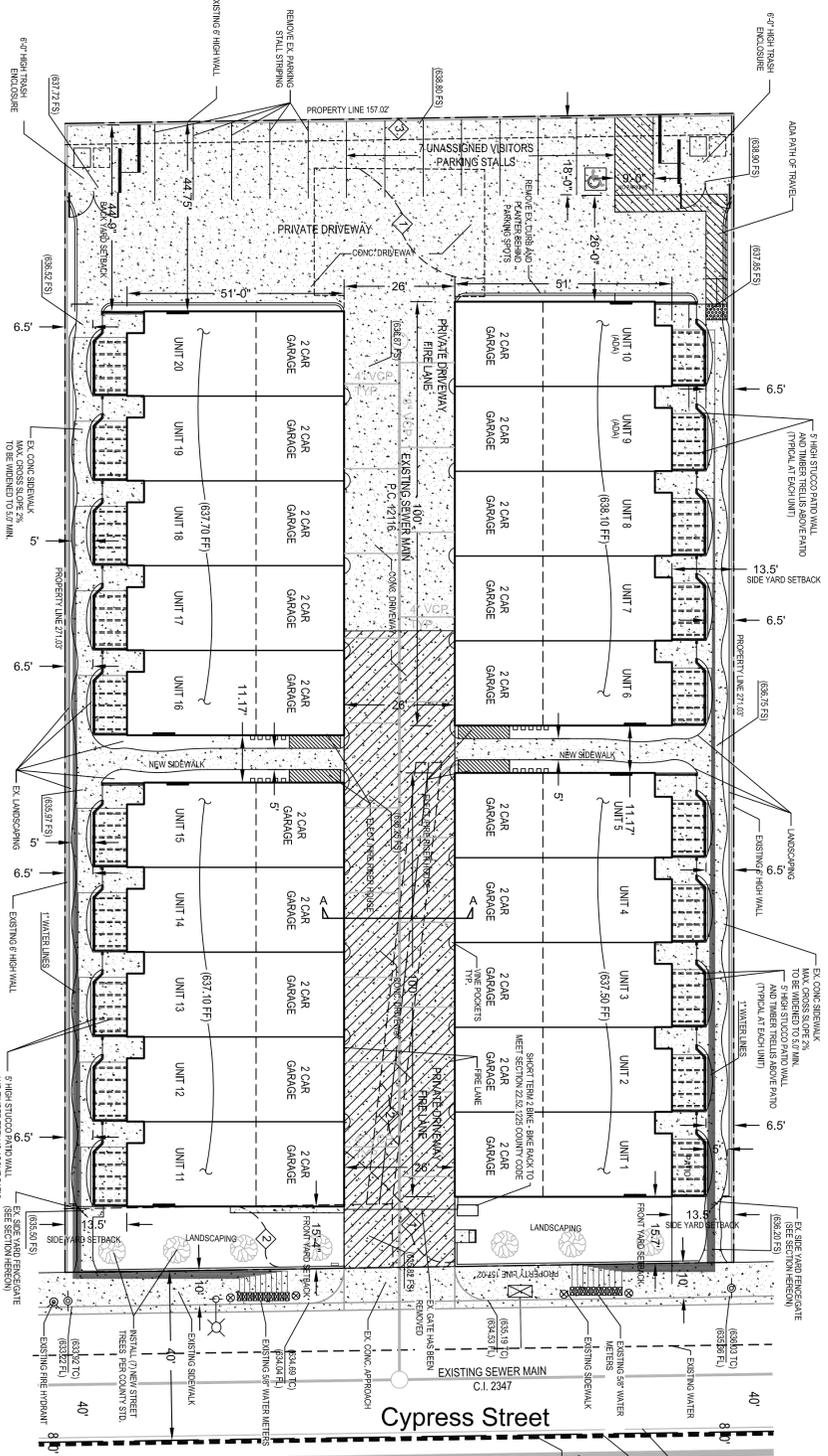
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**ALL SITE IMPROVEMENTS
 SHOWN ARE EXISTING
 UNLESS NOTED OTHERWISE.**

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 411.1 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.

TOGETHER WITH THE EAST 60 FEET OF THE WEST 411 FEET 10 INCHES, OF THE SOUTH 511 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, BEING A PORTION OF THE SUBDIVISION OF THE RANCHO ADDITION OF SAN JOSE, A PORTION OF THE RANCHO SAN JOSE, AS PER MAP RECORDED IN BOOK 22, PAGE 21, ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHORTENED TO (1) THE TO THE EASTERLY BOUNDARY OF THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED TO PAUL FORBETTER ET UX, DATED FEBRUARY 6, 2002, AND RECORDED AS INSTRUMENT NO. 200208210712 OF THE COUNTY RECORDER OF SAID COUNTY, AND (2) THE LINE OF SAID LAND DESCRIBED IN THE ABOVE DESCRIBED AND (3) THE LINE OF SAID LAND DESCRIBED IN THE ABOVE DESCRIBED REAL PROPERTY LYING WITHIN THE LINES OF ANY PUBLIC ROAD.

NOTE: SAID LAND IS ALSO DESCRIBED AND DELINEATED ON THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED ON DECEMBER 1, 2008, AS INSTRUMENT NO. 2008210712 OF OFFICIAL RECORDS.

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	48,681.00

Unprotected Wall Openings Summary

BUILDING	TOTAL WALL	WALL OPENINGS	%
BUILDING A1 NORTH WALL (GRD 1)	893.50 FT.	56.68 SQ. FT.	6.3%
BUILDING A2 NORTH WALL (GRD 1)	893.50 FT.	56.68 SQ. FT.	6.3%
BUILDING A3 SOUTH WALL (GRD 0)	893.50 FT.	56.71 SQ. FT.	6.3%
BUILDING A4 SOUTH WALL (GRD 0)	893.50 FT.	56.71 SQ. FT.	6.3%

Parking Summary:

ALLIANCE PROPERTY, LLC A CALIFORNIA LIMITED LIABILITY COMPANY
 1001 N. BARBARA AVE, STE. 300
 WEST COVINA, CA 91791 - 626-967-8888

Dwelling Units Summary (Gross Sq. Ft.):

UNIT	1ST FLOOR	2ND FLOOR	TOTAL
BUILDING A1	1,035 SQ. FT.	1,100 SQ. FT.	2,135 SQ. FT. (GROSS)
BUILDING A2	1,035 SQ. FT.	1,100 SQ. FT.	2,135 SQ. FT. (GROSS)
BUILDING A3	1,035 SQ. FT.	1,100 SQ. FT.	2,135 SQ. FT. (GROSS)
BUILDING A4	1,035 SQ. FT.	1,100 SQ. FT.	2,135 SQ. FT. (GROSS)
TOTAL	4,140 SQ. FT.	4,400 SQ. FT.	8,540 SQ. FT. (GROSS)

Project Summary:

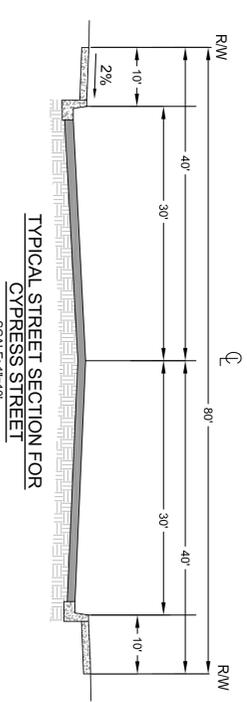
ZONING EXISTING AND PROPOSED: R-3
 GENERAL PLAN: H18
 EXISTING USE: 20 UNIT RESIDENTIAL (APARTMENTS)
 PROPOSED USE: 20 UNIT RESIDENTIAL (CONDOMINIUMS)
 GROSS LOT AREA: 48,830 SQ. FT.
 NET LOT AREA: 42,550 SQ. FT.
 SITE COVERAGE: 20,400 SQ. FT. (48%)
 A/N 804-004-090

Legend:

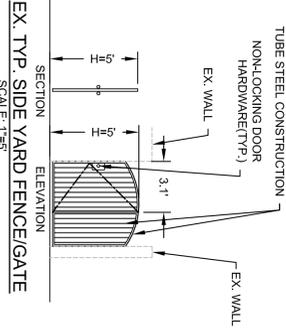
LANDING: 5'-0" HIGH, 5'-0" WIDE, 5'-0" DEEP
 SEE SHEET 101 FOR DETAILS AND SHEET 102 FOR DETAILS AND SHEET 103 FOR DETAILS

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'



VICINITY MAP

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

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

TENTATIVE TRACT MAP 073392
 FOR CONDOMINIUM CONVERSION PURPOSES
 19533 E. CYPRESS ST.
 COVINA, CA 91723

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

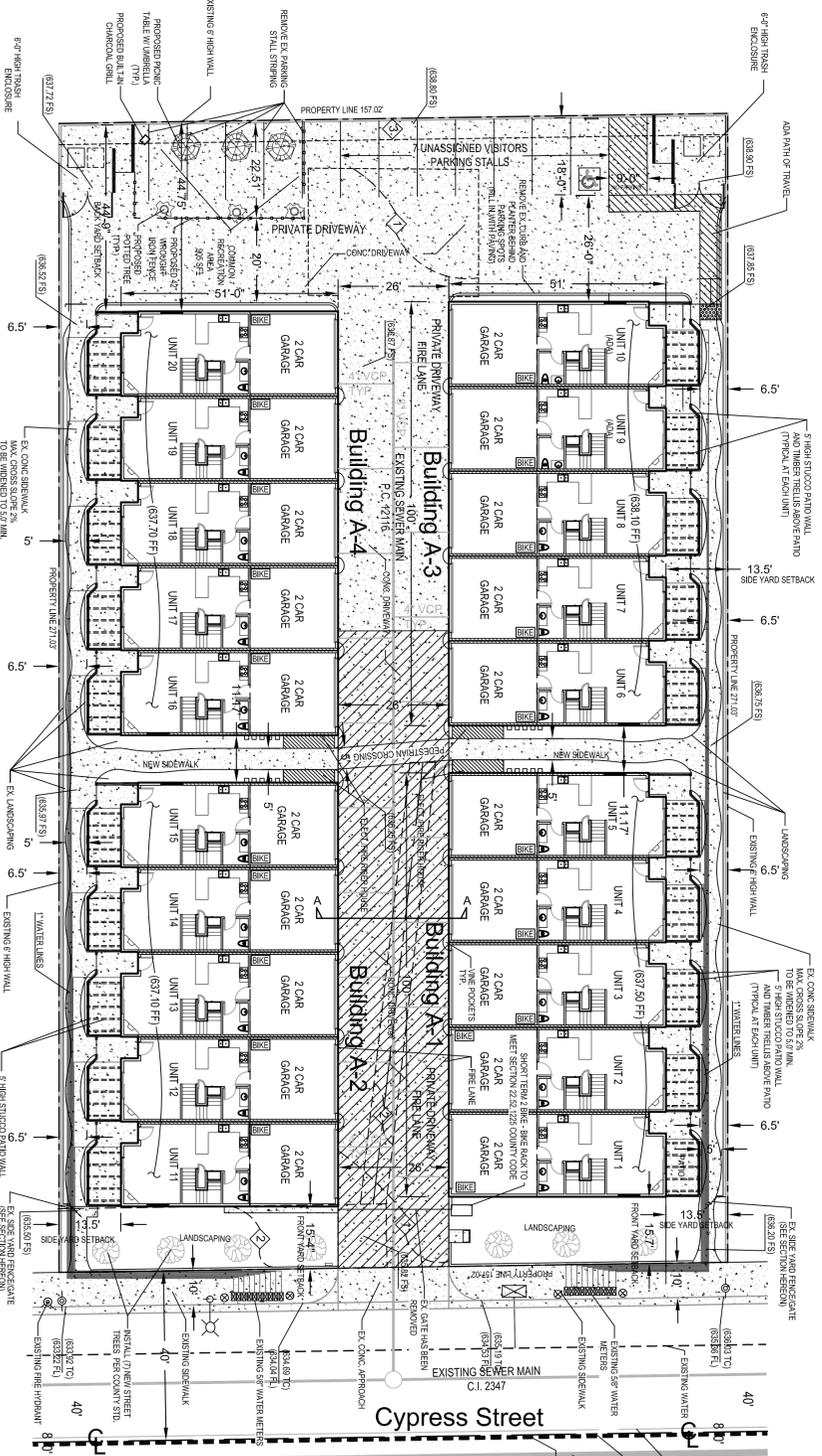
MARSHALL ENGINEERING GROUP
 Engineering Your World.

Scale: 1" = 20'

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

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SITE PLAN
1"=20'

Legend:

- LAND REFORM ACT RIGHTS OF WAY (CROSSING) OF 10' PROPERTY LINE
- SEE THE TYPICAL SECTION FOR DETAILS AND SHEET #4
- LAND TIER BICYCLE STORAGE IN GARAGE OF EACH UNIT

Dwelling Units Summary (Net Sq. Ft.):

UNIT TYPE	UNIT DESCRIPTION	1ST FLOOR	2ND FLOOR	DWELLING	GARAGE	UNIT TOTAL
FLANA A	3 BR. + 2.5 BA	586.83	943.17	1,530	413.25	1,943.25
UNIT SUMMARY PER BUILDING (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

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	6,035 SQ. FT.	5,100 SQ. FT.	11,135 SQ. FT. (GROSS)
BUILDING A-3	6,035 SQ. FT.	5,100 SQ. FT.	11,135 SQ. FT. (GROSS)
BUILDING A-4	6,035 SQ. FT.	5,100 SQ. FT.	11,135 SQ. FT. (GROSS)
TOTAL	22,140 SQ. FT.	20,495 SQ. FT.	42,635 SQ. FT. (GROSS)

Unprotected Wall Openings Summary

BUILDING	TOTAL WALL	WALL OPENINGS	%
BUILDING A-1 NORTH WALL (GROSS)	893 SQ. FT.	58.68 SQ. FT.	6.6%
BUILDING A-2 NORTH WALL (GROSS)	893 SQ. FT.	58.68 SQ. FT.	6.6%
BUILDING A-3 SOUTH WALL (GROSS)	893 SQ. FT.	58.71 SQ. FT.	6.6%
BUILDING A-4 SOUTH WALL (GROSS)	893 SQ. FT.	58.71 SQ. FT.	6.6%

Parking Summary:

GAUGE PARKING REQUIRED: 45 STALLS (TWO PER UNIT)
GUEST PARKING PROVIDED: 45 STALLS (TWO PER UNIT)
GUEST PARKING PROVIDED: 5 STALLS (1.25 PER UNIT)
TOTAL PARKING PROVIDED: 95 STALLS
ADA UNASSIGNED GUEST PARKING REQUIRED: 1 STALL (ONE OF 7 STALLS)
ADA PARKING PROVIDED: 1 STALL (ONE UNACCESSIBLE)

OWNER:

ALLIANCE PROPERTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
101 N. BARRANCA AVE, STE. 200
WEST COVINA, CA 91791 - 626-967-8888

Project Summary:

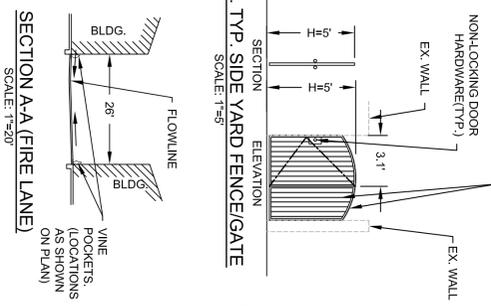
ZONING EXISTING AND PROPOSED: R-3
GENERAL PLAN - H18
PROPOSED USE: 20 UNIT RESIDENTIAL (APARTMENTS)
EXISTING USE: 20 UNIT RESIDENTIAL (CONDOMINIUMS)
GROSS LOT AREA: 48,830 SQ. FT.
NET LOT AREA: 42,830 SQ. FT.
SITE COVERAGE: 20.400 SQ. FT. (48%)
APN: 804-004-090



WILLIAM M. RAYMOND, JR. L.S. 7279 EXP. 12/31/2016
MARSHALL ENGINEERING GROUP, INC.
625 E. ARROW HWY., STE 7, GLENDORA, CA 91740
PHONE: (626) 914-5798 FAX: (626) 914-5757 WEB: www.meg.us

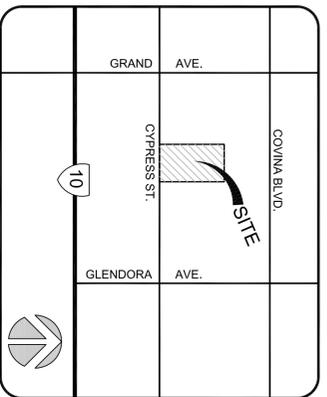


**TYPICAL STREET SECTION FOR
CYPRESS STREET**
SCALE: 1"=10'

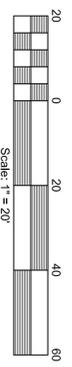
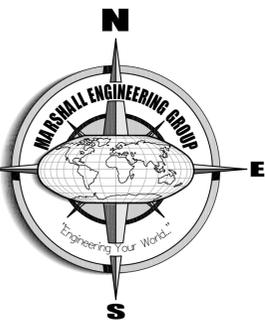


SECTION A-A (FIRE LANE)
SCALE: 1"=20'

TYPICAL PROPOSED UNIT LINES
1"=10'



VICINITY MAP
N.T.S.
TRIMAS CODE 896-94



MEG
LAND PLANNING
OPES & ROBOTIC SURVEYING
-LEED- CERTIFICATION
SUSTAINABLE DESIGN
DESIGN & ANALYSIS

EXHIBIT MAP FOR TENTATIVE MAP 073392
FOR CONDOMINIUM CONVERSION PURPOSES
19533 E. CYPRESS ST.
COVINA, CA 91723

Plan No.: 144085
Date: 9/24/2015
Scale: AS NOTED
Drawn by: SWM
File No.: