



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. RENV201500073

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Alliance Property LLC (John Begin)

**MAP/EXHIBIT
DATE:**

07/28/15

**SCM REPORT
DATE:**

08/27/15

SCM DATE:

09/03/15

PROJECT OVERVIEW

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

MAP STAGE

Tentative: Revised: Amendment: Amended :
Exhibit "A" Modification to : Other:
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)

Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Edward Rojas (213) 974-6433 erojas@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	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 does not recommend approval of the tentative tract map. Please read below for further details.

1. The Infill Burden of Proof is inadequate, Please revise and provide separate answers for each question.
2. Add "For Condominium Conversion Purposes" to the title block.
3. As previously stated, a common walkway a minimum of five feet in width shall be provided for direct access into and through the project site and from any sidewalks along the project frontage. The current walkway through the project is under five feet or not drawn to scale. If you are unable to meet the requirement, you will need to apply for a variance.
4. The existing planter area at the rear of the complex interferes with the required 26 foot back out space and will need to be removed prior to tentative map clearance, since the feature was not previously approved. Provide photographs showing the planters have been removed. The planters that you wish to keep can be labeled "existing."
5. Ensure the bicycle parking area conforms to the standards for short and long-term bicycle parking set in Section §22.52.1225 of the County Code.
6. Submit floor plans and elevations for the project.
7. Delineate and label the garage area for each unit on both the exhibit and tentative map.
8. The tentative map should only depict the outline of the existing building. Remove the floor plans from the tentative map.
9. As previously stated, the land use map is insufficient. Provide a new land use map. Label all existing land uses and provide a legend.
10. Provide notification that all tenants received written notification of the intent to convert the property into condominiums.
11. Staff recommends providing a more useful common area.
12. 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.

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 3^d 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. Please see attached sewer review sheet (Comment 1) for comments and requirements.
- (2) Obtain approval from the Los Angeles County Sanitation District for connection to the sewers trunk line. Please see attached sewer review sheet (Comment 2) for requirements.
- (3) Provide a "Will Serve Letter" from water purveyor. Please see attached Water review sheet (Comment 1) for requirements.
- (4) A revised tentative map and a revise exhibit map is required to show the following additional items:
 - a. Revise the title block to indicate "FOR CONDOMINIUM CONVERSION PURPOSES".
 - b. Please see attached Road review sheet for comments and requirements.
 - c. Please see attached Sewer review sheet (Comment 3) for comments and requirements.

HW
Prepared by Teni Mardirosian
tr73392L-rev1.doc
<http://planning.lacounty.gov/case/view/r2015-00973/>

TM

Phone (626) 458-4910

Date 08-25-2015

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. As previously requested, prior to tentative map approval the subdivider shall submit an 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.
3. A revised tentative map and a revised exhibit map are required to show the following items:
 - a. Clearly label sewer system as existing or proposed and provide the PC number for each existing sewer mainline on plan.
 - b. Clearly show existing sewer easement (number 1) on plan.

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. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each unit.

Prepared by Tony Khalkhali
tr073392w-rev1.doc

Phone (626) 458-4921

Date 08-20-2015

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

Page 1/1

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

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:

- A revised tentative map is required to show the following additional items:
 - a. See attached check print for additional comments.

Prepared by Erik Rodriguez
tr73392r-new

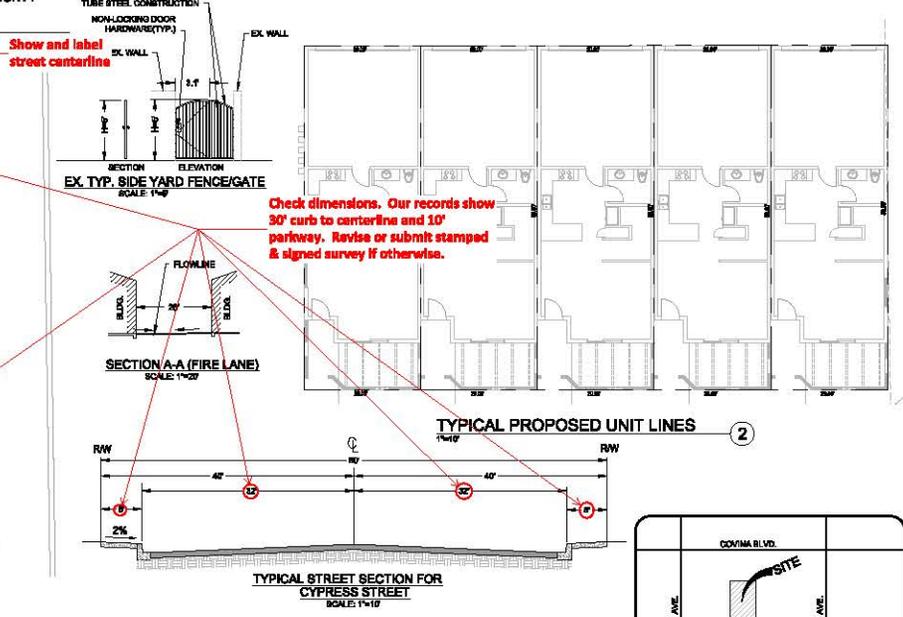
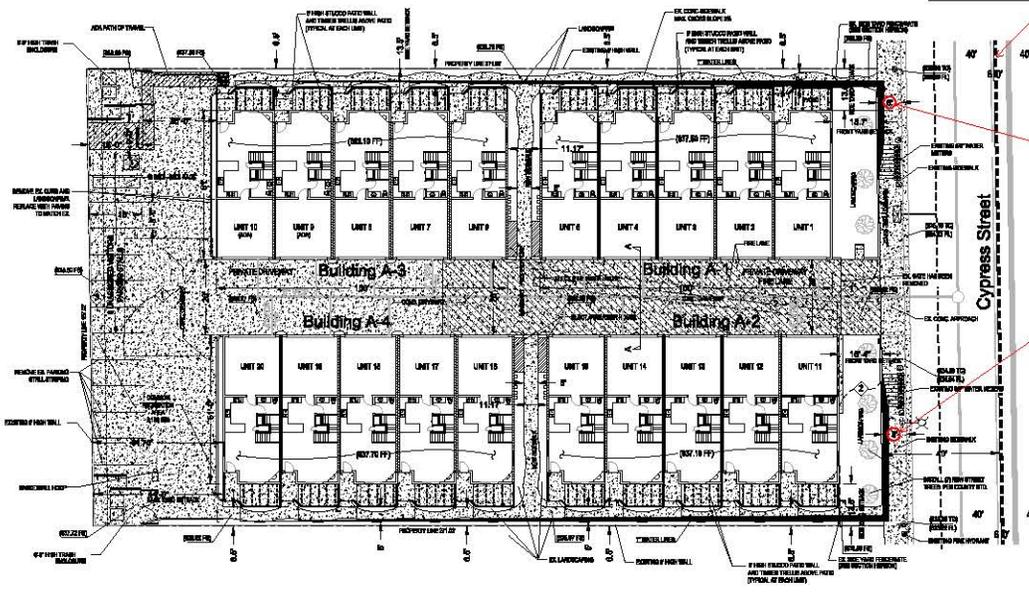
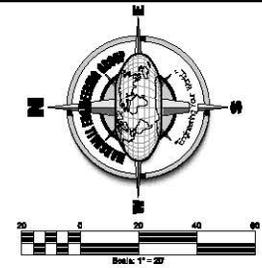
Phone (626) 458-4921

Date 08-19-2015

MAJOR LAND SUBDIVISION TENTATIVE TRACT NUMBER 073392 FOR CONDOMINIUM 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

ALL SITE IMPROVEMENTS
SHOWN ARE EXISTING.



LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN 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. 21897, RECORDED IN BOOK 691, PAGES 8 THROUGH 54, INCLUSIVE, OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, WITH A LINE 120' 11\"/>

TOGETHER WITH THE EAST 80 FEET OF THE WEST 411 FEET 10 INCHES, OF THE SOUTH 311 FEET OF THE NORTH-WEST QUARTER OF THE SOUTH-WEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, BEING A PORTION OF THE SUBDIVISION OF THE RANCHO ADDITION TO 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, THE LEGAL DESCRIPTION FOR THE PART ABOVE DESCRIBED REAL PROPERTY IS TO BE PROMULGED OR SHORTENED TO (1) THE TO THE EARLY BOUNDARY OF THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED TO PAUL FORSEYMER, ET AL., DATED FEBRUARY 4, 1922, AND RECORDED AS INSTRUMENT NO. 84-078888 OF OFFICIAL RECORDS; (2) THE TO THE WESTERLY LINE OF THE LAND FRONT ABOVE DESCRIBED; AND (3) TO THE SOUTHERLY LINE OF SAID TRACT NO. 21897 REFERENCED ABOVE EXCEPT THEREFROM THAT PORTION OF THE ABOVE DESCRIBED REAL PROPERTY LYING WITHIN THE LINES OF ANY PUBLIC ROAD.

NOTE: SAID LAND IS ALSO DESCRIBED AND DEEMED ON THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED ON DECEMBER 1, 2004, AS INSTRUMENT NO. 2008107812 OF OFFICIAL RECORDS.

Legend:
[Symbol] EXISTING WALL BOUNDARY AT TUBULE CONCRETE 12\"/>

Dwelling Units Summary (Net Sq. Ft.):

UNIT TYPE	LINE DESCRIPTION	1ST FLOOR	2ND FLOOR	SHALLS	COMMON	UNIT TOTAL
PLAN A	3 UNITS - 2,176 S.A.	688.38	648.17	1,336	413.28	1,965.83

Dwelling Units Summary (Gross Sq. Ft.):

UNIT	UNIT TYPE	UNIT AREA	COMMON	SHALLS	TOTAL
BUILDING A-3	3 UNITS	1,888.00	1,688.00	413.28	4,989.28
BUILDING A-4	3 UNITS	1,888.00	1,688.00	413.28	4,989.28
BUILDING A-2	3 UNITS	1,888.00	1,688.00	413.28	4,989.28
TOTAL	9 UNITS	5,664.00	5,064.00	1,239.84	15,967.84

Unprotected Wall Openings Summary

ROW	DESCRIPTION	TOTAL AREA	PERCENT
1	RECORD A-300 WALL UNIT 1	88.00 SQ. FT.	4.3%
2	RECORD A-300 WALL UNIT 2	88.00 SQ. FT.	4.3%
3	RECORD A-300 WALL UNIT 3	88.00 SQ. FT.	4.3%
4	RECORD A-300 WALL UNIT 4	88.00 SQ. FT.	4.3%

Parking Summary:
TOTAL PARKING REQUIRED: 4 UNITS
TOTAL PARKING PROVIDED: 4 UNITS

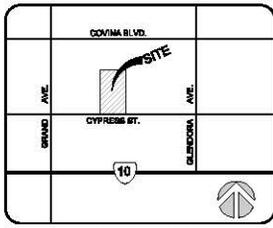
Utility Summary:
WATER - CALIFORNIA STATE WATER BOARD
SEWER - LA COUNTY SANITATION DISTRICT NO. 10
ELECTRIC - SOUTHERN CALIFORNIA Edison
TELEPHONE - VERIZON TELEPHONE

Project Summary:
GENERAL PLAN - 110
EXISTING USE: 25 UNIT RESIDENTIAL APARTMENTS
PROPOSED USE: 25 UNIT RESIDENTIAL (CONDOMINIUMS)
GROSS LOT AREA: 6,900 SQ. FT.
NET LOT AREA: 6,900 SQ. FT.
SITE COVERAGE: 24.8% (6,900 SQ. FT. / 27,820 SQ. FT.)
APN: 586-004-000

OWNER:
ALANKE PROPERTY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
201 S. SANBORN AVE., SUITE 200
WEST COVINA, CA 91791 - 626-961-8889

WILLIAM M. RAYMOND JR. L.S. 7273 EXP. 12/31/2018

Benchmark: G 2949
RODM TAG IN E OF 300MM S/O B/C @ NE COR GRAND AVE & CYPRESS ST
ELEV: 485.469
SAN DIMAS QUAD 2006



VICINITY MAP
N.T.S.
TRAC 042-8041



MEG LAND PLANNING & ENGINEERING GROUP, INC.
305 E. ARROWHAY, SUITE 2, GLENDALE, CA 91204
PHONE: (310) 914-8700 FAX: (310) 914-8707 WWW.MEG-ENG.COM

COUNTY OF LOS ANGELES ENGINEERING DIVISION

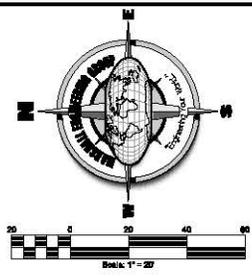
TENTATIVE TRACT MAP 073392
19233 E. CYPRESS ST.
COVINA, CA 91723

Approved by: _____ Date: 7/27/2018
City Engineer RCE _____ Date: _____
Plan No.: 14-208 Scale: AS NOTED
Drawn by: SWM
Sheet: 1 of 1 Sheets File No.:

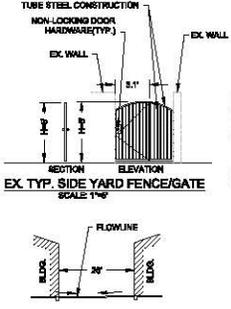
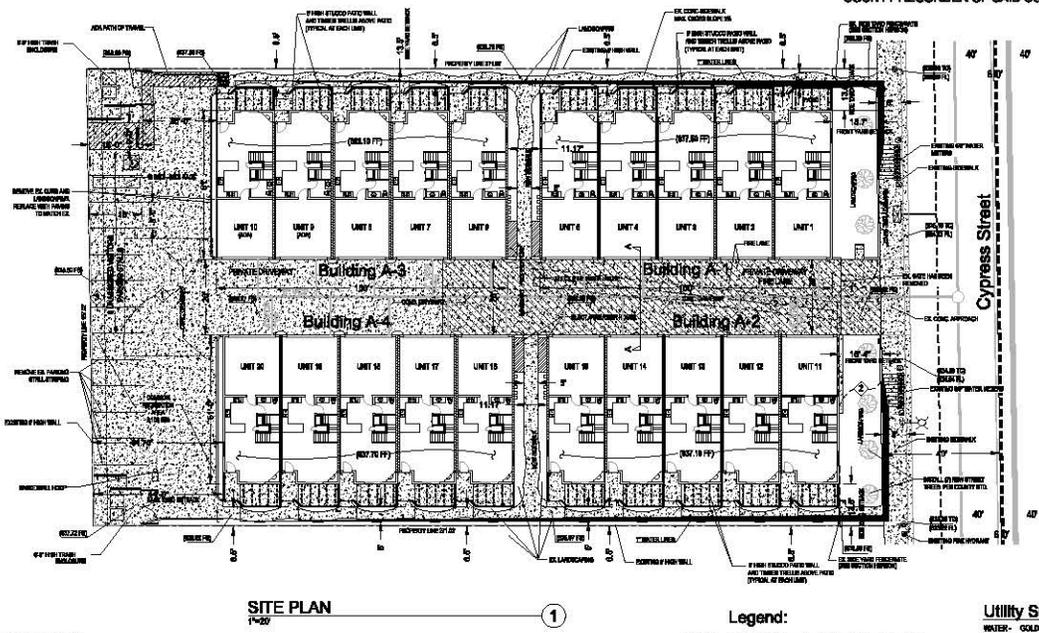
2015-08-19/2nd Check/ER

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

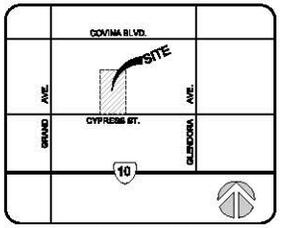
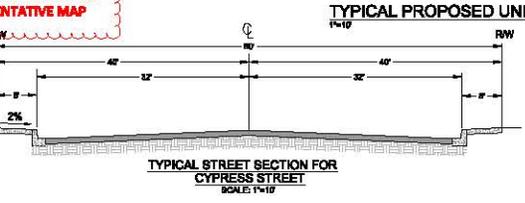
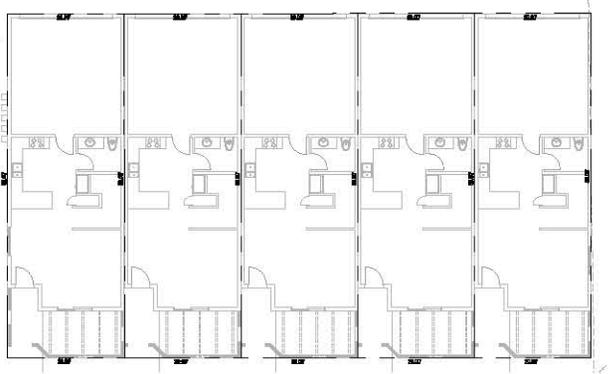
BEING A SUBDIVISION OF THAT PORTION OF LOT 1 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, AND PART OF SECTION 7, SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE, AND A PORTION OF THE RANCHO SAN JOSE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE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



ALL SITE IMPROVEMENTS
SHOWN ARE EXISTING.



SEE COMMENTS ON
TENTATIVE MAP



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. 21697, RECORDED IN BOOK 691, PAGES 8 THROUGH 24, INCLUSIVE, OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER), WITH A LINE THAT IS PARALLEL, WITH AND DISTANT EASTERLY 411 FEET 10 INCHES FROM THE WESTERLY LINE OF LOT 1; THENCE EASTERLY, ALONG SAID CENTERLINE, 87 FEET; TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF TRACT NO. 8197, RECORDED IN BOOK 1263, PAGES 48 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, BEING A LINE THAT IS PARALLEL, WITH AND DISTANT EASTERLY 588 FEET 10 INCHES FROM SAID WESTERLY LINE; THENCE NORTHERLY, ALONG SAID WESTERLY LINE OF SAID TRACT NO. 8197, TO THE SOUTHERLY LINE OF SAID TRACT NO. 21697; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, 87 FEET TO A LINE THAT IS PARALLEL, WITH SAID WESTERLY LINE AND PARALLEL THROUGH THE POINT OF BEGINNING, THENCE SOUTHERLY ALONG SAID LAST MENTIONED PARALLEL, LINE 811 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE EAST 80 FEET OF THE WEST 411 FEET 10 INCHES, OF THE SOUTH 811 FEET OF THE NORTH-NEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, BEING A PORTION OF THE SUBDIVISION OF THE RANCHO ADDITION TO 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, THE LEGAL DESCRIPTION FOR THE LAST ABOVE DESCRIBED REAL PROPERTY IS TO BE PROMULGED OR SHORTENED TO (1) TO THE BARTERLY BOUNDARY OF THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED TO PAUL FORSEYTER, ET AL., DATED FEBRUARY 8, 2002, AND RECORDED AS INSTRUMENT NO. 86-078888 OF OFFICIAL RECORDS; (2) TO THE WESTERLY LINE OF THE LAND FIRST ABOVE DESCRIBED; AND (3) TO THE SOUTHERLY LINE OF SAID TRACT NO. 21697 REFERENCED ABOVE EXCEPT THEREFROM THAT PORTION OF THE ABOVE DESCRIBED REAL PROPERTY LYING WITHIN THE LINES OF ANY PUBLIC ROAD.

NOTE: SAID LAND IS ALSO DESCRIBED AND DEEMED AS THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED ON DECEMBER 1, 2004, AS INSTRUMENT NO. 2008107812 OF OFFICIAL RECORDS.

Legend:

EXISTING EXISTING WALLS (SHOWN AS DOTTED LINES)
EXISTING EXISTING WALLS (SHOWN AS DOTTED LINES)
EXISTING EXISTING WALLS (SHOWN AS DOTTED LINES)

Dwelling Units Summary (Net Sq. Ft.):

UNIT TYPE	LINE DESCRIPTION	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	UNIT TOTAL
PLAN A	3 BA, + 2 1/2 BA	588.38	648.77	1,237	413.28	1,962.38	

Dwelling Units Summary (Gross Sq. Ft.):

UNIT	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
RESIDENTIAL A	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL B	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL C	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL D	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL E	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL F	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL G	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL H	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL I	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL J	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL K	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL L	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL M	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL N	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL O	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL P	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL Q	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL R	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL S	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL T	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL U	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL V	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL W	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL X	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL Y	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.
RESIDENTIAL Z	618.80 SQ. FT.	678.80 SQ. FT.	1,267.60 SQ. FT.	2,565.20 SQ. FT.

Unprotected Wall Openings Summary

ROOM	TYPE	AREA (SQ. FT.)	PERCENT
BEDROOM 1001 (UNIT 1)	WALL	68.00	4.3%
BEDROOM 1002 (UNIT 1)	WALL	68.00	4.3%
BEDROOM 1003 (UNIT 2)	WALL	68.00	4.3%
BEDROOM 1004 (UNIT 2)	WALL	68.00	4.3%
BEDROOM 1005 (UNIT 3)	WALL	68.00	4.3%
BEDROOM 1006 (UNIT 3)	WALL	68.00	4.3%
BEDROOM 1007 (UNIT 4)	WALL	68.00	4.3%
BEDROOM 1008 (UNIT 4)	WALL	68.00	4.3%
BEDROOM 1009 (UNIT 5)	WALL	68.00	4.3%
BEDROOM 1010 (UNIT 5)	WALL	68.00	4.3%
BEDROOM 1011 (UNIT 6)	WALL	68.00	4.3%
BEDROOM 1012 (UNIT 6)	WALL	68.00	4.3%
BEDROOM 1013 (UNIT 7)	WALL	68.00	4.3%
BEDROOM 1014 (UNIT 7)	WALL	68.00	4.3%
BEDROOM 1015 (UNIT 8)	WALL	68.00	4.3%
BEDROOM 1016 (UNIT 8)	WALL	68.00	4.3%
BEDROOM 1017 (UNIT 9)	WALL	68.00	4.3%
BEDROOM 1018 (UNIT 9)	WALL	68.00	4.3%
BEDROOM 1019 (UNIT 10)	WALL	68.00	4.3%
BEDROOM 1020 (UNIT 10)	WALL	68.00	4.3%
BEDROOM 1021 (UNIT 11)	WALL	68.00	4.3%
BEDROOM 1022 (UNIT 11)	WALL	68.00	4.3%
BEDROOM 1023 (UNIT 12)	WALL	68.00	4.3%
BEDROOM 1024 (UNIT 12)	WALL	68.00	4.3%
BEDROOM 1025 (UNIT 13)	WALL	68.00	4.3%
BEDROOM 1026 (UNIT 13)	WALL	68.00	4.3%
BEDROOM 1027 (UNIT 14)	WALL	68.00	4.3%
BEDROOM 1028 (UNIT 14)	WALL	68.00	4.3%
BEDROOM 1029 (UNIT 15)	WALL	68.00	4.3%
BEDROOM 1030 (UNIT 15)	WALL	68.00	4.3%

Parking Summary:

TYPE	AREA (SQ. FT.)	PERCENT
RESIDENTIAL	1,267.60	4.3%
COMMERCIAL	1,267.60	4.3%
PUBLIC	1,267.60	4.3%
TOTAL	3,802.80	12.9%

Utility Summary:

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

Project Summary:

20000 (GROSS AND PROPOSED) SQ. FT. GENERAL PLAN - I-18 EXISTING (USE IN UNIT RESIDENTIAL APARTMENTS) PROPOSED (USE IN UNIT RESIDENTIAL, COMMERCIAL) GROSS LOT AREA 4,200 SQ. FT. NET LOT AREA 4,200 SQ. FT. SITE COVERAGE 24.8% (2,800 SQ. FT. GROSS) APR 2004-002



MEG
MARSHALL ENGINEERING GROUP, INC.
1923 E. CYPRESS ST., STE. 2, GLENDALE, CA 91204
PHONE: (626) 914-0700 FAX: (626) 914-0707 WWW.MEG-INC.COM

COUNTY OF LOS ANGELES ENGINEERING DIVISION

EXHIBIT MAP FOR TENTATIVE MAP 073392
1923 E. CYPRESS ST.
Covina, CA 91723

Benchmark: G 2949

RODM TAG IN E OS 300MM S/O BCK @ NE COR GRAND AVE & CYPRESS ST ELEV 485.49 SAN DIMAS QUAD 2006

Approved by:	Plan No: 14-208	Scale: AS NOTED
Date: 7/27/2016	Drawn by: SWM	
City Engineer RCE	Sheet 1 of 1 Sheets	File No:

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

Page 1/1

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

- 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
tr73392L-rev1.doc
<http://planning.lacounty.gov/case/view/r2015-00973/>

Phone (626) 458-4910

Date 08-24-2015

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

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TRACT NO. 073392 (Rev)

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

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

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TRACT NO. 073392 (Rev)

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

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. 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.

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

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TRACT NO. 073392 (Rev)

TENTATIVE MAP DATED 07-28-2015

EXHIBIT MAP DATED 07-28-2015

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 \$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.

HW

TM

Prepared by Teni Mardirosian

Phone (626) 458-4919

Date 08-24-2015

tr73392L-rev1.doc

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

The following conditions are draft conditions and subject to change. 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

tr73392r-new



Phone (626) 458-4921

Date 08-19-2015

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



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: 07/28/2015

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 08/19/2015 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	4/7/15	Parent Tract	
Grading By Subdivider? [N] (Y or N)	---	Location	Covina	APN	
Geologist	---	Subdivider	Alliance Property LLC		
Soils Engineer	---	Engineer/Arch.	Marshall Engineering Group		

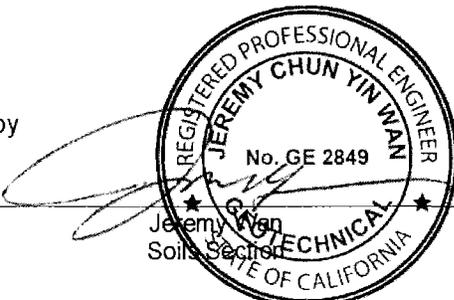
Review of:
 Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: _____
 References: _____

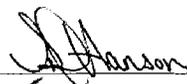
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

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





 Geology Section
 Date 8/18/15

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

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 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: July 28, 2015

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.

TENTATIVE/EXHIBIT MAP - HOLDS

1. The Fire Lane cross section shall show the existing planters/landscape on the Tentative/Exhibit Map. All existing planters/landscape shall be labeled as "existing" on the Tentative/Exhibit Map. Compliance required prior to Tentative Map clearance.

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. 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.
3. 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.
4. The on-site fire lane shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code.
5. 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.



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: July 28, 2015

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.
3. The landscaping shall not encroach into the Fire Department access, both 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, and
 - 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 .

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

Reviewed by: Juan Padilla

Date: August 25, 2015



**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: July 28, 2015



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



PARK OBLIGATION REPORT

Tentative Map #	73392	DRP Map Date:	07/28/2015	SCM Date:	09/03/2015	Report Date:	08/25/2015
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 King*
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map # 73392	DRP Map Date: 07/28/2015	SMC Date: 09/03/2015	Report Date: 08/25/2015
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)people 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
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant 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
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August 21, 2015

Tentative Tract Map No. 073392

Vicinity: Covina

Tentative Tract Map Date: July 28, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 073392** based on the use of public water (Golden State Water Company) and public sewer as proposed for wastewater disposal. A copy of a current original signed “Will Serve” letter from the water purveyor shall be provided to this Department prior to recommendation of approval of the tentative tract map.

Prepared by:

MICHELLE TSIEBOS, REHS, DPA 
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
mtsiebos@ph.lacounty.gov
TEL (626) 430-5382 • FAX (626) 813-3016