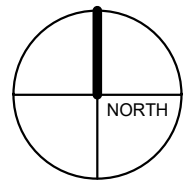


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Aldersgate Place

Vicinity Map



Parking Information

Required Parking: **None required** per AB1097. Project is within the Transit Priority Area and within 1/2 mile of a transit stop. No parking is required for the 100% affordable housing project, the daycare, or the church pursuant to this bill.

Per Covina Municipal Code 17.72
1 stall per 1 bedroom unit = 69
2 stalls per 2 bedroom unit = 2
1 guest stall per 5 units = 14
Total required: 84 stalls

Provided Parking:
7 total stalls for Staff use only
• 1 is Accessible Van per 11b-208.2
1 Additional stall for USPS parking
8 total stalls

No residential parking is provided, therefore, non-residential CalGreen EV parking requirements will be followed per 5.106.5.3.
EV capable spaces required per Table 5.106.5.3.1:
(1) Level 2 EVSE

****At least one EV space shall be accessible with 8' unloading zone on accessible route. (This must be in addition to accessible spaces required by CBC 11b-228.3.2.1. Note: CalGreen does not specify that unloading zone be on passenger side.)**

Project Information

Project Name: Covina UMC
Project Address: 437 W. San Bernardino Rd.
Covina, CA
Related Submittals: Preliminary Review: PREA24-8

Project Description:
A multifamily development of affordable senior housing with a portion dedicated to permanent supportive housing. The site is situated on a portion of the existing United Methodist Church campus at 437 W San Bernadino Road, Covina, California, specifically on Parcels 1 & 3. The building is 4-stories, Type VA construction, and will house 70 units. Amenities include a shared laundry facility, common spaces, a communal kitchen, exterior common areas, and offices for on-site service providers.

Primary Occupancy: R-2
Existing Site Use: The existing site is used for surface parking for Church use.
Assessor's Parcel Number: 8413-019-023
Gross Site Area: 4.399 AC (191,598 SF)

Building Gross Area:
1st Floor: 15,623 SF
2nd Floor: 14,011 SF
3rd Floor: 13,298 SF
4th Floor: 12,616 SF
Total: 55,548 SF

Existing Building Coverage: 36,160 SF
Building Height: 42'-0" per CBC
Fire Sprinkler: NFPA 13
Construction Type: Assumed VA
Occupancy Type: Primary: R-2
Accessory: B, A-3, S-2

Unit Summary

Unit Type	Quantity	Avg. Area
1 bedroom	69	502 SF
2 bedroom	1	666 SF

Unit Summary Per Floor

Floor Level	Number of Units
1	13
2	20
3	19
4	18

Unit Accessibility
Mobility features: 15% / 11
Communications: 10% / 7
Adaptable: remainder

Unit Affordability
100% affordable

Building Code Data

2025 California Building Code (CBC)
2025 California Mechanical Code (CMC)
2025 California Plumbing Code (CPC)
2025 California Electrical Code (CEC)
2025 California Energy Code (CEC)
2025 California Fire Code (CFC)
2025 California Green Building Standards Code
NFPA 13 Standard for the Installation of Sprinkler Systems
NFPA 12 National Fire Alarm and Signaling Code

Legal Description

PARCEL 1:
THOSE PORTIONS OF FRACTIONAL SECTION 14, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND OF THE RANCHO LA PUENTE, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF TRACT NO. 6642, AS PER MAP RECORDED IN BOOK 78, PAGE 85 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT NORTH
0' 01' 00" WEST 386.22 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT; THENCE ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROLONGATION SOUTH 0' 01' 00" EAST 419.32 FEET TO THE CENTERLINE OF SAN BERNARDINO ROAD, 66 FEET WIDE; THENCE ALONG SAID CENTERLINE SOUTH 85° 38' 00" WEST 499.13 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF TRACT NO. 10488, AS PER MAP RECORDED IN BOOK 163, PAGE 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID PROLONGATION AND SAID EASTERLY LINE, NORTH 0' 01' 0" WEST 457.18 FEET; THENCE NORTH 69° 59' 00" EAST 497.69 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 249.56 FEET OF SAID LAND, ALSO EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE BOUNDARIES OF THE RANCH LA PUENTE, THE PRECIOUS METALS AND ORES THEREOF, AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OF DEEDS.

PARCEL 3:
THE WESTERLY 249.56 FEET OF THOSE PORTIONS OF FRACTIONAL SECTION 14, TOWNSHIP 1 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND OF THE RANCHO LA PUENTE, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF TRACT NO. 6642, AS PER MAP RECORDED IN BOOK 78, PAGE 85 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT NORTH
0' 1' 0" WEST 386.22 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT; THENCE ALONG SAID WESTERLY LINE ON ITS SOUTHERLY PROLONGATION SOUTH 0' 1' 0" EAST 419.32 FEET TO THE CENTER LINE OF SAN BERNARDINO ROAD, 66 FEET WIDE; THENCE ALONG SAID CENTER LINE, SOUTH 85° 38' 0" WEST 499.13 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF TRACT NO. 10488, AS PER MAP RECORDED IN BOOK 163, PAGE 16 OF MAPS, RECORDS OF SAID COUNTY; THENCE ALONG SAID PROLONGATION AND SAID EASTERLY LINE, NORTH 0' 1' 0" WEST 457.18 FEET; THENCE NORTH 69° 59' 0" EAST 497.69 FEET TO THE POINT OF BEGINNING, EXCEPT FROM SAID LAND THAT PORTION INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES:
BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAN BERNARDINO ROAD, 66 FEET WIDE, WITH THE WESTERLY LINE OF THE ABOVE DESCRIBED LAND; THENCE ALONG THE SAID NORTHERLY LINE, NORTH 85° 38' 00" EAST 67.76 FEET; THENCE NORTH 4° 22' 00" WEST 7.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25 FEET, A RADIAL LINE OF SAID CURVE THROUGH THE BEGINNING THEREOF BEARS SOUTH 4° 22' 00" EAST; THENCE NORTHWESTERLY ALONG THE SAID CURVE THROUGH A CENTRAL ANGLE OF 94° 32' 44", AN ARC DISTANCE OF 41.26 FEET TO A TANGENT LINE, PARALLEL WITH AND 40 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE SAID WESTERLY LINE; THENCE ALONG THE SAID PARALLEL LINE NORTH 0' 01' 00" WEST TO THE NORTHERLY LINE OF SAID LAND; THENCE THEREON SOUTH 88° 59' WEST 40 FEET TO THE SAID WESTERLY LINE; THENCE THEREON SOUTH 0' 01' EAST TO THE POINT OF BEGINNING.

Landscape Statement

As required by LACDA, a Landscape plan with conceptual plant list will be provided at a later design stage, showing a minimum of 75% of plants (by area, with calculations clearly indicated in a table) selected from The Drought Tolerant Garden Handbook for Los Angeles County/1 for the project's appropriate climate zone with the exception of edible landscaping and consistent with the requirement stated in Section V. A. Required Sustainable Building Methods.

Sheet Index

Title	TS1	Title Sheet	Title
General	GN41	Zoning Diagrams / Analysis	General
Existing Conditions	CE001	ALTA Survey	Existing Conditions
3	CE002	ALTA Survey	Existing Conditions
3	CE003	Topographic Survey	Existing Conditions
3	CE004	Parcel Map	Existing Conditions
Civil	C100	Grading Plan	Civil
4	C110	LID Plan	Civil
Architectural	A001	Site Plan	Architectural
5	A001a	Site Plan	Architectural
5	A006	Site Opportunities & Constraints	Architectural
5	A110	Level One Plan	Architectural
5	A120	Level Two Plan	Architectural
5	A130	Level Three Plan	Architectural
5	A140	Level Four Plan	Architectural
5	A150	Roof Plan	Architectural
5	A310	Exterior Elevations	Architectural
5	A311	Exterior Elevations	Architectural
5	A410	Building Sections	Architectural

Zone Data

Zone/Plans: General Plan: HDR - High Density Residential
Zone: RD-2000
Transit Priority Area

Building Height Maximum: 35' per CMC 17.28.060

Building Height Provided: 45'-6" - allowed per State Density Bonus

Number of Stories: 3

Number of Stories Provided: 4 - allowed per State Density Bonus

Required Setbacks:
Front: 15'
Interior Side: 5' / 10' at 2nd floor
Rear: 15' / 20' at 2nd floor

Provided Setbacks:
Front: 15'
Interior Side: 2' / >10' at 2nd floor - See incentives
Rear: >15' / >20' at 2nd floor

Lot Coverage: 35% Max
Lot Coverage Provided: (36,160 existing +15,623 new) / 191,598 = 27%
Lot Depth Required: 100'
Lot Depth Provided: 456'
Corner Lot Width Required: 120'
Corner Lot Depth Provided: 419'

Minimum Dwelling Size Required: One Bed - 700sf
Two Bed - 1,000sf
See Unit Summary, See Incentives

Residential Density allowed: 17.1 to 22 DU per acre or 1 unit per 2,000 sf
4.39 ac * 22du/ac = 96 DU allowed

Residential Density Provided: 70 / 4.39 = 16 DU per acre

Common Open Space (CMC 17.28.080.D.1) : 70 Units x 120 SF = 8,400 SF

Common Open Space Provided: 9,400 SF
See GN41 for diagrams

Private Open Space: (CMC 17.28.080.D.2) 100 SF / Unit

Private Open Space Provided: None - see incentives

Landscape coverage ratio: See Landscape plans

Project Team

Applicant: Wakeland Housing and Development Corporation
7551 Sunset Blvd, Ste 205
Los Angeles, CA 90046
Tel: 619.944.7843
Contact: Taylor Holland
Email: tholland@wakelandhdc.com

Architect: Studio E Architects
2258 First Avenue
San Diego, CA 92101
Tel: (619) 235-9262
Contact: John Sheehan
Email: jsheehan@studioearchitects.com

Civil: KPFF
700 South Flower Street, Suite 2100
Los Angeles, CA 90017
Tel: (213) 266-5200
Contact: BK Kang
Email: Byung.Kang@kpff.com

Owner: Covina United Methodist Church
437 W San Bernardino Rd
Covina, CA 9172346
Tel: 626-339-7386

Permit Consultant: ThreeSixty
3280 Motor Avenue, Suite 226
Los Angeles, CA 90034
Contact: Dana Sayles
Email: dana@threesixty.net

Incentives

The project provides 100% of units as affordable to low income and moderate income households in accordance with State Density Bonus Law.

This project also utilizes Streamlined Implementation Project, Senate Bill 4 (SB4), pursuant to Government Code Section 65913.16, for a qualifying 100% affordable housing development on a site owned by a religious institution

This project is allowed 5 incentives.

- Minimum dwelling size per CMC 17.26.040 to allow one bedroom units at 502 square feet and two bedroom units at 666 square feet
- To allow an interior side setback of two (2) feet in lieu of the otherwise required five (5) feet pursuant to CMC Section 17.28.070(D)
- To allow a deviation from Open Space (Applicable to Multifamily Dwellings) – in Table 17.28.040 of the CMC, to eliminate the requirement for private open space
- To deviate from CMC Section 17.28.080.G.1, to eliminate the requirement for a five foot landscape strip at the side property line
- To allow shared laundry facilities in lieu of the in unit laundry facilities required in CMC Section 17.28.080.P.4

Waivers

- To deviate from General Site Planning Objective Design Standard, "multi-family units abutting single-family neighborhoods shall include individual front doors and interior stairs (when stairs are needed)," to allow no individual front doors along Hollenbeck Avenue.
- To deviate from all Courtyard Housing Building Type Design Standards pursuant to the City of Covina Objective Design Standards page 10, to allow for the development of a 70 unit multifamily apartment building.
- To eliminate the requirement in CMC Section 17.28.080.I for storage areas

STUDIO E
ARCHITECTS

2258 First Avenue

San Diego California 92101

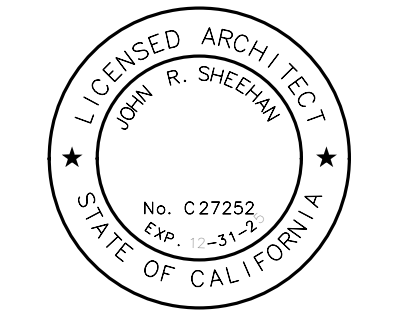
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Aldersgate Place
437 W. San Bernardino Rd., Covina, CA
Wakeland Housing and Development Corporation

Project 23014

4/7/25 LA County Fire
4/10/25 City Pre-App



Title Sheet

TS1