

Exhibit 14

Planning Commission Resolution No. 2015-026:
Zone Change with attached Draft Ordinance

RESOLUTION NO. 2015-026 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY BY CHANGING THE ZONING DESIGNATION FROM "R-1-7500, SINGLE FAMILY" TO "RD-3000 MULTIPLE FAMILY AND PLANNED COMMUNITY DEVELOPMENT (PCD)" FOR 6.15 ACRES AND "PARK" FOR APPROXIMATELY 2 ACRES FOR PROPERTY GENERALLY LOCATED AT 800 NORTH BANNA AVENUE – APN: 8427-003-901

WHEREAS, in July 2014, the property owner, Charter Oak Unified School District, approved a purchase agreement with Sheldon Development Group for the sale and development of the project site located at 800 N. Banna Avenue; and

WHEREAS, in April 2015, Sheldon Development Group, "the applicant" submitted an application for Zone Change ZCH 15-001 to change the zoning of the property located at 800 N. Banna Avenue from R-1-7500 Single-Family to RD -3000 (Multiple Family) to develop a 108-unit single-family residential subdivision; and

WHEREAS, in May 2015, a Mitigated Negative Declaration for the project circulated for 30 days; receiving six agency comment letters. On May 13, the City of Covina held a neighborhood meeting; and on June 17, 2015, City staff met with a small group of residents representing a larger group of residents to discuss the proposed Project; and

WHEREAS, in September 2015, the applicant revised the proposed development in response to community concerns, resulting in a smaller project consisting of 63 residential units and an approximately 2-acre public park. Hereinafter in this Resolution the subject Zone Change request is referred to as "the proposed Project."

WHEREAS, in September 2015, The applicant held two informational and community meetings (on a Saturday morning and Monday evening) at the Charter Oak High School to present the revised plans to residents within the surrounding neighborhood and the City held a combined Planning Commission study session/neighborhood meeting of the revised development plans to present the Planning Commission with a brief background and overview of the proposed Project, and allow the community to comment further on the project; and

WHEREAS, from October 30 through November 30, 2015, a Revised Mitigated Negative Declaration was recirculated for 30 days; no comments were received from the public; and

WHEREAS, on December 8, 2015, at a duly noticed public hearing as prescribed by law, the Planning Commission considered the proposed Project and any comments received prior to or at the public hearing, at which time the City staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to the proposed Project

and the Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project, the Planning Commission found that there is not substantial evidence that the Project will have a significant effect upon the environment and adopted Resolution No. 15-2015-023 PC, incorporated herein by this reference, recommending that the City Council certify and adopt Mitigated Negative Declaration prepared for the proposed Project.

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. The described real property in the City of Covina, County of Los Angeles, State of California, is hereby rezoned in the City's official zoning map as follows:

- a. Assessor's Parcel Map number 8427-003-901 is rezoned as follows: from "R-1-7500, Single Family" to "RD-PCD, Multiple Family with Planned Community Development" for 6.15 acres generally located towards the southern end of the parcel fronting on Colver Place between Banna and Kidder Avenues; and, "Residential Recreation" for approximately 2 acres generally located at the northern end of the parcel fronting Cypress Street between Banna and Kidder Avenues.

SECTION 3. After giving full consideration to all evidence presented at the public hearing, both oral and documentary, and after being fully informed, said Planning Commission does hereby find and decide that this Zone Change is consistent with the public interest and with the City's General Plan for the follow reasons:

- a. The project site (8427-003-901) is an underutilized property located within a residential area of the City and was originally developed as an elementary school. The site has not been used as a school for approximately 15 years and is currently leased to the Vision of Faith International Church. There are six single-story classroom and administration buildings, two restroom buildings, a parking lot, playground facilities, and field areas that currently occupy the site. The structures are nearing the end of their useful lifespan without needed significant investment and much of the 8-acre site is vacant and unused. The General Plan seeks to facilitate, through zoning provisions and applicable procedures, infill development, development of now-underutilized or vacant parcels, and, where necessary, redevelopment of deteriorating properties, particularly for housing creation and rehabilitation and economic development purposes. This project site is a unique opportunity for the redevelopment of an underutilized site for infill development and the creation of housing within an existing single-family residential neighborhood. (Land Use Element Section III – Goals, Objectives and Policies C-1a (6))

- b. The single-family residences proposed as part of the project will be set back a minimum of 13 feet and provide aesthetic architectural treatments and landscaping within the site and along the perimeter of the site along the boundaries of the existing single-family neighborhoods. In addition, there is a two-acre park to be dedicated to the City, which will provide a buffer and transition between the project and the existing surrounding land uses. By this proposed design, the project is consistent with the General Plan policy that requires that new medium- to high-density residential projects, when adjacent to single-family residences, to incorporate sufficient physical and visual buffers to ensure compatibility. Such buffers shall include, but not be limited to, building setback and architecture, landscaping, walls, and other physical and aesthetic elements and shall adequately protect the single family residences or sensitive uses from noise, light, trash, vehicular traffic, and other visual and environmental disturbances. (Land Use Element Section III – Goals, Objectives and Policies C-1a (7))
- c. The proposed Project supports the General Plan by developing an underutilized infill site in an established single-family neighborhood with compatible low-rise, owner-occupied, detached single-family homes. The project will result in the construction of owner-occupied housing and protect the existing surrounding single-family neighborhoods from incompatible encroachments and land uses with the establishment of a new single-family development. The proposed Project also addresses the deficiency in parkland by dedicating approximately two acres of the site for the development of a neighborhood park. (Land Use Element Section III – Goals, Objectives and Policies C-1a (10), C-1a(27), C-2a(1), C-2a(4), C-2a(5) and C-2a(8))
- d. The creation and adoption of a PCD is an implementation tool of the General Plan, which allows a more flexible application of development standards. A PCD is permitted when the applicant can demonstrate that the project will maintain compatibility with existing surrounding uses and consistency with the General Plan. The adoption of the PCD land use category would ensure compatibility with surrounding land uses and further the policies identified in the City’s General Plan. (Land Use Element Section III – Goals, Objectives and Policies C-1a (25))
- e. The establishment of a new single family development on this site furthers the General Plan Policy that requires only single-family detached residences to be developed on large, underutilized single-family or “R-1”-designated parcels, in single-family detached neighborhoods, to ensure land use compatibility. (Land Use Element Section III – Goals, Objectives and Policies C-2a (11))
- f. The proposed Project would include reconstruction of the existing public sidewalk around the external perimeter of the project site, including a landscaped parkway according to the City’s requirements. Additionally, the east leg of the Glendora Avenue/Colver Place intersection will be restriped to provide two westbound approach lanes and one eastbound return lane. The westbound approach will be

striped to have a shared left plus through lane, and a dedicated right turn lane. The additional westbound lane approach would improve vehicle delays and levels of service at the intersection. As part of the project, a crosswalk will be installed across Cypress Street on the west leg of the intersection of Kidder Avenue/Cypress Street. This improvement would provide for enhanced sight distance for pedestrians and bicyclists on the east side of the existing Metrolink train crossing. These requirements further the General Plan Policy that requires developers to mitigate development impacts in the form of street improvements and public dedications as well as other reasonable requirements. (Land Use Element Section III - Goals, Objectives and Policies C-1a (26))

- g. The residential component would provide needed housing to enable the City to provide dwelling units according to the Regional Housing Needs Assessment (RHNA) under the Housing Element of the General Plan. The proposed 63 dwelling units would contribute to the City's remaining unmet need for 991 housing units, reducing the unmet housing need in the City by more than 6 percent. The Housing Element requires the City to adopt policies and practices that encourage the development of housing in the community, which has also been declared to be a matter of Statewide policy. (Covina Draft Housing Element Update, dated November 15, 2010).

SECTION 4. In consideration of the findings stated above, the Planning Commission of City of Covina hereby recommends that the City Council approve Zone Change ZCH 15-001 through the adoption of the attached Ordinance, and subject to the conditions of approval attached as Exhibit "A" to this Resolution.

SECTION 5. The Secretary to the Planning Commission shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the members of the Planning Commission of the City of Covina at a regular meeting thereof held on the 8th day of December, 2015.

CHARLES HODAPP, CHAIRMAN
CITY OF COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the 8th day of December, 2015, by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

COVINA PLANNING COMMISSION SECRETARY

RESOLUTION NO. 15-XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY CHANGING THE ZONING DESIGNATION FROM “R-1-7500, SINGLE FAMILY” TO “RD-3000 (MULTIPLE FAMILY) – PLANNED COMMUNITY DEVELOPMENT OVERLAY” FOR PROPERTY AT 800 NORTH BANNA AVENUE – APN: 8427-003-901

WHEREAS, in July 2014, the property owner, Charter Oak Unified School District, approved a purchase agreement with Sheldon Development Group for the sale and development of the project site located at 800 N. Banna Avenue; and

WHEREAS, in April 2015, Sheldon Development Group, “the applicant” submitted an application for Zone Change ZCH 15-001 to change the zoning of the property located at 800 N. Banna Avenue from R-1-7,500 Single-Family to RD (Multiple Family) to develop a 108-unit single-family residential subdivision; and

WHEREAS, in May 2015, a Mitigated Negative Declaration for the project circulated for 30 days; receiving six agency comment letters. On May 13, the City of Covina held a neighborhood meeting; and on June 17, 2015, City staff met with a small group of residents representing a larger group of residents to discuss the proposed project; and

WHEREAS, in September 2015, the applicant revised the proposed development in response to community concerns, resulting in a smaller project consisting of 63 residential units and an approximately 2-acre public park. Hereinafter in this Ordinance the subject Zone Change request is referred to as “the proposed Project;” and

WHEREAS, in September 2015, The applicant held two informational and community meetings (on a Saturday morning and Monday evening) at the Charter Oak High School to present the revised plans to residents within the surrounding neighborhood and the City held a combined Planning Commission study session/neighborhood meeting of the revised development plans to present the Planning Commission with a brief background and overview of the proposed project, and allow the community to comment further on the project; and

WHEREAS, from October 30 through November 30, 2015, a Revised Mitigated Negative Declaration was recirculated for 30 days; no comments were received from the public; and

WHEREAS, on December 8, 2015, at a duly noticed public hearing as prescribed by law, the Planning Commission considered the proposed Project and any comments received prior to or at the public hearing, at which time the City staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to the proposed Project and the Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program.

Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project, the Planning Commission found that there is not substantial evidence that the Project will have a significant effect upon the environment and adopted Resolution No. 15-2015-023 PC, incorporated herein by this reference, recommending that the City Council certify and adopt Mitigated Negative Declaration prepared for the proposed Project.

WHEREAS, on [REDACTED], 2016, the City Council conducted a duly noticed public hearing at which time the parties were afforded the opportunity to present oral and written evidence to the City Council and rebut the oral and written evidence presented.

WHEREAS, all legal prerequisites prior to adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Ordinance.

SECTION 2. The described real property in the City of Covina, County of Los Angeles, State of California, is hereby rezoned as follows:

- a. Assessor's Parcel Map number 8427-003-901, is rezoned from "R-1-7,500, Single Family" to "RD-3000 (Multiple Family) – Planned Community Development Overlay" for 6.15 acres of the project site; and
- b. Assessor's Parcel Map number 8427-003-901, is rezoned from "R-1-7,500, Single Family" to Residential Recreation (RR) for approximately 2 acres of the project site.

SECTION 3. After giving full consideration to all evidence presented at the public hearing, both oral and documentary, and after being fully informed, said City Council does hereby find and decide that this Zone Change is consistent with the public interest and with the City's General Plan for the follow reasons:

- a. The project site (8427-003-901) is an underutilized property located within a residential area of the City and was originally developed as an elementary school. The site has not been used as a school for approximately 15 years and is currently leased to the Vision of Faith International Church. There are six single-story classroom and administration buildings, two restroom buildings, a parking lot, playground facilities, and field areas that currently occupy the site. The structures are nearing the end of their useful lifespan without needed significant investment and much of the 8-acre site is vacant and unused. The General Plan seeks to facilitate, through zoning provisions and applicable procedures, infill development, development of now-underutilized or vacant parcels, and, where necessary, redevelopment of deteriorating properties, particularly for housing creation and rehabilitation and economic development purposes. This project site is a unique opportunity for the redevelopment of an underutilized site for infill development and the creation of

housing within an existing single-family residential neighborhood. (Land Use Element Section III – Goals, Objectives and Policies C-1a (6))

- b. The single-family residences proposed as part of the project will be set back a minimum of 13 feet and provide aesthetic architectural treatments and landscaping within the site and along the perimeter of the site along the boundaries of the existing single-family neighborhoods. In addition, there is a two-acre park to be dedicated to the City, which will provide a buffer and transition between the project and the existing surrounding land uses. By this proposed design, the project is consistent with the General Plan policy that requires that new medium- to high-density residential projects, when adjacent to single-family residences, to incorporate sufficient physical and visual buffers to ensure compatibility. Such buffers shall include, but not be limited to, building setback and architecture, landscaping, walls, and other physical and aesthetic elements and shall adequately protect the single family residences or sensitive uses from noise, light, trash, vehicular traffic, and other visual and environmental disturbances. (Land Use Element Section III – Goals, Objectives and Policies C-1a (7))
- c. The proposed project supports the General Plan by developing an underutilized infill site in an established single-family neighborhood with compatible low-rise, owner-occupied, detached single-family homes. The project will result in the construction of owner-occupied housing and protect the existing surrounding single-family neighborhoods from incompatible encroachments and land uses with the establishment of a new single-family development. The proposed project also addresses the deficiency in parkland by dedicating approximately two acres of the site for the development of a neighborhood park. (Land Use Element Section III – Goals, Objectives and Policies C-1a (10), C-1a(27), C-2a(1), C-2a(4), C-2a(5) and C-2a(8))
- d. The creation and adoption of a PCD is an implementation tool of the General Plan, which allows a more flexible application of development standards. A PCD is permitted when the applicant can demonstrate that the project will maintain compatibility with existing surrounding uses and consistency with the General Plan. The adoption of the PCD land use category would ensure compatibility with surrounding land uses and further the policies identified in the City's General Plan. (Land Use Element Section III – Goals, Objectives and Policies C-1a (25))
- e. The establishment of a new single family development on this site furthers the General Plan Policy that requires only single-family detached residences to be developed on large, underutilized single-family or "R-1"-designated parcels, in single-family detached neighborhoods, to ensure land use compatibility. (Land Use Element Section III – Goals, Objectives and Policies C-2a (11))
- f. The proposed project would include reconstruction of the existing public sidewalk around the external perimeter of the project site, including a landscaped parkway according to the City's requirements. Additionally, the east leg of the Glendora

Avenue/Colver Place intersection will be restriped to provide two westbound approach lanes and one eastbound return lane. The westbound approach will be striped to have a shared left plus through lane, and a dedicated right turn lane. The additional westbound lane approach would improve vehicle delays and levels of service at the intersection. As part of the project, a crosswalk will be installed across Cypress Street on the west leg of the intersection of Kidder Avenue/Cypress Street. This improvement would provide for enhanced sight distance for pedestrians and bicyclists on the east side of the existing Metrolink train crossing. These requirements further the General Plan Policy that requires developers to mitigate development impacts in the form of street improvements and public dedications as well as other reasonable requirements. (Land Use Element Section III - Goals, Objectives and Policies C-1a (26))

- g. The residential component would provide needed housing to enable the City to provide dwelling units according to the Regional Housing Needs Assessment (RHNA) under the Housing Element of the General Plan. The proposed 63 dwelling units would contribute to the City's remaining unmet need for 991 housing units, reducing the unmet housing need in the City by more than 6 percent. The Housing Element requires the City to adopt policies and practices that encourage the development of housing in the community, which has also been declared to be a matter of Statewide policy. (Covina Draft Housing Element Update, dated November 15, 2010).

SECTION 4. In consideration of the findings stated above, the City Council of the City of Covina does hereby approve Zone Change ZCH 15-001, subject to the conditions of approval attached as "Exhibit A" to this Resolution.

SECTION 5. The documents and materials that constitute the record of proceedings on which these findings and this Ordinance are based are located at the City Clerk's office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 6. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Covina hereby declare that they would have adopted this ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 7. This Ordinance shall become effective within thirty (30) days after its adoption.

SECTION 9. The City Clerk shall certify to the adoption of this Ordinance. Not later than fifteen (15) days following the passage of this Ordinance, the Ordinance, or a summary of thereof, along with the names of the City Council members voting for and against the Ordinance,

shall be published in a newspaper of general circulation in the City of Covina.

SIGNED AND APPROVED this _____ day of _____, 2016.

JOHN C. KING, MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Exhibit 15

Planning Commission Resolution No. 2015-027:
Planned Community Development with Attached Draft
Ordinance

RESOLUTION NO. 2015-027 PC

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF COVINA, CALIFORNIA,
RECOMMENDING TO THE CITY COUNCIL TO
ESTABLISH A PLANNED COMMUNITY DEVELOPMENT
OVERLAY ZONE PCD 15-001 ON THE OFFICIAL
ZONING MAP OF THE CITY FOR PROPERTY
GENERALLY LOCATED AT 800 NORTH BANNA
AVENUE – APN: 8427-003-901**

WHEREAS, in July 2014, the property owner, Charter Oak Unified School District, approved a purchase agreement with Sheldon Development Group for the sale and development of the project site LOCATED AT 800 N. Banna Avenue; and

WHEREAS, in April 2015, Sheldon Development Group, “the applicant” submitted an application to establish a Planned Community Development Overlay Zone, PCD 15-001, as described in the title of this Resolution to the City of Covina, by creating flexible development standards that originally accommodated a 108-unit single-family residential subdivision; and

WHEREAS, in May 2015, a Mitigated Negative Declaration for the project circulated for 30 days; receiving six agency comment letters. On May 13, the City of Covina held a neighborhood meeting; and on June 17, 2015, City staff met with a small group of residents representing a larger group of residents to discuss the proposed project; and

WHEREAS, in September 2015, the applicant revised the proposed development in response to community concerns, resulting in a smaller project consisting of 63 residential units and an approximately 2-acre public park. Hereinafter in this Resolution the subject Planned Community Development request is referred to as “the proposed Project.”

WHEREAS, in September 2015, The applicant held two informational and community meetings (on a Saturday morning and Monday evening) at the Charter Oak High School to present the revised plans to residents within the surrounding neighborhood and the City held a combined Planning Commission study session/neighborhood meeting of the revised development plans to present the Planning Commission with a brief background and overview of the proposed project, and allow the community to comment further on the project; and

WHEREAS, from October 30 through November 30, 2015, a Revised Mitigated Negative Declaration was recirculated for 30 days; no comments were received from the public; and

WHEREAS, on December 8, 2015, at a duly noticed public hearing as prescribed by law, the Planning Commission considered the proposed Project and any comments received prior to or at the public hearing, at which time the City staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to the proposed Project and the Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program. Following consideration of the entire record of information received at the public hearing and

due consideration of the proposed Project, the Planning Commission found that there is not substantial evidence that the Project will have a significant effect upon the environment and adopted Resolution No. 15-2015-023 PC, incorporated herein by this reference, recommending that the City Council certify and adopt Mitigated Negative Declaration prepared for the proposed Project.

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. The following described real property in the City of Covina, County of Los Angeles, State of California, shall be subject to a Planned Community Overlay zone as follows:

- a. Assessor’s Parcel Map number 8427-003-901 is designated as “RD-PCD (Residential Medium Density Multiple Family and Planned Community Development)” for approximately 6.15 acres generally toward the southern end of the parcel fronting on Colver Place between Banna and Kidder Avenues.
- b. The Planned Community Development Overlay Zone establishes the following special zoning standards for the project as shown in the following Table 1:

Development Standards		Code Requirement (RD Zone)	Proposed (PCD)
1.	<i>Density</i>	1 unit per 1,250 sq. ft. of lot area (35 units per acre)	1 unit per 5,635 sq. ft. (7.7 units per acre)
2.	<i>Lot Area</i>	Min 7,200 sq. ft.	Min 3,200 sq. ft.; Range of 3,414-5,227 sq. ft.)
3.	<i>Lot Dimensions</i>		
	<i>Width, Interior</i>	Min 60 ft.	Min 40 ft.; Range of 40 – 51 ft.
	<i>Width, Corner</i>	Min 67.5 ft.	Min 40 ft.; Range of 40 – 51 ft.
	<i>Depth</i>	120 ft.	Min 80 ft.; Range of 80-86 ft. (80-91 ft. of usable lot depth)
4.	<i>Land Coverage</i>	35%	Range of 30.2% - 46.4% for individual lots; average coverage for project 39.6%.
5.	<i>Building Height</i>	2 stories or 35-feet	2 stories/ 26 ft. maximum
6.	<i>Number and Types of Unit</i>	Single-family detached	(20) Plan 1 = 2,095 SF (4BD + Loft or 5 th BD) (20) Plan 2 = 2,210 SF (4BD

			+ Loft) (23) Plan 3 = 2,492 SF (4BD + Loft)
7.	Setbacks		
	Front	25 ft for first story; 40 ft. for second story	Minimum 13 ft.; Range of 13-23 ft. from back of sidewalk
	Interior Side	10 ft.	Minimum of 5 ft.; Range of 5-15 ft.
	Street Side	12.5 ft.	5-14 ft.
	Rear	25 ft.	11-23 ft.
8.	Distance between Buildings	5 feet min. (plus additional for windows facing habitable rooms, and units above one story)	10 ft.
9.	Off-Street Parking	2 spaces per unit; plus one guest space per every 5 units	2 within garage plus two driveway spaces
10.	Fence/Wall Height	6 ft. on rear and side property lines, behind the front setback area	5'6" on rear and side property lines behind the front setback area; 6 ft. theme wall between subdivision and 2-acre park

SECTION 3. After giving full consideration to all evidence presented at the public hearing, both oral and documentary, and after being fully informed, said Planning Commission does hereby find and decide:

a. That the site for the proposed use is adequate in size and shape to accommodate the use.

Fact: The project site consists of one parcel 8.15 acres in size with frontages on Banna Avenue, Colver Place and Kidder Avenue. The proposed small-lot subdivision contains 63 lots ranging in size from 3,414 to 5,227 square feet, which are adequate in size to accommodate the proposed unit sizes ranging from 2,095 to 2,492 square feet. The average lot coverage for individual lots is 39.6%, which is more than the maximum lot coverage required of single-family lots in the RD zone (35%); however, appropriate for small-lot subdivisions. The proposed density of 7.73 units per acre is also consistent with the zoning standards for the RD Zone, which allows a density of 6.1 to 14 units per acre. Therefore, the site for the proposed use is adequate in size and shape to accommodate the use.

b. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.

Fact: The surrounding streets (Colver Place, Cypress Street, Banna and Kidder Avenues) are Local and Collector Streets in the City of Covina which have been determined to have sufficient capacity to handle future project-related traffic in a safe manner as long as the project conditions are met. The City will ensure that the conditions of approval and mitigation measures are fulfilled through project inspection and adherence to the approved site plan. The project is responsible to install new curb, gutter, sidewalk and parkway for the entire street frontage around the perimeter of the proposed project, and re-finish half the street on the project side of all surrounding streets. In addition, the following traffic improvements would be part of the proposed project:

- Restripe the east leg of the Glendora Avenue/Colver Place intersection to provide two westbound approach lanes and one eastbound return lane. The westbound approach will be striped to have a shared left plus through lane, and a dedicated right turn lane. The additional westbound lane approach would improve vehicle delays and levels of service at the intersection.
- Install a crosswalk, with appropriate signage and warning beacons (if warranted), across Cypress Street on the west leg of the intersection of Kidder Avenue/Cypress Street. This would provide for improved sight distance for pedestrians and bicyclists on the east side of the existing Metrolink train crossing. The existing crosswalk on the west side of the tracks would remain to serve pedestrians and bicyclists on the west side of the tracks.

The above-mentioned improvements will satisfactorily mitigate adverse effects to surrounding properties.

c. That the proposed use is not detrimental to the surrounding properties or uses permitted in the general area.

Fact: The proposed use of the proposed development is single-family detached residential, similar in character and scale with the single-family detached housing products in the surrounding neighborhood. As the use would be compatible in type and scale to the surrounding neighborhood, it will not be detrimental to the surrounding properties or uses permitted in the general area.

d. That the conditions stated in the decision are deemed necessary to protect the health, safety and general welfare.

Fact: The Mitigated Negative Declaration prepared for the proposed project identified all potential impacts of the proposed project on the environment, including health-related impacts associated with hazards and hazardous waste, air quality, water quality, noise and public services (i.e., police, fire, etc.). Mitigation measures have been provided, where applicable, to reduce all potential impacts to less than significant levels. Mitigation measures have been included as conditions of approval and are necessary to protect the health, safety and general welfare. For example, the

applicant would be required to implement mitigation measure MM-HM-1, which requires the applicant to conduct a Phase 2 Environmental Site Assessment to evaluate the project site for the presence of herbicides or pesticides, and MM-HM-2, which requires testing for asbestos-containing material and/or lead-based paint. Implementation of MM-HM-1 and MM-HM-2 would ensure that impacts to the public or the environment through the transport and disposal of hazardous materials are less than significant during both construction and operation of the project. In addition, with implementation of mitigation measure MM-NO-1, interior noise levels would meet the City's required noise thresholds as established in the General Plan or Noise Ordinance.

SECTION 4. In consideration of the findings stated above, the Planning Commission of City of Covina hereby recommends that the City Council approve Planned Community Development (PCD) 15-001 through the adoption of the attached Ordinance, and subject to the conditions of approval attached as Exhibit "A" to this Resolution.

SECTION 5. The Secretary to the Planning Commission shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the members of the Planning Commission of the City of Covina at a regular meeting thereof held on the 8th day of December, 2015.

CHARLES HODAPP, CHAIRMAN
CITY OF COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the 8th day of December, 2015, by the following vote of the Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

COVINA PLANNING COMMISSION SECRETARY

ORDINANCE NO. 15-XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, ESTABLISHING A PLANNED COMMUNITY DEVELOPMENT OVERLAY ZONE PCD 15-001 ON THE OFFICIAL ZONING MAP OF THE CITY FOR PROPERTY AT 800 NORTH BANNA AVENUE – APN: 8427-003-901

WHEREAS, in July 2014, the property owner, Charter Oak Unified School District, approved a purchase agreement with Sheldon Development Group for the sale and development of the project site; and

WHEREAS, in April 2015, Sheldon Development Group, “the applicant” submitted an application to establish a Planned Community Development Overlay Zone, PCD 15-001, as described in the title of this Ordinance to the City of Covina, by creating flexible development standards that originally accommodated a 108-unit single-family residential subdivision; and

WHEREAS, in May 2015, a Mitigated Negative Declaration for the project circulated for 30 days; receiving six agency comment letters. On May 13, the City of Covina held a neighborhood meeting; and on June 17, 2015, City staff met with a small group of residents representing a larger group of residents to discuss the proposed project; and

WHEREAS, in September 2015, the applicant revised the proposed development in response to community concerns, resulting in a smaller project consisting of 63 residential units and an approximately 2-acre public park. Hereinafter in this Ordinance the subject Planned Community Development request is referred to as “the proposed Project.”

WHEREAS, in September 2015, The applicant held two informational and community meetings (on a Saturday morning and Monday evening) at the Charter Oak High School to present the revised plans to residents within the surrounding neighborhood and the City held a combined Planning Commission study session/neighborhood meeting of the revised development plans to present the Planning Commission with a brief background and overview of the proposed project, and allow the community to comment further on the project; and

WHEREAS, from October 30 through November 30, 2015, a Revised Mitigated Negative Declaration was recirculated for 30 days; no comments were received from the public; and

WHEREAS, on December 8, 2015, at a duly noticed public hearing as prescribed by law, the Planning Commission considered the proposed Project and any comments received prior to or at the public hearing, at which time the City staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to the proposed Project and the Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project, the Planning Commission found that there is not substantial evidence that the Project will have a significant effect upon the environment and adopted Resolution No. 15-2015-023 PC, incorporated herein by this reference, recommending that the City Council certify and adopt Mitigated Negative Declaration prepared for the proposed

Project; and

WHEREAS, on [REDACTED], 2016, the City Council conducted a duly noticed public hearing at which time the parties were afforded the opportunity to present oral and written evidence to the City Council and rebut the oral and written evidence presented.

WHEREAS, all legal prerequisites prior to adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Ordinance.

SECTION 2. The following described real property in the City of Covina, County of Los Angeles, State of California, shall be subject to a Planned Community Overlay zone as follows:

- a. Assessor's Parcel Map number 8427-003-901 is designated as RD-3000 (Multiple Family) – Planned Community Development Overlay for 6.15 acres of the project site.
- b. The Planned Community Development Overlay Zone establishes the following special zoning standards for the project as shown in the following Table 1:

Development Standards		Code Requirement (RD Zone)	Proposed (PCD)
1.	<i>Density</i>	1 unit per 1,250 sq. ft. of lot area (35 units per acre)	1 unit per 5,635 sq. ft. (7.7 units per acre)
2.	<i>Lot Area</i>	Min 7,200 sq. ft.	Min 3,200 sq. ft.; Range of 3,414-5,227 sq. ft.)
3.	<i>Lot Dimensions</i>		
	<i>Width, Interior</i>	Min 60 ft.	Min 40 ft.; Range of 40 – 51 ft.
	<i>Width, Corner</i>	Min 67.5 ft.	Min 40 ft.; Range of 40 – 51 ft.
	<i>Depth</i>	120 ft.	Min 80 ft.; Range of 80-86 ft. (80-91 ft. of usable lot depth)
4.	<i>Land Coverage</i>	35%	Range of 30.2% - 46.4% for individual lots; average coverage for project 39.6%.
5.	<i>Building Height</i>	2 stories or 35-feet	2 stories/ 26 ft. maximum
6.	<i>Number and Types of Unit</i>	Single-family detached	(20) Plan 1 = 2,095 SF (4BD + Loft or 5 th BD) (20) Plan 2 = 2,210 SF (4BD

			+ Loft) (23) Plan 3 = 2,492 SF (4BD + Loft)
7.	<i>Setbacks</i>		
	<i>Front</i>	25 ft for first story; 40 ft. for second story	Minimum 13 ft.; Range of 13-23 ft. from back of sidewalk
	<i>Interior Side</i>	10 ft.	Minimum of 5 ft.; Range of 5-15 ft.
	<i>Street Side</i>	12.5 ft.	5-14 ft.
	<i>Rear</i>	25 ft.	11-23 ft.
8.	<i>Distance between Buildings</i>	5 feet min. (plus additional for windows facing habitable rooms, and units above one story)	10 ft.
9.	<i>Off-Street Parking</i>	2 spaces per unit; plus one guest space per every 5 units	2 within garage plus two driveway spaces
10.	<i>Fence/Wall Height</i>	6 ft. on rear and side property lines, behind the front setback area	5'6" on rear and side property lines behind the front setback area; 6 ft. theme wall between subdivision and 2-acre park

SECTION 3. After giving full consideration to all evidence presented at the public hearing, both oral and documentary, and after being fully informed, said City Council does hereby find and decide:

a. That the site for the proposed use is adequate in size and shape to accommodate the use.

Fact: The project site consists of one parcel 8.15 acres in size with frontages on Banna Avenue, Colver Place and Kidder Avenue. The proposed small-lot subdivision contains 63 lots ranging in size from 3,414 to 5,227 square feet, which are adequate in size to accommodate the proposed unit sizes ranging from 2,095 to 2,492 square feet. The average lot coverage for individual lots is 39.6%, which is more than the maximum lot coverage required of single-family lots in the RD zone (35%); however, appropriate for small-lot subdivisions. The proposed density of 7.73 units per acre is also consistent with the zoning standards for the RD Zone, which allows a density of 6.1 to 14 units per acre. Therefore, the site for the proposed use is adequate in size and shape to accommodate the use.

b. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.

Fact: The surrounding streets (Colver Place, Cypress Street, Banna and Kidder Avenues) are Local and Collector Streets in the City of Covina which have been determined to have sufficient capacity to handle future project-related traffic in a safe manner as long as the project conditions are met. The City will ensure that the conditions of approval and mitigation measures are fulfilled through project inspection and adherence to the approved site plan. The project is responsible to install new curb, gutter, sidewalk and parkway for the entire street frontage around the perimeter of the proposed project, and re-finish half the street on the project side of all surrounding streets. In addition, the following traffic improvements would be part of the proposed project:

- Restripe the east leg of the Glendora Avenue/Colver Place intersection to provide two westbound approach lanes and one eastbound return lane. The westbound approach will be striped to have a shared left plus through lane, and a dedicated right turn lane. The additional westbound lane approach would improve vehicle delays and levels of service at the intersection.

Install a crosswalk, with appropriate signage and warning beacons (if warranted), across Cypress Street on the west leg of the intersection of Kidder Avenue/Cypress Street. This would provide for improved sight distance for pedestrians and bicyclists on the east side of the existing Metrolink train crossing. The existing crosswalk on the west side of the tracks would remain to serve pedestrians and bicyclists on the west side of the tracks.

The above-mentioned improvements will satisfactorily mitigate adverse effects to surrounding properties.

- c. That the proposed use is not detrimental to the surrounding properties or uses permitted in the general area.

Fact: The proposed use of the proposed development is single-family detached residential, similar in character and scale with the single-family detached housing products in the surrounding neighborhood. As the use would be compatible in type and scale to the surrounding neighborhood, it will not be detrimental to the surrounding properties or uses permitted in the general area.

The City has included a condition of approval to address any short term impacts to the surrounding properties with a Construction Mitigation Plan. The Construction Mitigation Plan addresses such issues as 1) site supervision, 2) construction access and schedule, 3) delivery/haul route and traffic control, 4) material storage and staging, 5) construction parking, 6) work hours, 7) noise reduction, 8) erosion control, 9) dust and mud control, 10) debris cleanup, 11) street sweeping, 12) pedestrian and neighborhood safety, 13) project contact-related signage, and 14) subcontractor education and security measures.

Furthermore, the hours for construction-related and grading activities are more restrictive than the hours allow by City Codes. Any construction or grading activities are prohibited between 6:00 pm and 7:00 am on Monday through Friday and between 5:00 pm and 8:00 am on Saturday and all day on Sundays and Holidays (except by special permit), whichever is stricter. At least one (1) on-site security guard shall be provided 24 hours 7 days a week for preventing nuisance problems for the duration of the construction of the project.

d. That the conditions stated in the decision are deemed necessary to protect the health, safety and general welfare.

Fact: The Mitigated Negative Declaration prepared for the proposed project identified all potential impacts of the proposed project on the environment, including health-related impacts associated with hazards and hazardous waste, air quality, water quality, noise and public services (i.e., police, fire, etc.). Mitigation measures have been provided, where applicable, to reduce all potential impacts to less than significant levels. Mitigation measures have been included as conditions of approval and are necessary to protect the health, safety and general welfare. For example, the applicant would be required to implement mitigation measure MM-HM-1, which requires the applicant to conduct a Phase 2 Environmental Site Assessment to evaluate the project site for the presence of herbicides or pesticides, and MM-HM-2, which requires testing for asbestos-containing material and/or lead-based paint. Implementation of MM-HM-1 and MM-HM-2 would ensure that impacts to the public or the environment through the transport and disposal of hazardous materials are less than significant during both construction and operation of the project. In addition, with implementation of mitigation measure MM-NO-1, interior noise levels would meet the City's required noise thresholds as established in the General Plan or Noise Ordinance.

SECTION 4. In consideration of the findings stated above, the City Council of the City of Covina does hereby approve the Planned Community Development PCD 15-001, subject to the conditions of approval attached as Exhibit "A" to this Resolution.

SECTION 5 The documents and materials that constitute the record of proceedings on which these findings and this Ordinance are based are located at the City Clerk's office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 6. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Covina hereby declare that they would have adopted this ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 7. This Ordinance shall become effective within thirty (30) days after its adoption.

SECTION 8. The City Clerk shall certify to the adoption of this Ordinance. Not later than fifteen (15) days following the passage of this Ordinance, the Ordinance, or a summary of thereof, along with the names of the City Council members voting for and against the Ordinance, shall be published in a newspaper of general circulation in the City of Covina.

SIGNED AND APPROVED this _____ day of _____, 2016.

JOHN C. KING, MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Exhibit 16

Planning Commission Resolution No. 2015-028:
Tentative Tract Map

RESOLUTION NO. 2015-028 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, RECOMMENDING TO CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP 73455 TO ESTABLISH A 71-LOT SUBDIVISION FOR THE PURPOSES OF A RESIDENTIAL DEVELOPMENT, TWO-ACRE PARK AND ASSOCIATED PRIVATE STREETS (63 SINGLE-FAMILY RESIDENTIAL LOTS, TWO PARK LOTS AND 6 LETTERED LOTS FOR COMMON AREAS) FOR PROPERTY GENERALLY LOCATED AT 800 NORTH BANNA AVENUE -APN: 8427-003-901

WHEREAS, in July 2014, the property owner, Charter Oak Unified School District, approved a purchase agreement with Sheldon Development Group for the sale and development of the project site located at 800 N. Banna Avenue; and

WHEREAS, in April 2015, Sheldon Development Group, "the applicant" submitted an application for a Tentative Tract Map 73455, for a 108-unit single-family residential subdivision; and

WHEREAS, in May 2015, a Mitigated Negative Declaration for the project circulated for 30 days; receiving six agency comment letters. On May 13, the City of Covina held a neighborhood meeting; and on June 17, 2015, City staff met with a small group of residents representing a larger group of residents to discuss the proposed Project; and

WHEREAS, in September 2015, the applicant revised the proposed development in response to community concerns, resulting in a smaller project consisting of 63 single-family residential units and an approximately 2-acre public park on the 8.15-acre site. The residential subdivision includes 63 single-family residential lots and six lettered lots for common areas on approximately 6.15 acres and two park lots on the remaining two acres, for a total of 71 lots. Hereinafter in this Resolution the subject Tentative Tract Map request is referred to as "the proposed Project"; and

WHEREAS, in September 2015, The applicant held two informational and community meetings (on a Saturday morning and Monday evening) at the Charter Oak High School to present the revised plans to residents within the surrounding neighborhood and the City held a combined Planning Commission study session/neighborhood meeting of the revised development plans to present the Planning Commission with a brief background and overview of the proposed Project, and allow the community to comment further on the project; and

WHEREAS, from October 30 through November 30, 2015, a Revised Mitigated Negative Declaration was recirculated for 30 days; no comments were received from the public; and

WHEREAS, on December 8, 2015, at a duly noticed public hearing as prescribed by law, the Planning Commission considered the proposed Project and any comments received prior to or at the public hearing, at which time the City staff presented its report, and interested persons

had an opportunity to and did testify either in support or in opposition to the proposed Project and the Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project, the Planning Commission found that there is not substantial evidence that the Project will have a significant effect upon the environment and adopted Resolution No. 15-2015-023 PC, incorporated herein by this reference, recommending that the City Council certify and adopt Mitigated Negative Declaration prepared for the proposed Project.

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. After giving full consideration to all evidence presented at the public hearing, both oral and documentary, and after being fully informed, the Planning Commission does hereby find and decide, pursuant to Title 16 of the Covina Municipal Code:

- a. The proposed subdivision is consistent with the General Plan and all applicable codes and regulations.

Fact: After the adoption of the related applications General Plan Amendment GPA 15-001, Zone Change ZCH 15-001 and Planned Community Development PCD 15-001, the proposed Project will be consistent with the General Plan and all applicable codes and regulations. The creation and adoption of a PCD is an implementation tool of the General Plan, which allows a more flexible application of development standards while maintaining compatibility with existing surrounding uses and consistency with the General Plan. The proposed Project supports policies of the General Plan by developing an underutilized infill site in an established single-family neighborhood with compatible low-rise, owner-occupied, detached single-family homes. The homes will be set back a minimum of 13 feet and provide aesthetic architectural treatments and landscaping. The proposed Project also addresses the deficiency in parkland by dedicating approximately two acres for the development of a neighborhood park. The PCD would also contribute 63 housing units to the City's remaining unmet need for 991 housing units, reducing the unmet need by more than 6 percent (Covina Draft Housing Element Update, dated November 15, 2010).

The proposed Project, with its design, improvements and conditions of approval, will be consistent with the General Plan.

- b. The design and improvements of the proposed subdivision are consistent with the General Plan.

Fact: The Covina General Plan contains design-related policies to ensure that new medium- to high-density residential projects, when adjacent to single-family residences, incorporate sufficient physical and visual buffers to ensure compatibility. Such buffers shall include, but not be limited to, building setback and architecture, landscaping, walls, and other physical and aesthetic elements and shall adequately protect the single family residences or sensitive uses from noise, light, trash, vehicular traffic, and other visual and environmental disturbances.

The proposed Project is surrounded by single-family residences to the south, east and west, and includes a Zone Change from R-1-7,500 to RD (Multiple Family) with a PCD Overlay. Due to the project's proposed medium-density designation, the proposed Project is required to address the design of the site to ensure compatibility with the surrounding neighborhood. The proposed Project has been designed to reflect the same orientation and scale as surrounding residences. All homes will be single-family detached and oriented to the exterior streets of Banna Avenue, Kidder Avenue and Colver Place. The maximum height of each unit will be two stories and 27 feet in height, which is less than the maximum permitted in the single-family neighborhoods (2 ½ stories or 35 feet in height). The perimeter streets surrounding the development will have a new tree line within the front yard areas of the new homes and a landscaped parkway. The proposed Project, with its design, improvements and conditions of approval, will be consistent with the General Plan.

The architectural styles will be of the Spanish, California Ranch and Craftsman vernaculars of varying colors and details to lend variety and interest to the neighborhood. With the conditions of approval and proposed changes, the design of the proposed subdivision will be consistent with the general plan

- c. The subdivision is physically suitable for the type and proposed density of development proposed by the tentative map.

Fact: The proposed subdivision includes the development of an 8.15 acre site with 63 single-family detached residential units and an approximate 2-acre park, resulting in a density of 7.7 units per acre. The proposed density requires a change in zone from R-1-7500 to RD (Multiple Family) with a PCD Overlay. The proposed density of 7.73 units per acre is also consistent with the zoning standards for the Medium Density Residential Zone, which allows a density of 6.1 to 14 units per acre. The site, upon approval of the PCD Overlay and implementation of conditions of approval and mitigation measures, would be physically suitable for the type and proposed density of development proposed by the tentative map.

- d. The design of the subdivision and proposed improvements, with conditions of approval will not be likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat; or

Fact: The project site is about 8.15 acres in size, in a predominantly urban location and is surrounded by existing single family homes to the south, east and west; and a

school to the north. The project site is currently underutilized, and the development proposal would constitute an in-fill development. The site is not designated fish or wildlife habitat nor is it located nearby to any such territory. Further, as noted in the Mitigated Negative Declaration for this Project, with mitigation measures incorporated, the City finds that the project will result in less than significant environmental impacts. Therefore, the subdivision will not be likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

- e. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

Fact: The overall project design would incorporate sufficient amenities, such as on-site parking that meets the required standard for guest parking (Site Plan), a 2-acre neighborhood park, front yard setbacks and parkways around the perimeter of the site (Site Plan), and dwelling unit-related construction methods that would attenuate exterior noise (Mitigation Measures No. MM-NO-1), to name a few. The overall project design and the development and use of the overall project in a manner conforming to the various Mitigation Measures and Conditions of Approval will ensure development harmony with surrounding land uses and will not cause serious public health problems. (Land Use Element Section III – Goals, Objectives and Policies D-1a (6) and E-1a)

- f. The design of the subdivision provide for future passive or natural heating and cooling opportunities in the subdivision to the extent feasible.

Fact: The design of the subdivision as a single-family detached development provides for both passive and natural heating and cooling opportunities. The units will be spaced a minimum of 10 feet apart. And all sides of each unit will provide operable windows for passive and natural heating. Due to the proximity of the railroad and the associated noise, mechanical heating and ventilation will also be provided for each unit. The development will also be required to comply with Title 24 of the Uniform Building Code.

- g. Focusing on the design of the subdivision and the type of improvements to be required, the project will not conflict with easements acquired by the public at large for access through or the use of the subdivision or with the design of alternate easements that are substantially equivalent to those previously acquired by the public.

Fact: The design of the subdivision will not conflict with existing City rights-of-way or other public access easements. According to City records, there are no alternate or potential easements that would be affected by the Project.

- h. The proposed Project with its subdivision design is consistent with the city's parkland dedication requirements (Quimby Act – Chapter 16.28 CMC).

Fact: The City's parkland dedication requirement is three acres of property for every 1,000 persons residing within the City to be devoted to local park and recreational purposes. Using the City's dwelling unit occupancy factor of 3.02 persons per household for owner-occupied dwelling units, the proposed 63-unit subdivision will generate a population of 190 persons, requiring a parkland dedication of .57 acres (63 x 3.02 x .003).

- h. The applicant has demonstrated that a sufficient water supply will be available to serve the subdivision, in accordance with California Government Code Section 66473.7.

Fact: According to the City's Public Works Department, the City has sufficient capacity to provide water to serve the subdivision without negative impact to other properties in the City. However, given the progression and advancement of the State of California drought conditions and the continued emphasis on water conservation and efficiency, the PCD includes a Water Conservation and Efficiency Plan, in accordance with Covina Municipal Code Chapter 17.82. This plan will apply to the entire project, including both public and private spaces. This plan will include several exterior water conservation measures, including: Smart Irrigation Controllers, Central Computer Irrigation Controllers for Common Areas, Soil Moisture Sensor Systems, Large Rotary Nozzles, hubblebs, micro-sprays and drip irrigation. Each resident will have the option to direct rainwater from the roof into a rain barrel or shrub bed. Interior water conservation strategies will include low flow fixtures (faucets) and appliances (tank toilets and clothes washers). This plan will be implemented in accordance with Section 17.82.050 of the Covina Municipal Code and with California Government Code Section 66473.7. Further, Staff has placed a condition of approval to provide each resident the option of installing underground cisterns in backyard areas for use as water storage and supply to the residence. Through these measures and conditions, the subdivider is able to demonstrate that a sufficient water supply will be available to serve the subdivision

SECTION 3. In consideration of the findings stated above, the Planning Commission of City of Covina hereby recommends that the City Council approve Tentative Tract Map 73455 and all related land use entitlements, including General Plan Amendment GPA 15-001, Development Agreement DA 15-001, Zone Change ZCH 15-001 and Planned Community Development PCD 15-001, subject to the conditions of approval and the Mitigation Measures of the Mitigation Monitoring and Reporting Program attached as Exhibit "A" to this Resolution, incorporated herein by reference.

SECTION 4. The Secretary to the Planning Commission shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the members of the Planning Commission of the City of Covina at a regular meeting thereof held on the 8th day of December, 2015.

CHARLES HODAPP, CHAIRMAN
CITY OF COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the 8th day of December, 2015, by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

COVINA PLANNING COMMISSION SECRETARY

Exhibit 17

Planning Commission Resolution No. 2015-029:
Site Plan Review

RESOLUTION NO. 2015-029 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, RECOMMENDING TO CITY COUNCIL APPROVAL OF SITE PLAN REVIEW SPR 15-001 FOR THE DEVELOPMENT OF 63 SINGLE-FAMILY RESIDENTIAL UNITS AND RELATED COMMON AREAS ON APPROXIMATELY 6.15 ACRES OF THE SITE LOCATED GENERALLY AT 800 NORTH BANNA AVENUE - APN: 8427-003-901

WHEREAS, in July 2014, the property owner, Charter Oak Unified School District, approved a purchase agreement with Sheldon Development Group for the sale and development of the project site; and

WHEREAS, in April 2015, Sheldon Development Group, "the applicant" submitted an application for a Site Plan Review SPR 15-001, for a 108-unit single-family residential subdivision; and

WHEREAS, in May 2015, a Mitigated Negative Declaration for the project circulated for 30 days; receiving six agency comment letters. On May 13, the City of Covina held a neighborhood meeting; and on June 17, 2015, City staff met with a small group of residents representing a larger group of residents to discuss the proposed Project; and

WHEREAS, in September 2015, the applicant revised the proposed development in response to community concerns, resulting in a smaller project consisting of 63 single-family residential units and related common areas on approximately 6.15 acres of the site and an approximately 2-acre public park on the remaining two acres of the 8.15-acre site. Hereinafter in this Resolution the subject Site Plan Review request is referred to as "the proposed Project"; and

WHEREAS, in September 2015, The applicant held two informational and community meetings (on a Saturday morning and Monday evening) at the Charter Oak High School to present the revised plans to residents within the surrounding neighborhood and the City held a combined Planning Commission study session/neighborhood meeting of the revised development plans to present the Planning Commission with a brief background and overview of the proposed Project, and allow the community to comment further on the project; and

WHEREAS, from October 30 through November 30, 2015, a Revised Mitigated Negative Declaration was recirculated for 30 days; no comments were received from the public; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on December 8, 2015, at which time the parties were afforded the opportunity to present oral and written evidence to the Planning Commission.

WHEREAS, on December 8, 2015, at a duly noticed public hearing as prescribed by law, the Planning Commission considered the proposed Project and any comments received prior to

or at the public hearing, at which time the City staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to the proposed Project and the Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Project, the Planning Commission found that there is not substantial evidence that the Project will have a significant effect upon the environment and adopted Resolution No. 15-2015-023 PC, incorporated herein by this reference, recommending that the City Council certify and adopt Mitigated Negative Declaration prepared for the proposed Project.

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. After giving full consideration to all evidence presented at the public hearing, both oral and documentary, and after being fully informed, the Planning Commission does hereby find and decide, pursuant to Covina Municipal Code Section 17.64.070 that:

- a. All provisions of the Zoning Ordinance are complied with.

Fact: After approval of the General Plan Amendment, Zone Change and Planned Community Development Overlay Zone related to this project, as well as the applications of the conditions of approval and the mitigation measures, then, the overall project proposal will meet applicable zoning provisions.

- b. The basic project elements are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and no adverse effects will occur on surrounding properties.

Fact: The proposed 63-unit subdivision is arranged to resemble the orientation and scale of the surrounding neighborhood to the extent possible. Similar to other homes in the neighborhood, the proposed units are two stories in height, detached and oriented to face the street, with garage access provided directly from the street. Interior units are accessed from Banna Avenue and Kidder Avenue. Both access locations are proposed to be unsignalized with full-access, and with no gate control, so the public can enter if desired and walk the neighborhood similar to other blocks. On-site vehicular circulation is proposed to generally be one inner loop drive aisle. The streets would vary from 26 feet to 36 feet in width to accommodate on-street parking on either one or both sides of portions of the street loop. This would ensure ample parking for the development and avoid spill-over onto surrounding streets. Each of the new lots within the development would take direct access from the new street segments and street loop.

Traffic improvements are also required for the proposed Project. The Glendora

Avenue/Colver Place intersection will be restriped to provide two westbound approach lanes and one eastbound return lane to improve vehicle delays and levels of service at the intersection. A crosswalk will also be installed across Cypress Street on the west leg of the intersection of Kidder Avenue/Cypress Street. This would provide for improved sight distance for pedestrians and bicyclists on the east side of the existing Metrolink train crossing. The existing crosswalk on the west side of the tracks would remain to serve pedestrians and bicyclists on the west side of the tracks.

A front yard landscaped setback ranging from 13 feet to 23 feet from the back of sidewalk is also provided to resemble other homes in the neighborhood. A full complement of new landscaping will be installed, including both traditional and drought-tolerant species. In addition to front yard areas, plantings will also be located in the parkway area along the perimeter of the project, and enhance the main entry to the site on Kidder Avenue.

With the proposed arrangement of the subdivision, and installation of traffic improvements, and the implementation of other conditions of approval and mitigation measures, traffic congestion will be avoided, pedestrian and vehicular safety and welfare will be protected, and there will be no adverse effect on surrounding property.

- c. The project design conforms to the General Plan and any design guidelines or specific plans that may be applicable to the project.

Fact: With the approval of General Plan Amendment GPA 15-001, Zone Change ZCH 15-001, and Planned Community Development PCD 15-001, the proposed Project will be consistent with the General Plan. During early submittals of the project, Staff worked with the applicant to address inconsistencies with the City's design guidelines. As a result, the entire subdivision was redesigned to create a more pedestrian-friendly and community-oriented development. The density of the project was significantly reduced; the heights of the units were reduced from three to two stories; and a wall that originally surrounded the development and turned the backs of houses onto the neighborhood was removed, and units were re-oriented to face the street. A center median that was originally proposed on Cypress Street, preventing left turns onto Cypress from Banna Avenue, was removed. And a 2-acre portion of the property along Cypress Street to the north was conveyed to the City for a neighborhood park, which also improved the safety of the site as homes were no longer located along the busy arterial of Cypress Street.

As a result of the above changes to the design of the proposed Project, Staff has found the project to be consistent with the General Plan and citywide design guidelines.

- d. The project design is harmonious, consistent, and complete within itself and functionally and visually compatible with neighboring land uses.

Fact: The proposed subdivision is designed to fit compatibly within the existing neighborhood. The units are all detached and oriented towards the streets of Banna Avenue, Colver Place and Kidder Avenue to face existing residences on the

opposite side of each street. Only one break in the block along Kidder Avenue and Banna Avenue are formed to provide access to the internal loop street and residences, ensuring minimal disruption in the established block pattern. While surrounding homes are primarily one story, the proposed units are well articulated and the second floors are set back to reduce the massing. A landscaped front yard setback and parkway will also contribute to an aesthetic streetscape, as will the new neighborhood park. Architectural styles for the proposed Project consist of Spanish, California Ranch and Craftsman vernaculars. All units would have stucco exteriors and tile roofing, and would include design elements respective of its architectural style, including decorative shutters, gable accents, decorative trims, corbels, iron grilles, stone veneers, decorative rafters, and ornamental iron work. Each plan type would provide a minimum of two exterior style options. Staff has included a condition of approval to ensure that no five residences in a row provide the same architectural style or exterior detailing. In this way, the proposed subdivision will support a variety of facades that add interest to the streetscape similar to the varied homes in the neighborhood.

Based on the design and function of the subdivision and individual units, the project design is harmonious, consistent and complete within itself and functionally and visually compatible with neighboring structures and the area in which it is located.

- e. The development will constitute an adequate environment for the intended use by sustaining the desirability and stability of the neighborhood and community.

Fact: The design of the proposed subdivision sustains the desirability and stability of the neighborhood and community by revitalizing an underutilized parcel with additional single-family homes and a neighborhood park. The new homes and park will be arranged to fit seamlessly into the surrounding neighborhood, add value to the neighborhood and community, and bring needed homes to the City of Covina.

- f. Proposed lighting is so arranged as to reflect the light away from adjoining properties.

Fact: Construction of the new homes would produce nighttime lighting that is more than what is currently produced on the project site. However, the amount of lighting would be minimal and consist mostly of internal street lights and outdoor residential security lighting similar to what already exists in the area. Given the urban nature of the project area and the existing amount of light and glare generated by the surrounding residential, institutional, and transportation uses, light and glare from the proposed Project would not be substantially noticeable over the existing conditions. Thus, the amount of lighting would not be substantial or adversely affect day or nighttime views in the area, nor impact adjoining properties. All outside lighting will be required as a standard condition of approval to be designed and sited in a manner that prohibits glare onto adjacent properties.

- g. Proposed signs will not, by size, location, color, or lighting, interfere with traffic or limit visibility.

Fact: There are no proposed signs associated with the subdivision. However, to improve pedestrian site distances on the east side of the existing Metrolink train crossing, the proposed Project would include installation of a crosswalk with appropriate signage and warning beacons (if warranted) across Cypress Street on the west leg of the intersection of Kidder Avenue and Cypress Street. Proposed signage would be installed by the City and be sized and located appropriately to maximize pedestrian safety.

SECTION 3. The Planning Commission of the City of Covina hereby recommends that the City Council approve Site Plan Review 15-001; General Plan Amendment (GPA) 15-001; Development Agreement (DA) 15-001; Zone Change (ZCH) 15-001; Planned Community Development Overlay District (PCD) 15-001; and Tentative Tract Map (TTM) 73455, subject to all conditions of approval and the mitigation measures of the Mitigation Monitoring and Reporting Program as shown in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION 4. The Secretary to the Planning Commission shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the members of the Planning Commission of the City of Covina at a regular meeting thereof held on the 8th day of December, 2015.

CHARLES HODAPP, CHAIRMAN
CITY OF COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the 8th day of December, 2015, by the following vote of the Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

COVINA PLANNING COMMISSION SECRETARY

Exhibit A – Conditions of Approval

Mitigation Monitoring and Reporting Program



**CITY OF COVINA
COMMUNITY DEVELOPMENT DEPARTMENT**

EXHIBIT A

One Charter Oak, LLC

**A Residential Development of 63 lots on approximately 6.15 acres
located generally at 800 North Banna Avenue, Covina, CA
APN: 8427-003-901**

**CONDITIONS OF APPROVAL AND
MITIGATION MONITORING AND REPORTING PROGRAM**

Development Applications:

1. Resolution No 15-xxxx for Tentative Tract Map (TTM) 73455, approving a subdivision of the 8.15-acre site into 65 lots with 63 lots for single-family residential development and 6 letter lots for common areas on approximately 6.15 acres, and 2 lots (lots 64 and 65) for the proposed public park on approximately 2 acres.
2. Resolution No. 2015-29 PC for Site Plan Review (SPR) 15-009, approving a Site Plan Review for the development of 63 single-family residential units and related common areas on approximately 6.15 acres.

Related Applications:

3. Resolution No.15-xxxx, certifying a Mitigated Negative Declaration (MND) and approving the Mitigation Monitoring and Reporting Program (MMP) for General Plan Amendment (GPA) 15-001, Development Agreement (DA) 15-001, Zone Change (ZCH) 15-001, Planned Community Development (PCD) 15-001, Tentative Tract Map (TTM) 73455 and Site Plan Review (SPR) 15-009.
 4. Resolution No. 15-xxxx for GPA 15-001 amending the General Plan land use designations for an 8.15-acre site by removing the "School" designation, changing approximately 6.15 acres from "Low Density Residential" (0 - 6 dwelling units per acre) to "Medium Density Residential" (6.1 to 14 dwelling units per acre), and changing the remainder approximately 2 acres from "Low Density Residential (0 – 6 dwelling units per acre) to "Park."
 5. Resolution No. 15-xxxx for DA 15-0021, entering into a Development Agreement between the City of Covina and One Charter Oak, LLC, for the conveyance of 0.57 acres for public parkland, the acquisition of an additional of 1.40 acres for public parkland by the City, and the development of the remaining 6.15 acres into 63 single family residential homes.
 6. Ordinance No. 15-xxxx for ZCH 15-001 changing the zoning designations for an 8.15-acre site from R-1-7500 (Residential Single Family) to RD-3,000 (Residential Multiple Family) for approximately 6.15 acres and from R-1-7500 (Residential Single Family) to R-R (Residential Recreation) for approximately 2 acres.
 7. Ordinance No. 15-xxxx for PCD 15-001 establishing a Planned Community Development overlay zone by creating flexible development standards that accommodate the 63 small-lot subdivision and the construction of the 63 single-family houses on 6.15-acre site.
-

ALL OF THE FOLLOWING CONDITIONS APPLY TO THE PROJECT

A. TIME LIMITS:

CITY OF COVINA

CONDITIONS OF APPROVAL

GPA 15-001; DA 15-001, ZCH 15-001; PCD 15-001; TTM 73455 & SPR 15-009

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1. **Tentative Tract Map 73455:** Approval of this application will expire two years from the date of project approval if the final map is not recorded. The applicant may apply to extend the expiration date for a maximum period of three years. Each extension shall not exceed one year upon written request to the City Planner a minimum of thirty (30) days prior to expiration. The request must be approved by the City Council prior to expiration of the applications.
2. **Site Plan Review (SPR) 15-009:** Approval of this application will be subject to revocation two years from the date of project approval if building permits are not issued. The applicant may apply to extend the expiration date for a maximum period of three years. Each extension shall not exceed one year upon written request to the City Planner a minimum of thirty (30) days prior to expiration. The request must be approved by the City Council prior to expiration of the applications.
3. **Application Site Plan Review SPR 15-009 and Tentative Tract Map 73455** shall not take effect unless and until the City Council approves applications GPA 15-001, DA 15-001, ZCH 15-001, and PCD 15-001.

B. GENERAL REQUIREMENTS:

1. This approval will not be effective for any purposes until the Applicant and the Property Owner have filed with the Planning Division an affidavit stating that they are aware of and agree to accept all of the conditions of this grant.
2. Approval of Tentative Tract Map No. 73455 and Site Plan Review 15-009 is granted subject to the approval of GPA 15-001, DA 15-001, ZCH 15-001 and PCD 15-001.
3. All conditions of approval contain in City Council Resolutions for GPA 15-001, DA 15-001, ZCH 15-001 and PCD 15-001, TTM No. 73455 and SPR 15-009 shall apply to the project. Copies of the signed City Council Resolutions and all environmental mitigations, monitoring and reporting program shall be included on the plans (full size).
4. The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
5. The Applicant shall pay any applicable Fish and Game fees as shown below. All checks are to be made payable to Los Angeles County Clerk.
 - a) Notice of Determination - \$50.00
 - b) Mitigated Negative Declaration -\$2,210.00
6. Applicant shall, at its own expense and with counsel selected by City, fully defend, indemnify and hold harmless City, its officials, officers, employees, and agents ("Indemnified Parties"), from and against any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees, ("Liabilities"), arising in any way out of City's approval of the Applications or the Project. Applicant's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul the City's approval of the Applications, and Liabilities premised on, related to or invoking CEQA, including those arising out of City's decisions related to the Project's CEQA documents. City shall promptly notify Applicant of any such claim, action or proceeding, and shall cooperate fully in the defense of such claim, action, or

proceeding. Applicant's indemnification obligations shall not be limited to the amount of insurance coverage that may be available to Applicant, and shall not otherwise be restricted or confined by the presence or absence of any policy of insurance held by City or Applicant.

7. Pursuant to California Government §66474.9, the Applicant/Subdivider also agrees to defend, indemnify and hold harmless, the Indemnified Parties from any claim, action or proceeding against the Indemnified Parties to attack, set aside, void or annul any map approval of the City, whether by its City Council, Planning Commission or other authorized board or officer of this subdivision, which action is brought within the time period provided for in Government Code §66499.37. The City shall promptly notify the Applicant/Subdivider and applicant of any such claim, action or proceeding, and the City shall cooperate fully in the defense.
8. Applicant's obligations, as set forth above, shall survive the completion or abandonment of the Project or the issuance of a certificate of occupancy with respect thereto. However, Applicant's obligations after the issuance of a certificate of compliance for the Project shall be limited to indemnifying and defending the Indemnified Parties from legal challenges filed to set aside any part of the Project or its related components. The provisions of this condition are intended by the Parties to be interpreted and construed to provide the fullest protection possible under the law to the City. Further, all obligations and Liabilities under this Agreement are to be paid by the Applicant as they are incurred. Applicant's obligations to indemnify under this Agreement shall include the obligation of the Applicant to defend City with legal counsel of City's own choosing. In the event City elects not to select such counsel, the designation of such counsel shall be made by the Applicant but shall be subject to prior approval.
9. The Applicant shall reimburse the City for all fees and costs for special review of this application by both (i) the City's retained planning, engineering, and related consultants and (ii) the Covina City Attorney's Office. Such special review includes, but is not limited to, review of the Project's compliance with conditions of approval, plan check process, review of CC&Rs, etc. City shall invoice the Applicant for said fees and costs and the Applicant shall pay the invoiced amount not later than sixty (60) calendar days following Applicant's receipt of the invoice.
10. Mitigation measures are required for the project. The Applicant is responsible for the cost of implementing said measures, including monitoring and reporting. Applicant shall be required to post cash, letter of credit or other forms of guarantee acceptable to the Director, prior to issuance of building permits, guaranteeing satisfactory performance and completion of all mitigation measures. These funds may be used by the City to retain consultants and/or pay City staff time to monitor and report on the mitigation measures. Failure to complete all actions required by the approved environmental documents shall be considered grounds for forfeit.
11. The property and all improvements, including landscaping, must be maintained in a sound, healthy, and attractive condition free of weeds, visible deterioration, graffiti, debris and/or other conditions that violate the Covina Municipal Code.
12. The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by applicant's violation of any condition or mitigation measure

imposed by this application or any provision of the Covina Municipal Code must be paid by the applicant.

13. Approval of this request shall not waive compliance with all other sections of the Covina Municipal Code, the Covina Design Guidelines, and all other applicable plans and non-City laws and regulations that are in effect at the time of building permit issuance.

C. TENTATIVE TRACT MAP (TTM) 73595

1. The Project is required to annex into Community Facilities District 2007-01 (the "CFD") for the purpose of financing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The applicant shall petition the City to annex to the CFD under the California Mello-Roos Community Facilities Act (Government Code, Section 53311 et seq.) (the Act"). The applicant agrees to cooperate and not to oppose annexation to the CFD for purposes set forth above. This shall be completed prior to Final Map approval.
2. Alternatively, at the applicant's option, in lieu of annexation to the CFD as set forth above, applicant may make a lump sum payment to the City ("In Lieu Payment") representing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The In Lieu Payment shall be calculated based upon the net present value of the special tax that would be levied upon the Project under the CFD over the term of the CFD special tax. The In Lieu Payment must be paid not later than prior to release of occupancy for the first lot/dwelling unit including the model homes, within the project.
3. The project is subjected to annexation to the Landscape District and Lighting District, which shall be completed prior to recordation of the Tract Map.
4. The project is subjected to Park (Quimby) Impact fees. In lieu of payment for Park Quimby Fee, the applicant shall dedicate approximately 0.57 acre of land to the City for public parkland. Lot 65 of the the Tentative Tract Map shall be adjusted in size to reflect the 0.57 acre for dedicated parkland. The dedication of the required parkland to the City shall be completed prior to issuance of building permit for the first single-family lot.
5. Residential Development Impact Fees for the project shall be paid, prior to release of occupancy for the first lot/dwelling unit including the model homes, within the project. The Applicant shall contact Director or his designee for calculation of the Residential Development Impact Fees, prior to issuance of any permits for the project.
6. Street names for the Private Streets and street addresses for the project shall be submitted to Public Works Department, Engineering Division for review and approval prior to recordation of the Tract Map.
7. The public street parkway consisting of curb, gutter, sidewalk and landscape strip for Clover Place, Kidder Avenue, Banna Avenue and Cypress Avenue shall comply with the City's General Plan Circulation Element and consistent with the existing parkway design in the neighborhood. The final design of the parkway shall be subjected to the Director of Community Development or his designee and City Engineer review and approval prior to recordation of the Tract Map.

8. Striping improvements for the intersection of Glendora Avenue/Colver Place: restripe the east leg of the Glendora Avenue/Colver Place intersection to provide a separate westbound left-turn lane, a separate westbound right-turn lane, and one eastbound return lane;. The proposed striping shall be in accordance with Figure 12 of the Revised Traffic Impact Analysis dated September 10, 2015. Final striping plan shall be submitted for City Engineer review and approval prior to issuance building permits.
9. A pedestrian crosswalk shall be provided at E. Cypress Street and Kidder Avenue for northbound pedestrian traffic to north side of E. Cypress Street. The final design of the pedestrian cross with pedestrian safety measures such as in-pavement lighting, pedestrian activated flashers, and additional signing and striping shall be submitted for City Engineer review and approval prior to issuance of building permits.
10. The applicant shall remove the existing crosswalk on Cypress Street westerly of the Banna Avenue intersection by wet sandblasting including all signage to the satisfaction of the City Engineer. The removal shall conform to the guidelines required per California Vehicle Code Section 21950.5.

D. SITE DEVELOPMENT (SITE PLAN REVIEW 15-009 AND PLANNED COMMUNITY DEVELOPMENT 15-001)

1. The site shall be developed and maintained in accordance with the approved plans on file with the Community Development Department, all representations of record made by the applicant(s), the conditions contained herein, the Covina Municipal Code, and the Covina Design Guidelines. In addition, any future proposed changes or modifications in the design of any site component approved herein shall not proceed without City approval.
2. Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for the Director or his designee review and approval, prior to submittal for Plan Check process.
3. A complete building materials illustration board, describing material, brands, types, and applicable reference numbers shall be submitted to the Planning Division. Minor modifications in elevation details and/or colors may be submitted with detailed drawings and/or information to the Director or his designee for review and approval, prior to or during the subsequent Plan Check process.
4. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency, prior to issuance of any permits.
5. All ground mounted utility appurtenance such as transformers, AC condensers, etc. shall be located out of public view and adequately screened using a combination of concrete or masonry walls, and or landscaping to the satisfaction of the Director or his designee.
6. The Applicant shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes. The final placement of the mailboxes shall be subject to Director or his designee for review and approval, prior to issuance of building permit.

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7. Refuse disposal (trash) barrels shall be kept only in the garages of each dwelling unit. This restriction shall be stated in and enforced under the Conditions, Covenants, and Restrictions (CC&Rs).
8. All grading and all exterior (during construction and following project completion) drainage on the property shall conform to all applicable requirements of the Public Works Department.
9. The Covenants, Conditions and Restrictions (CC&R's) shall establish a Homeowner's Association (HOA) for the project and shall be submitted to the Directors of Public Works and Community Development or their designees and the City Attorney for review and approval. The Applicant shall reimburse the City for all fees and costs associated with the review of the project-related CC&Rs by the City Attorney's Office. The CC&Rs shall be recorded with the Final Map, prior to the issuance of building permits. The CC&R's shall grant the City the right but not the obligation to enforce their terms. The CC&R's shall include provisions prohibiting (i) the storage of recreational vehicles and watercrafts in all parking areas (ii) require residents and/or homeowners to park the personal vehicles in the garage, (iii) installation of temporary or removable canopies within rear yard or front yard and (iv) the property management company for the Homeowners' Association shall enforce the provisions of the Codes, Covenants and Restrictions. The Homeowners' Association shall submit to the Planning Division a list of names and addresses of their officers on or before January 1 of each and every year and whenever said information changes.
10. The location of the dry wells for storm water treatment facilities on lots 16, 22, 27, 28, 33 and 59 shall be placed away from the front yard and if needed shall be designed as below grade and/or undergrounded treatment facilities subjected to Director of Community Development or his designee and City Engineer for review and approval, prior to issuance of grading permits.
11. The Applicant shall provide a disclosure statement to inform prospective buyers of lots 16, 22, 27, 28, 33 and 59 that there is Low Impact Development facilities such as drywell or other below ground stormwater treatment facilities install within the private yards and shall be not modified. The Homeowner's Association of the project shall be required to maintain the stormwater treatment facilities for perpetuity. The form and content of the disclosure statement shall be submitted to the Director or his designee for review and approval, prior to providing the form to the prospective buyers. Each buyer of the dwelling unit shall sign the disclosure statement form as part of the escrow/sale documents. Upon a buyer's signature on the disclosure form for the subject lots, the developer shall submit a copy of the signed disclosure statement to the City for record keeping, prior to release of occupancy of the subject lot.
12. The applicant shall be responsible for implementation of a homebuyer's orientation program to review the CC&Rs, HOAs, and the disclosure notices. In addition, the applicant shall be responsible for ensuring compliance of the program for all future homebuyers. Said program shall be submitted prior to building permit issuance for City approval.
13. Prior to issuance of a certificate of occupancy for the final unit, any temporary sales and/or construction office buildings/trailers shall be removed from the site.
14. Any proposed Model Home complex for the project shall be subjected the Administrative Conditional Use Permit Process of the Covina Municipal Code Section 17.62.190. The

application for the Model Home complex shall address the concerns of street improvements, temporary parking and overflow parking, separation from construction activities, security fencing, signage, temporary and/or permanent landscaping, and so forth.

15. The Applicant shall submit a Phasing Plan illustrating the number and sequence of each development phase. All phases of development shall be completed by the Applicant.
16. A complete exterior lighting plan, including photometric, shall be submitted for review and approval, prior to issuance of building permits. The plan shall illustrate light fixture features, locations, height, and the compliance with applicable City Code provisions on illumination, design, and lighting orientation/glare prevention and the minimum one-foot candle standard.
17. All building and site improvements along with landscaping and irrigation must be installed in accordance with plans and information on file with the Planning, Building, and Engineering Divisions, and the irrigation systems must be fully operational. Furthermore, all on-site landscaped areas must be maintained free of weeds and debris.
18. The project site must be clean and free of trash and construction debris, and all construction equipment must be removed from the site, prior to release of the last lot of the project, and acceptance of the completion of the Final Map.
19. Grading
 - a. Grading of the subject property shall be in accordance with current adopted California Building Code, City Grading Standards, and accepted grading practices. The Rough Grading Plan and Precise Grading and Drainage Plan(s) shall be in substantial conformance with the approved conceptual grading and drainage plan.
 - b. A soils report shall be prepared by a qualified engineer licensed by the State of California to perform such work. Two copies will be provided at grading and drainage plan submittal for review. Plans shall implement design recommendations per said report.
 - c. A geologic report shall be prepared by a qualified engineer or engineering geologist and submitted at the time of application for Grading and Drainage Plan review.
 - d. The Precise Grading and Drainage Plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of Building Permits.
 - e. This project shall comply with the accessibility requirements of the current adopted California Building Code.
 - f. Roof storm water is not permitted to flow over the public parkway and shall be directed to an under parkway culvert per City requirements prior to issuance of a Grading Permit.
20. Design for standard patio cover plans for the rear yards shall be submitted for Director of Community development or his designee for review and approval prior to issuance of building permits or final map approval, whichever comes first. The standard patio cover design shall be incorporated into the Planned Community Development documents for use of the project Homeowners' Association to regulate the construction of the patio cover. Prior to submitting to the City for building permit, the patio cover plans shall have approval from the project Homeowners' Association.

21. The maximum coverage for the back/rear yard with accessory structures such as trellis patio or cover patio shall not exceed 35 percent of the entire rear/back yard.
22. The 6 feet high block wall along the entire length of the proposed public park (lots 64 and 65), shall be of decorative material such as split face block or slumpblock with a decorative cap and pilaster at approximately 90 feet on center. The entire length of the block wall shall be treated with graffiti preventive coating. In addition, a combination of vines and shrub planting shall be provided along the entire length of the block wall. Vine and shrubs species shall be drought tolerant and planted at 5 feet on center. Final design shall be subjected to Director of Community Development or his designee for review and approval prior to issuance of building permits.
23. A maximum of 20 lots for the project may have the option of changing the loft to a 5th bedroom.
24. No more than 5 houses in a row may have the same architectural style or exterior detailings.

E. LANDSCAPING AND WATER EFFICIENT REQUIREMENTS

1. All landscape or planter areas shown on the approved landscape plan shall remain landscaped in perpetuity. These areas shall not be paved or used for storage or any similar purpose inconsistent with the intent of this approval.
2. Detailed on-site and off-site landscape and irrigation plans shall be submitted to the Director of Community Development or his designee for review and approval, prior to issuance of building permits. The landscaped and planter areas shall conform to applicable standards and requirements of the City's Water Efficient Landscape Regulations and the July 2015 Updated Model State Water Efficient Landscape Ordinance of the State of California Water Commission.
3. The model homes shall be provided with demonstration front yard and rear yard landscape and irrigation design that comply with water efficient landscape principles in compliance with the July 2015 Updated Model State Water Efficient Landscape Ordinance of the State of California Water Commission.
4. All lots shall be provided with front yard landscaping and irrigation consistent with the demonstration front yard design of the Model Homes Complex. The detailed landscape and irrigation plans shall include variations in the front yard design for prospective buyer to choose. Front yard landscaping and irrigation shall be installed prior to release of occupancy of each lot.
5. In accordance with Chapter 11.36 of the Covina Municipal Code, no street trees adjacent to the project site shall be cut or trimmed in any manner by any persons associated with property unless a written permit from the Public Works Department is first obtained.
6. The final design of the perimeter parkways, walls, landscaping and sidewalks shall be included in the required detailed landscape and irrigation plans and shall be subjected to Director of Community Development or his designee and City Engineer review and approval,

and coordinated for consistent with the any parkway landscaping plan, which may be required by the Public Works, Engineering Division.

7. Landscaping and irrigation systems required to be installed within the public-right-way on the perimeter of the project shall be continuously maintained the Applicant for the duration of the project construction and by the Homeowners' Association in perpetuity after project completion.
8. For the duration of the project construction, the Applicant shall use recycle water or other means for dust control.
9. Each lot shall be equipped with tankless water heater in the garage.
10. The applicant shall provide the option to the buyer of installing underground cisterns in the rear yard area for use as water storage and for irrigation purpose.
11. The Applicant shall submit information that demonstrates the water conservation methods for the houses, site, landscape and irrigation, prior to issuance of building permits.

F. CONSTRUCTION MITIGATION PLAN

1. All construction must comply with the below-noted construction mitigation plan and the City Noise Ordinance.
2. The Applicant shall prepare a construction mitigation plan to mitigate noise as well as other construction-related impacts. This construction mitigation plan is in addition to the public noticing program for residential construction projects required by Building and safety Division. The construction-related activities shall conform to the following requirements that address potential noise and other construction-related impacts:
 - a. The construction mitigation plan shall address the following areas: 1) site supervision, 2) construction access and schedule, 3) delivery/haul route and traffic control, 4) material storage and staging, 5) construction parking, 6) work hours, 7) noise reduction, 8) erosion control, 9) dust and mud control, 10) debris cleanup, 11) street sweeping, 12) pedestrian and neighborhood safety, 13) project contact-related signage, and 14) subcontractor education and security measures.
 - b. Construction-related activities including grading activities shall be prohibited between 6:00 pm and 7:00 am on Monday through Friday and between 5:00 pm and 8:00 am on Saturday and all day on Sundays and Holidays (except by special permit), whichever is stricter.
 - c. All construction equipment shall be in proper operating condition and shall be fitted with standard factory noise attenuation features. All equipment shall further be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.
 - d. The applicant and/or his representative(s) shall frequently monitor for and, if detected, remove any and all graffiti on and/or repair damaged or vandalized construction-related fencing and/or related elements as quickly as possible.
 - e. Loud noise generating activities such as crushing concrete pavement will be restricted to 7:00 am – 6:00 pm on Monday through Friday.

- f. At least one (1) on-site security guard shall be provided 24 hours 7 days a week for preventing nuisance problems for the duration of the construction of the project.
 - g. Signs (multiple) shall be posted on site stating the days and hours of construction allowed, prohibiting “drinking, loitering and music” at all times, and including phone listings for community concerns.
 - h. View-obscuring construction fencing shall be provided around the entire site. Construction entries shall have gates with view-obscuring material.
3. At least thirty days prior to the commencement of any project-related grading, the applicant and/or his/her representative(s) shall notify the occupants of all residential and institutional properties that lie within 500 feet of the subject property of the general parameters of the impending grading and construction activities. In addition, the applicant and/or his/her representative(s) shall attempt to address any neighbor complaints to the greatest extent practical and as expeditiously as possible.

G. BUILDING AND SAFETY DIVISION

1. Submit 6 sets of complete plans including any proposed utilities and earthwork/grading. The project must comply with the 2013 California Building Standards and 2013 energy code.
2. Two sets each of any structural and energy calculations shall be submitted with the above mentioned plans. All calculations must bear an original signature from the documented author.
3. This project must comply with Federal and State Accessibility requirements to and throughout the building. Include compliance methods and structural details on the plans.
4. Demolition and renovations activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403) The ACM report shall be prepared by an accredited testing laboratory in accordance with SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with your permit application for all renovations and demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has been approved by the SCAQMD, a formal demolition plan and permit must be obtained from the Building and Safety Division.
 - o **SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381**
5. Please provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the building and, in the case of residential buildings, the intended use of each room. **For additional information, please contact the LA County Assessor’s, Public Service Desk at 888-807-2111.**
6. The City of Covina has formally adopted a public noticing program for residential construction projects to provide the public with an opportunity to verify the validity of construction within their neighborhoods. This program requires the property owner and/or contractor to place a sign 14” high x 22” wide using a minimum black 24 point font (Arial) on a white background. The noticing sign must be suitable for outdoor use and placed within the front yard where it is clearly

visible from the public right-of-way. The following items must be included on the residential noticing sign:

- a. Address of construction project
 - b. Type of construction project
 - c. Name of contractor/owner
 - d. Telephone number of contact person
 - e. Contractor's license number
 - f. Permit number with date of issuance
 - g. City of Covina Building Division telephone number
 - h. Construction activity prohibited Monday through Saturday from 6:00 pm-7:00 am and all day on Sundays or Holidays unless otherwise permitted.
7. School District application and approval including any related fees must be provided before permit issuance.
 8. Construction activity within 500' of a residential zone is prohibited between the hours of 6:00 pm and 7:00 am on Monday through Friday and between 5 pm and 8 am on Saturday and all day on Sunday and Holidays unless otherwise permitted.

H. PUBLIC WORKS - ENGINEERING DIVISION

- i. All public improvements (interior streets, drainage facilities, landscaped areas, etc.) shown on the plans and/or tentative map shall be constructed to City Standards. Interior street and parking improvements shall include, but are not limited to, curb and gutter, AC pavement, drive approaches, sidewalks, street lights, and street trees.
2. Improvement Plans and Construction:
 - a. Street improvement plans, including street trees, street lights, and intersection safety lights on future signal poles, and traffic signal plans shall be prepared by a registered Civil Engineer and shall be submitted to and approved by City Engineer.
 - b. Prior to any work being performed in public right-of-way, fees shall be paid and a construction permit shall be obtained from Public Works - Engineering Division in addition to any other permits required.
 - c. Pavement striping, marking, traffic signing, street name signing, traffic signal conduit, and interconnect conduit shall be installed to the satisfaction of City Engineer.
 - d. Access ramps for the disabled shall be installed on all corners of intersections per City Standards or as directed by the Director of Public Works or her designee.
 - e. Existing city roads requiring construction shall remain open to traffic at all times with adequate detours during construction. Street or lane closure permits are required. A cash deposit shall be provided to cover the cost of grading and paving, which shall be refunded upon completion of the construction to the satisfaction of City Engineer.
 - f. The applicant shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, as determined by the City Engineer.
 3. Street improvement plans per City Standards for all private streets shall be provided for review and approval by City Engineer. Prior to any work being performed on the private streets, fees shall be paid and construction permits shall be obtained from the Engineering Division in addition to any other permits required.

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4. The applicant shall submit street improvement plans for Kidder Avenue, Colver Place, and Banna Avenue including but not limited to drive approaches, sidewalks, cross gutters, and parkways to the satisfaction of the City Engineer. The applicant shall also construct a minimum 1-1/2" cold plane and A.C. overlay to the entire width of Kidder Avenue, Colver Place, and Banna Avenue within the project limits to the satisfaction of City Engineer.
5. A Tract Map prepared by or under the direction of a Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the Los Angeles County Recorder.
6. A preliminary title report and guarantee is required and such document shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders. The account for this title report should remain open until the Tract Map is filed with the Los Angeles County Recorder.
7. The applicant/developer shall submit a preliminary subdivision guarantee if grants, dedications, or offers of dedication are to be made by certificate on the Tract Map. A final subdivision guarantee will be required at the time of filing of the Tract Map with the Los Angeles County Recorder.
8. The applicant shall execute a Subdivision Agreement and submit security in an amount acceptable to the City Engineer and the City Attorney to guarantee construction of the public and private improvements. All security must be accessible to the City at any time and in a form acceptable to the City Engineer.
9. The applicant shall provide a Monumentation Bond in an amount specified in writing by a Registered Engineer or Licensed Land Surveyor of Record.
10. The applicant's engineer or surveyor shall set durable monuments to the satisfaction of the City Engineer in conformance with Section 66495 of the Subdivision Map Act.
11. All easements existing at the time of the Tract 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 in nature or indeterminate in nature, a statement to that effect must be shown on the Tentative Map in lieu of its location.
12. The applicant shall provide drainage improvements to carry runoff of storm water in the area proposed to be developed, and for contributing drainage from adjoining properties to the satisfaction of the City Engineer. The proposed drainage improvements shall be based on a detailed hydrology study conforming to the current Los Angeles County Methodology. The proposed storm drain improvements shall be privately maintained by each property owner.
13. Prior to issuance of any permits, all utilities shall be placed underground in accordance with Covina Municipal Code Section 16.30.020, including facilities and wires for the supply and distribution of electrical energy, telephone, cable television, etc., to the satisfaction of the Community Development Director and City Engineer.

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14. The applicant shall install sewer improvements for the proposed development to the satisfaction of the City Engineer and the Los Angeles County Department of Public Works, Sewer Maintenance District.
15. Prior to issuance of any permits, the applicant shall verify that any required sewer connection fees have been paid to the City of Covina and the County of Los Angeles Department of Public Works, Sewer Maintenance District.
16. Prior to issuance of any permits, the applicant shall verify that the proposed development is annexed into the Los Angeles County Sanitation District.
17. The applicant shall install water improvements for the proposed development to the satisfaction of the City Engineer and the Water Division.

I. PUBLIC WORKS – ENVIRONMENTAL SERVICES DIVISION

1. A geotechnical letter must be submitted stating that soil will not exhibit instability as a result of implementing proposed treatment BMPs, and infiltration base is at least 10ft above groundwater, along with wet signature/stamp.
2. Comply with the Low Impact Development requirements and Stormwater plan check comments dated October 13, 2015.
3. OC1 - Complete form, sign, return original, attach copy to field plans.
4. ES-CD1: Construction & Demolition Debris Recycling - Complete form, sign, return original, attach copy to field plans, fax copy to Athens Services when requesting waste container; also request Athens Load Characterization upon completion of C&D.
5. ES-CD2: Construction & Demolition Debris Recycling - Upon completion of C&D, complete form, sign, return original with Athens Load Characterization Report.
6. Only Athens Services/Covina Disposal, 888-336-6100, is allowed to provide bins and pickup and dispose of trash and recyclables, including all C&D projects. Exception: Project contractor, using his own equipment and staff, can take recyclables to a recycling facility.
7. PC: Priority Project Checklist - Complete form, sign, return original.
8. P1: Priority Development & Redevelopment Projects - Complete form, return original.
9. P2: Stormwater Treatment Certification - Complete form, return original.
10. LSWPPP: Local Stormwater Pollution Prevention Plan - Complete form, return original.
11. Report, SWPPP: Project area is 1 acre or greater (required by State Water Resources Control Board). 3 reports, including plans; signatures and stamps must have wet-ink application.
12. Report, SUSMP: Project meets LA Regional Water Quality Control Board's criteria for a Priority Planning Project. 3 reports, including plans; signatures and stamps must have wet-ink application. SWPPP must be provided.

13. Construction site stormwater compliance inspection and reinspection: \$75 - \$125 per inspection may apply.
 14. Master Covenant agreement: See application instructions, checklist, and Agreement.
- J. LOS ANGELES COUNTY FIRE DEPARTMENT – FIRE PREVENTION DIVISION
1. Final Map Requirements:
 - a. Final Map shall be submitted to our office for review and approval prior recordation.
 - b. The private access within the development shall be indicated as “Private Driveway” on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as “Fire Lane” on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for review/approval
 2. Conditions of Approval and Verification for compliance will be performed during the architectural plan review prior to building permit issuance:
 - a. Fire Department apparatus access shall be extended to within 150 feet of all portions of the exterior walls of any future buildings or structures.
 - b. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance “clear to sky” Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1. The private access within the development shall be indicated as “Private Driveway”. Submit an exhibit to our office for review and approval.
 - c. 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 all weather access.
 - d. All proposed driveways within the development shall provide approved street names and signs. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and County of Los Angeles Fire Code.
 - e. All on-site Fire Department vehicular access roads shall be labeled as “Private Driveway and Fire Lane” on the site plan along with the widths clearly depicted on the plan. Labeling as necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
 - f. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
 - g. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.

- h. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
 - i. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
 - j. Provide approved signs or other approved notices or markings that include the words "NO PARKING – FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
 - k. Approved building address numbers, building numbers or identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
 - l. The proposed 2.0 acre "Park Site" shall provide a minimum 26 feet, clear to sky, Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of any proposed new building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1
 - m. Additional Fire Department requirements for the proposed 2.0 acre "Park Site" will be determined at further development of the site by the Fire Prevention Engineering Unit.
3. Conditions of Approval – Water
- a. All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
 - b. The required fire flow for the public fire hydrants on this residential development is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
 - c. Install 1 new public fire hydrant on Banna Ave. 1 public fire hydrant on Clover Place, 1 public fire hydrant on Kidder Place and 1 public fire hydrant on Cypress Street (As shown on the plans). Verification of fire flow and installation shall be submitted to the County of Los Angeles Fire Department for review and clearance.
 - d. Fire Hydrant improvement plans for the required public fire hydrants shall be submitted to our office for review and approval prior clearance of the Final Map. Submit a minimum of three (3) copies of the water plans indicating the new fire hydrant locations to the Fire Department's Land Development Unit for review.
 - e. Install 2 Private on-site fire hydrants. (As shown on the plans.)

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- f. The required fire flow for the on-site private fire hydrants for this project is 1250 gpm at 20 psi residual pressure for 2 hours.
- g. All on-site fire hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall. Exception: For fully sprinkled multi-family structures, on-site hydrants may be installed a minimum of 10 feet from the structure.
- h. All private on-site fire hydrants shall be installed, tested, and approved prior to building occupancy. Fire Code 901.5.1
- i. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7.
- j. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
- k. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
- l. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
- m. For any questions regarding the report the report, please contact Inspector Claudia Soiza at (323) 890-4243 or at Claudia.Soiza@fire.lacounty.gov

END OF CONDITIONS

MITIGATION MONITORING AND REPORTING PROGRAM ON NEXT PAGE

MITIGATION MONITORING AND REPORTING PROGRAM

The California Public Resources Code, Section 21081.6, requires that a lead or responsible agency adopt a mitigation monitoring plan when approving or carrying out a project when a Mitigated Negative Declaration (MND) identifies measures to reduce potential adverse environmental impacts. As lead agency for the project, the City of Covina (City) is responsible for adoption and implementation of the mitigation monitoring and reporting program (MMRP).

The City has prepared an MND in conformance with Section 15070(b) of the State California Environmental Quality Act Guidelines. The purpose of the MND and the Initial Study Checklist/Environmental Evaluation is to identify any potentially significant impacts associated with the proposed project and incorporate mitigation measures into the project as necessary to eliminate the potentially significant effects of the project or to reduce the effects to a level of insignificance.

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification	
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report			
<i>Biological Resources</i>										
MM-BR-1	In order to avoid impacts on nesting birds, vegetation removal shall not be scheduled during the breeding season (i.e., January 15–September 15) to the extent feasible. If vegetation clearing for construction must be conducted during the breeding season, a pre-construction survey shall be conducted a minimum of seven days prior to any ground or vegetation disturbance by a qualified Biologist for nesting birds prior to disturbance to confirm the absence of active nests. If no active nests are found, vegetation removal can proceed. If the Biologist finds an active nest within or adjacent to the construction area and determines that the nest may be impacted, the Biologist shall identify an appropriate buffer zone around the nest depending on the sensitivity of the species and the nature of the construction activity. The active site shall be protected until nesting activity has ended to ensure compliance with the MBTA and the California Fish and Game Code. To protect any nest site, the following restrictions to construction activities shall be required until nests are no longer active, as determined by a qualified Biologist: (1) clearing limits shall be established within a buffer around any occupied nest		X	X		City of Covina				

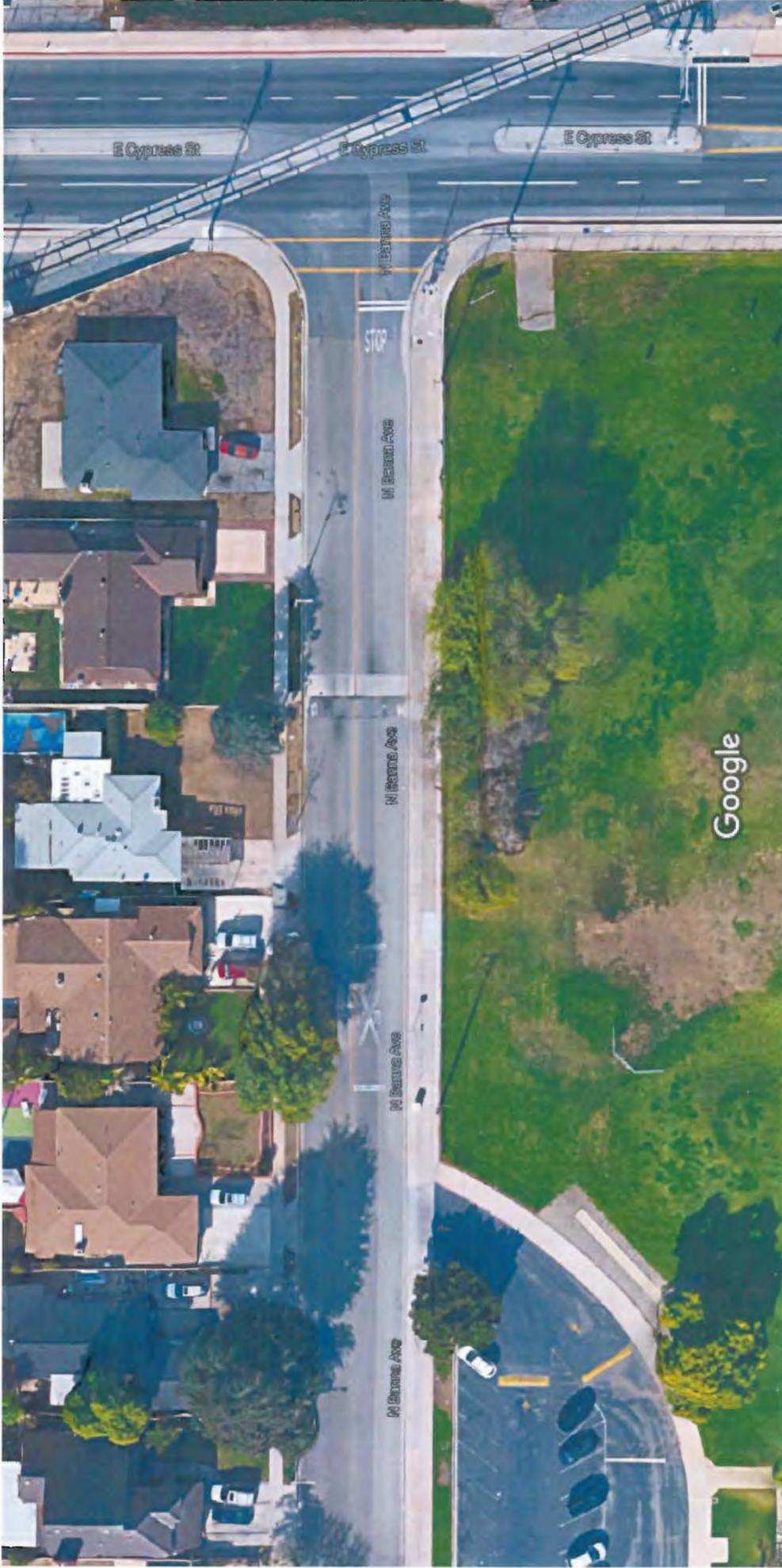
Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report		
established within a buffer around any occupied nest (the buffer shall be 500 feet for raptors), unless otherwise determined by a qualified Biologist and (2) access and surveying shall be restricted within the buffer of any occupied nest, unless otherwise determined by a qualified Biologist. Construction and/or encroachment into the buffer area around a known nest shall only be allowed if the Biologist determines that the proposed activity would not disturb the nest occupants.									
<i>Cultural Resources</i>									
MM-CR-1 In the event that archaeological resources are unearthed during ground-disturbing activities associated with the Proposed Project, the contractor shall cease all earth-disturbing activities within 100 feet of the discovery and shall retain a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards. The archaeologist shall evaluate the significance of the find and determine whether or not additional study is warranted. Construction activities may continue in other areas. If the discovery proves to be significant, additional work, such as data recovery excavation or resource recovery, may be warranted and would be discussed in consultation with the appropriate regulatory agency.			X		City of Covina				
MM-CR-2 Prior to the initiation of any site preparation or start of construction, the Applicant shall contract with a qualified professional paleontologist or a California Registered Professional Geologist with appropriate paleontological expertise, as defined by the Society of Vertebrate Paleontology's Conformable Impact Mitigation Guidelines Committee (SVP 2010 Guidelines) that shall be responsible for preparing and implementing a Paleontological Resources Monitoring and Mitigation Program. The qualified paleontologist shall be available "on-call" to the City and the Applicant throughout the duration of ground-disturbing activities. The paleontological resource monitoring and mitigation program should include preconstruction coordination; construction monitoring; emergency discovery procedures; sampling and data recovery, if needed; preparation, identification, and analysis of the significance of fossil specimens salvaged, if any; museum storage of any specimens and data		X	X		City of Covina				

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report		
recovered; and reporting. Earth-moving construction activities should be monitored wherever these activities will disturb previously undisturbed sediment with a moderate or high paleontological sensitivity. These locations will be determined by the qualified professional paleontologist prior to initiation of construction activities. Monitoring will not need to be conducted in areas where sediments have been previously disturbed or in areas where exposed sediments will be buried, but not otherwise disturbed. In such cases, spot-checking of the excavation site is sufficient.									
<i>Hazards and Hazardous Materials</i>									
MM-HM-1 Prior to the issuance of a grading permit, the Applicant shall conduct a Phase 2 ESA to obtain representative soil samplings from the project site in order to test for the presence of herbicides or pesticides. A copy of the Phase 2 ESA shall be submitted to the City for review. If the Phase 2 ESA identifies the presence of herbicides or pesticides at levels that present a health hazard, the Applicant shall comply with all recommendations contained in the Phase 2 ESA for the remediation of the affected areas.		X			City of Covina				
MM-HM-2 Prior to demolition and/or construction activities, the project site shall be tested for ACM and LBP by a licensed contractor. The asbestos report shall be submitted to SCAQMD for review and approval. In addition, copies of the asbestos and lead report shall be provided to the City prior to the issuance of demolition permits. Removal or disturbance of material with any detectable amount of ACM or LBP must be handled in accordance with Occupational Safety and Health Administration (OSHA) regulations. All hazardous materials will be removed by trained and authorized personnel and disposed of at a licensed facility (generally a Class III landfill), in compliance with local, state, and federal regulations and guidelines. All applicable local, state, and federal codes and regulations related to the treatment, handling, and disposal of asbestos and lead shall be observed if the Proposed Project requires asbestos and/or lead abatement.		X	X		City of Covina				
<i>Noise</i>									

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report		
MM-NO-1 The project applicant shall provide a "windows closed" condition for each proposed residential unit project. A "windows closed" condition requires a means of mechanical ventilation per Chapter 12, Section 1205 of the Uniform Building Code. This shall be achieved with a standard forced air conditioning and heating system with a filtered outside air intake vent for each residential unit.	X				City of Covina				

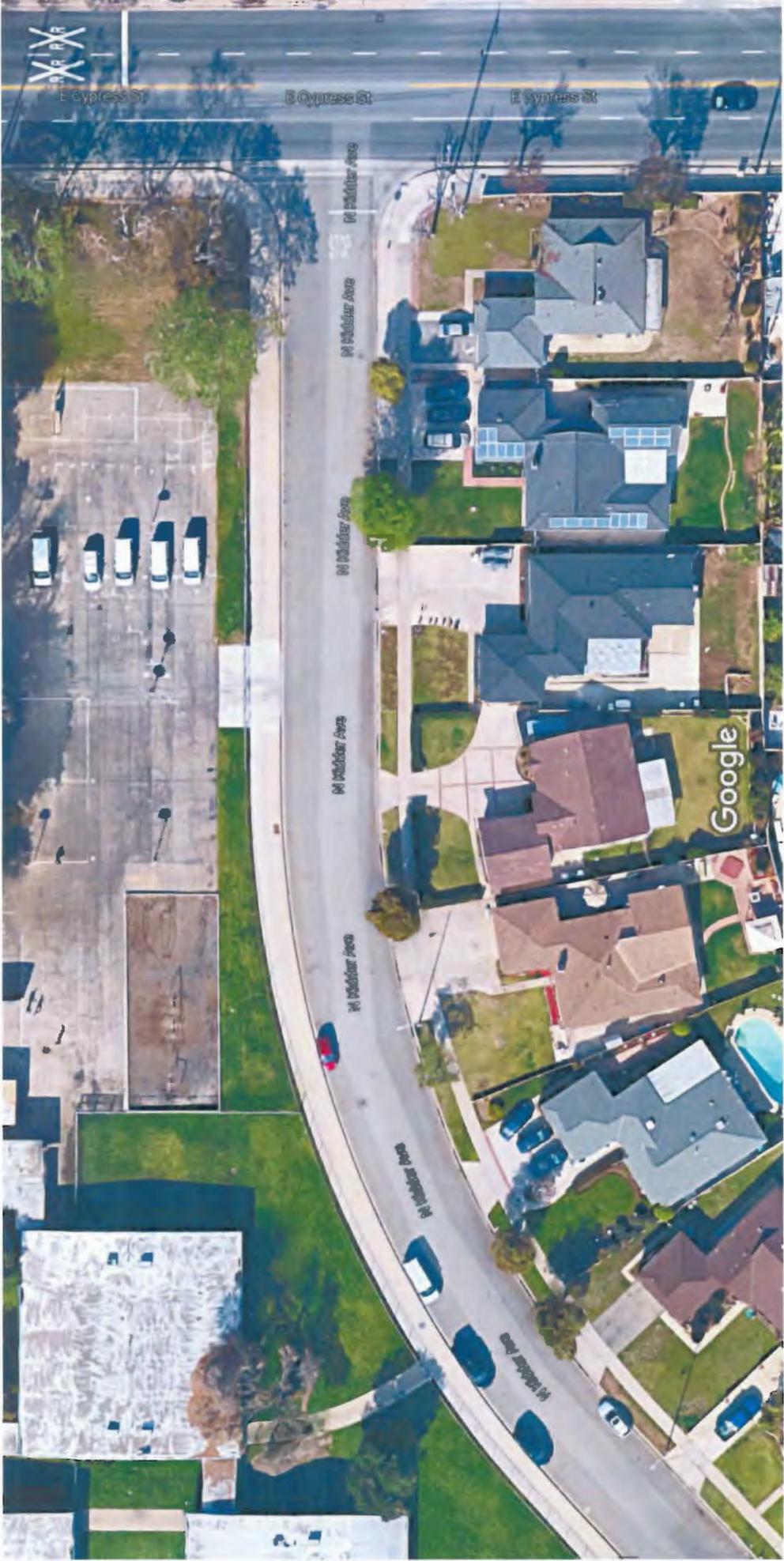
Exhibit 18

Excerpts of Circulation Element and Samples of Parkway within
Neighborhood



Imagery ©2015 Google, Map data ©2015 Google 20 ft

Sample of Parkway within Neighborhood



Imagery ©2015 Google, Map data ©2015 Google 20 ft

Sample of Parkway within Neighborhood

TABLE E. SUMMARY OF RECOMMENDED MINIMUM PUBLIC STREET DESIGN STANDARDS FOR COVINA--COLLECTOR AND LOCAL STREETS

DESIGN CRITERIA	STREET CLASSIFICATION		
	COLLECTOR - A	COLLECTOR - B*	LOCAL
RIGHT-OF-WAY WIDTH	80'	55' - 80'	52' - 56' (40' radius)
CURB-TO-CURB WIDTH	64'	56'	36' - 38' (35' radius)
LANE CONFIGURATION	4 lanes + left turn channelization	2 lanes	2 lanes
EXISTENCE OF RAISED MEDIAN	No	No	No
ACCESS TO ADJOINING PROPERTIES	Yes, unlimited	Yes, unlimited	Yes, unlimited
INTERSECTION SPACING	600'	600'	500'
MAXIMUM SPEED	30-40 mph	25 mph	25 mph
ON-STREET PARKING	Yes	Yes	Yes
SIDEWALK + TREEWELL WIDTH - BOTH SIDES	8'	12'	5'
MINIMUM SIDEWALK UNOBSTRUCTED WIDTH	4'	5'	4'
SIDEWALK + TREEWELL LOCATION	Abutting curb	Abutting curb	Abutting curb

* Refers to Citrus Avenue in downtown between Badillo and Italia Streets.