

ORDINANCE NO. 00-1873

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA ESTABLISHING AN RD-3400 MULTIPLE FAMILY RESIDENTIAL/PLANNED COMMUNITY DEVELOPMENT ZONE CLASSIFICATION FOR CERTAIN PROPERTY IN THE CITY OF COVINA, ZONE CHANGE PCD 00-001, AND MAKING CERTAIN FINDINGS AND CONDITIONS.

THE CITY COUNCIL OF THE CITY OF COVINA DOES ORDAIN AS FOLLOWS:

SECTION 1. Pursuant to public hearing and processing in the manner set forth by State law and local ordinance, and after recommendation thereon by the Planning Commission, the property classification set forth in Section 2 is made for the reasons of public interest, convenience and necessity.

SECTION 2. The following described real property in the County of Los Angeles, State of California, will be zoned Multiple Family Residential Planned Community Development (RD-3400 PCD) as such zone is defined in title 17 of the Covina Municipal Code:  
4950 Bonnie Cove Avenue, Los Angeles County unincorporated area.

SECTION 3. That the zoning for the described real property will become effective upon the successful annexation of said property to the incorporated boundaries of the City of Covina.

SECTION 4. That this application does not provide approval for the construction and establishment of the church on Lot 33 until the property is annexed to the City of Covina and that a Conditional Use Permit is approved by the City Planning Commission.

SECTION 5. After giving full consideration to all evidence presented at said HEARING, both oral and documentary, and after being fully informed, said City Council does hereby find and decide:

1. That the site for the proposed use is adequate in size and shape to accommodate the use.  
Fact: The project site is 3.07 acres in land area and based upon the drawings submitted, the proposal complies with the majority of the City's zoning regulations for the Multiple Family Zone.
2. That the site for the proposed use related 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 project site is served by Bonnie Cove Avenue and Cienega Street, which is at least 80 feet in width. It appears adequate to handle any traffic generated by the proposal.

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

Fact: The proposal is for detached multiple family housing which should relate well to the existing single family homes immediately abutting the project area to the east. The proposal will be subject to City Zoning Codes, Building, and Fire Codes except as.

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

Fact: Conditions have been provided later in this report specifying certain requirements to ensure the project's long-term compliance with City Codes and Standards.

SECTION 6. After giving full consideration to all evidence presented at said Hearing, both oral and documentary, and after being fully informed, said City Council does hereby find and decide:

1. All provisions of the zoning ordinance are complied with.

Fact: If the applicant's Planned Community Development request is approved, the proposal will be considered as generally complying with the City's Zoning regulations. The PCD as approved will permit the following:

- a. Reduction of minimum required side yard of 20 feet.
- b. Reduction of the minimum required front yard of 25 feet for the first floor and 30 feet for the second floor.
- c. Reduction of the required guest parking of one guest stall for every five (5) units to a minimum of 4 stalls.
- d. Allow increase in the maximum land coverage of 35 percent for each residential lot.

2. The basic elements are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property.

Fact: The project area will be served by 26 foot wide roadway connecting properties to Bonnie Cove and Cienega Street. The roadway will provide access to each unit and also serve as a fire access lane.

3. The project design conforms to the General Plan and any design guidelines or specific plans which may be applicable to the project.

Fact: The proposal generally complies with the Medium Density Residential General Plan designation.

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

Fact: The proposal's layout will function similar to townhouses with the exception that their housing is detached.

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

Fact: The proposal will require the establishing of a Homeowner's Association and Covenants, Conditions and Restrictions for the development to be properly maintained.

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

Fact: The lighting fixtures for the proposed development shall be hooded and directed away from adjoining properties to reduce glare.

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

Fact: A condition has been provided later in this report that should any signage be installed that it comply with City Codes.

SECTION 7. The application for a Planned Community Development Overlay Zone, which pertains to establishing a precise plan for multiple family detached housing development, is hereby granted, subject to the following conditions and the added conditions of the Planning Commission meeting of September 26, 2000 deemed necessary to protect the public health, safety, and general welfare of the community:

NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT:

1. An accompanying Negative Declaration has been issued for the PCD, meaning that there would be no significant effect on the environment because of changes to the project design and because of requirements to mitigate environmental impacts to a less than significant level.

2. The applicant shall comply with requirements of the City Public Works Department, City Building and Safety Division, and the Los Angeles County Fire Department.
3. The developer shall submit a local storm water pollution prevention plan (SWPP) covering construction materials and waste management control, a developer certification statement, and a wet weather erosion control plan (WWECP) prior to the issuance of a building permit or grading permit.
4. The applicant shall comply with the Covina Tree Preservation Ordinance.

PLANNED COMMUNITY DEVELOPMENT & SITE PLAN REVIEW:

1. A Planned Community Development to allow a 30 detached multiple family housing development.
2. The development's required front yard shall be reduced as shown on the plans (13' to 15').
3. The development's required distance between buildings shall be reduced as shown on the plans (8' to 9').
4. Specify the type of equipment to be provided in the proposed tot lot.
5. The existing block walls six feet (6') in height shall be maintained along the west and south property lines.
6. A six foot (6') high decorative masonry wall shall be provided along the north and east property lines in accordance with the City's Design Guidelines.
7. Site Plan review approval will expire one (1) year from the date of final approval. A request for one (1) extension may be obtained from the Planning Division.
8. Sign permits are required for all new signs and/or modification of any existing signs. The proposed signs for this project are subject to a separate plan review. Submit proposed plans to the Planning Division for plan check and approval. The Planning Division will not authorize the issuance of a building permit without an approved sign plan.
9. An approved Conditional Use Permit must be obtained for the proposed new church. It may be applied for after the site has been annexed to the City of Covina.
10. Specify if the entrance/exit gates will be key or card activated.
11. The house plan #1 and 2 floor and elevation drawings shall include the scale.
12. Decorative trim shall be used around windows and doors on the rear elevations for plan #1 and 2.

13. No window on a multiple family unit shall be closer than 12 feet from a window on another dwelling unit. When located on a different building, they shall be laterally offset at least five feet (5) to reduce noise and increase privacy.
14. Adequate privacy and exterior private space shall be provided for each dwelling unit. Solid fences or walls within a minimum height of four (4) feet shall be provided around all private open space.
15. Ordinance requirements not herein listed are still applicable.
16. Screen from view all roof, wall, or ground-mounted mechanical equipment, utility equipment or utility meters. Locate, identify and provide cross-sectional details of screening material in the construction documents.
17. The following requirements from the Fire Department are applicable:
  - a. Submit subdivision plans to the Water, Access and subdivision Unit of the Los Angeles County Fire Department for approval. Their office is located at 5823 Rickenbacker Road, Commerce, CA 90040-3027. Their telephone number is 323-890-4242.
  - b. All new one- and two-family dwellings shall be provided with an approved automatic fire sprinkler and local fire alarm system.
  - c. Submit plans to Fire Protection Engineering section of the Los Angeles County Fire Department for approval. Their telephone number is 323-890-4125.
  - d. Emergency vehicle access shall be a minimum of 26 feet wide. Absolutely NO PARKING on their side is allowed. Provide signage to indicate "Fire Lane."
18. The requirements from the Environmental Services Division are applicable
19. Submit landscape and irrigation plans. Locate and identify all plants and provide a complete irrigation system. Provide cross-sectional details of planting method and irrigation system. Submit proposed plans to the Planning Division for plan check and approval. The Planning Division will not authorize the issuance of a building permit without an approved landscaping plan.
20. All plant material shall conform to the current edition of "Horticultural Standards" for number one grade nursery stock as adopted by the American Association of Nurserymen.
21. Sufficient trash bin enclosure(s) shall be installed in accordance with the normal requirements for the City of Covina which call for block construction with solid metal self-closing gates.

22. Handicapped requirements including site access identification, parking requirements, path of travel, and building access shall comply with all applicable State Codes. Contact the Building Division plan checker for specific handicapped requirements pertaining to this project.
23. All construction shall conform with City noise ordinances restricting construction prior to 7:00 a.m. and on Sundays and Holidays.
24. Automatic garage door openers are required due to potential conflicts between through traffic and individuals entering their garages.
25. Parking lot illumination shall comply with the standards of the Covina Design Guidelines which require a minimum of 1.0 foot-candle of illumination in parking areas.
26. All improvements shall be constructed in good workmanlike manner consistent with the standard best practice of the subject trade and in a manner acceptable to the City.
27. The site, landscaping and all improvements shall be maintained in a sound, healthy and attractive condition free of weeds, visible deterioration, graffiti or other conditions which violate the Municipal Code.
28. The City shall have the right of entry to inspect the premises to verify compliance with the conditions of approval and the Covina Municipal Code.
29. This permit shall not be effective until such time as the applicant obtains an inspection and verification permit and the chief planning official certifies on said permit that the premises and use comply with all of the terms and conditions of this grant of approval.
30. This grant shall not be effective for any purposes until the permittee and the owner of the property (if other than the permittee) have filed at the office of the Department of Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant.
31. All of the conditions of approval listed herein shall be printed upon the face of and included as part of the final plans and specifications that are submitted during the plan checking functions for which a building permit is issued.
32. Please submit one (1) set of construction plans showing all requested corrections to the Planning Division.
33. The attached requirements from the Building Division are applicable.
34. The attached requirements of the Police Department are applicable.
35. The attached requirements of the Public Works Department are applicable.

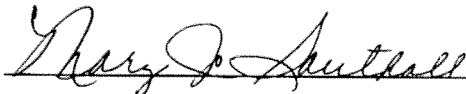
SECTION 8. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published according to law.

APPROVED AND PASSED this 9th day of November, 2000.



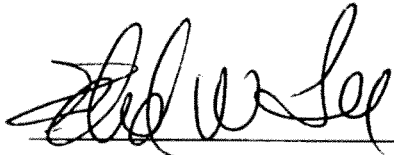
\_\_\_\_\_  
Mayor

ATTEST:



\_\_\_\_\_  
City Clerk

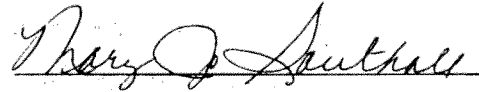
APPROVED AS TO FORM:



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City Attorney (Deputy)

I, **MARY JO SOUTHALL**, City Clerk, Covina, California, hereby **CERTIFY** that Ordinance No. 00-1873 was placed upon its first reading at a regular meeting of the Covina City Council held October 17, 2000, and that thereafter said Ordinance was duly adopted at an adjourned regular meeting of the City Council held November 9, 2000, and passed by the following vote:

**AYES:** Council Members: Allen, Palmeri, Stapleton, MPT/Truax, M/Christiansen  
**NOES:** Council Members: None  
**ABSENT:** Council Members: None  
**ABSTAIN:** Council Members: None

  
Covina City Clerk