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ORDINANCE NO. 00-1869

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA AMENDING AN RD-4000 RESIDENTIAL/PLANNED COMMUNITY DEVELOPMENT ZONE CLASSIFICATION FOR CERTAIN PROPERTY IN THE CITY OF COVINA, ZONE CHANGE APPLICATION PCD 00-002, 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 City of Covina, County of Los Angeles, State of California, continues to be zoned Multiple Family Residential Planned Community Development (RD-4,000 PCD) as such zone is defined in Title 17 of the Covina Municipal Code:

2170 – 2220 East Cypress Street, Covina, CA

SECTION 3. 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 2.4 acres in land area and based upon the drawings submitted, the proposal complies with 80 percent 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 Cypress 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 townhouses immediately abutting the project area to the south. The proposal will be subject to City Zoning Codes, Building, and Fire Codes.

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.

SECTION 4. 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.

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 drive aisles from Cypress Street. The drive aisles 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 5. The application for a modification to a Planned Community Development Overlay Zone, which pertains to establishing a precise plan for development, is hereby granted, subject to the

following conditions 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 applicant shall provide an Urban Storm Water Mitigation Plan in accordance with NPDES provisions.
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 25 unit condominium 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. Ordinance requirements not herein listed are still applicable.
10. Screen from view all new 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.
11. 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."
12. The following requirements from the Building Division are applicable:
- a. On cover sheet of plans, show the Type of Construction, Occupancy Group and Building Codes currently in effect. Present California law mandates that all construction comply with the 1998 edition of the California Building Code (Title 24), which adopts the following model codes: 1997 UBC, UMC, UPC and 1996 NEC. (all effective 7/1/99)
 - b. A minimum of four sets of architectural and structural construction documents along with electrical, plumbing, mechanical and sewer are required for plan check submittal. Minimum scale of construction documents to be submitted for plan review shall be 1/4 inch equals 1 foot and details shall be minimum 1/2 inch equals 1 foot. The minimum size of construction documents shall be 18 inches by 24 inches.
 - c. Structural calculations shall be submitted to justify the adequacy of the structural system, including foundations, seismic, wind, dead and live loads. (Let-in bracing and drywall are not acceptable materials for lateral bracing.)
 - d. Two sets each of Title-24 Energy and structural calculations shall be submitted at time of review.
 - e. Plans and calculations shall be wet stamped and signed by a Registered Architect or Engineer licensed by the State of California.
 - f. Provide two sets of engineered grading documents along with soils, geology and liquefaction reports. (Compaction reports required prior to footing and foundation inspection approval.)
 - g. Exterior walls of type V-N construction are required to have one-hour fire resistive protection when less than 20 feet from property line. No openings in exterior walls are allowed when less than 5 feet from property line and protected when less than 10 feet.
 - h. Smoke detectors are required in all sleeping areas and in all areas giving access to those sleeping areas when a building permit valuation exceeds \$1,000.00. Detectors shall receive their primary power source from the building wiring system and shall be equipped with battery backup.
 - i. All new one and two family dwellings shall be provided with an approved automatic fire sprinkler and local fire alarm system. Pay plan review fees at the Building Division counter and submit three sets of fire sprinkler and fire alarm plans to the Los Angeles County Fire Prevention Division, Engineering Section located at 5823 Rickenbacker Road Commerce, Ca. 90040. Fire Department plan checks have been taking approximately six to eight weeks. Contact Andy Wells @ (323) 890-4125, M-F 8:00 to 10:30 am, for further information.
 - j. Approvals from the School District, Planning, Engineering and Water Departments will be required prior to issuance of any building permits. Contact each Division/Department for further information regarding this project.

- k. Show the location of mechanical units on floor or roof plan. If exterior mounted units are proposed, indicate method of screening from public view. Provide a cross-sectional detail of mechanical screening.
 - l. All Conditions of Approval generated from Planning Division shall be printed on the plans.
 - m. All applicable Conditions of Approval shall be detailed and delineated on construction documents.
 - n. The Building Division plan check process will address additional comments.
13. The requirements from the Environmental Services Division are applicable
 14. 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.
 15. 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.
 16. 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.
 17. 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.
 18. All construction shall conform with City noise ordinances restricting construction prior to 7:00 a.m. and on Sundays and Holidays.
 19. Automatic garage door openers are required due to potential conflicts between through traffic and individuals entering their garages.
 20. 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.
 21. 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.
 22. 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.
 23. 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.
 24. 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.
 25. 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.

26. 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.
27. Please submit one (1) set of construction plans showing all requested corrections to the Planning Division.

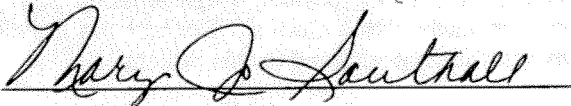
SECTION 6. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published according to law.

APPROVED AND PASSED this 1st day of August, 2000.



Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney

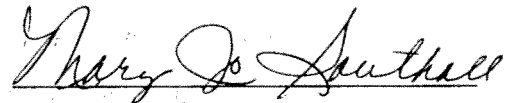
I, MARY JO SOUTHALL, City Clerk, Covina, California, hereby CERTIFY that Ordinance No. 00-1869 was placed upon its first reading at a regular meeting of the Covina City Council held July 18, 2000, and that thereafter said Ordinance was duly adopted at a regular meeting of the City Council held August 1, 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

