

**ORDINANCE NO. 02-1886**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA ESTABLISHING A C-3A (PCD) ZONE CLASSIFICATION (REGIONAL/COMMUNITY SHOPPING CENTER ZONE WITH A PLANNED COMMUNITY DEVELOPMENT OVERLAY DESIGNATION) FOR CERTAIN PROPERTY IN THE CITY OF COVINA, APPLICATION PCD 02-001, 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 City of Covina, County of Los Angeles, State of California, is hereby zoned Regional/Community Shopping Center with a Planned Community Development (C-3A PCD) as such zone is defined in Title 17 of the Covina Municipal Code:

918 – 990 East Badillo Street, Covina, CA; and  
118 – 160 South Grand Avenue, 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: All applicable City and County departments have determined that the existing infrastructure and public services are sufficient to accommodate the proposed project improvements and uses and have issued standard conditions for approval.
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 proposed renovations involve the replacement of existing structures. After demolition and new construction, the shopping center will be approximately 6,756 SF smaller in total building area. Furthermore, the City Engineering Division has reviewed the proposal and has issued standard conditions of approval in support thereof.
3. That the proposed use is not detrimental to the surrounding properties or uses permitted in the general area.

Fact: The existing shopping center has a high vacancy rate, is gradually deteriorating, and is somewhat outmoded in terms of design. It is in need of remodeling and must attract vibrant businesses for its long-term survival. The center's renovation will enhance surrounding properties by providing needed improvements and ridding the community of increasing blighted conditions. The size and design of the center, capacity of the streets, and location and orientation of surrounding uses prevent the project from being detrimental to the adjacent properties or uses permitted in the general area.

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

Fact: Staff and various City and County departments derived the conditions of approval following extensive analysis of the project. The conditions are formulated to address issues common to any commercial development that could potentially affect the public health, safety, and welfare.

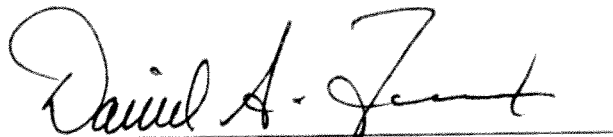
SECTION 4. In considering this application, the City Council finds that the project is categorically exempt, under the California Environmental Quality Act (CEQA);

SECTION 5. The application for a C-3A (PCD) zone designation, which pertains to allowing modification of certain zone standards with the remodeling of a community shopping center and to allowing medical/dental uses to be established, is hereby granted, subject to the following conditions deemed necessary to protect the public health, safety, and general welfare of the community:


(Conditions of Approval Available in City Clerk's Office)

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 4th day of June, 2002.

  
\_\_\_\_\_  
David A. Truax, Mayor

ATTEST:

  
\_\_\_\_\_  
Mary Jo Southall, City Clerk

**APPROVED AS TO FORM:**

*Charles S. Vose*

Charles S. Vose, City Attorney

I, MARY JO SOUTHALL, City Clerk of the City of Covina, hereby CERTIFY that Ordinance No. 02-1886 was regularly introduced and placed upon its first reading at a meeting of the Covina City Council held May 21, 2002, and that thereafter said Ordinance was duly adopted at a regular meeting of the City Council held June 4, 2002, and was approved and passed by the following vote:

AYES: COUNCILMEMBERS: Allen, Hall, Palmeri, Stapleton, Truax

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

*Mary Jo Southall*  
Mary Jo Southall, City Clerk

