

ORDINANCE NO. 03-1894

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA ESTABLISHING A RD-4300 (PCD) ZONE DESIGNATION (RESIDENTIAL-MULTIPLE-FAMILY WITH A REQUIRED LOT AREA OF 4,300 SQUARE FEET FOR EACH DWELLING UNIT AND WITH A PLANNED COMMUNITY DEVELOPMENT OVERLAY ZONE DESIGNATION) FOR CERTAIN PROPERTY IN THE CITY OF COVINA, APPLICATIONS ZCH 03-001 AND PCD 03-001, 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 at a duly noticed public hearing on June 10, 2003, 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 "Residential – Multiple-Family with a Density/Minimum required lot area for each dwelling unit of 4,300 square feet and with a Planned Community Development overlay zone designation (RD-4300 (PCD))" as such zone is defined in Title 17 of the Covina Municipal Code:

A Residential Lot for Condominium purposes described as follows: the westerly 330 feet more or less of a City Block, being a portion of The Covina Townsite Tract; recorded in Book 9, Page 3 of Miscellaneous Records in the County of Los Angeles, State of California; and bounded as follows: on the west by the easterly line of Third Avenue; on the north by the southerly line of Dexter Street; on the east by a line recorded as Lot Line Adjustment 36, recorded as Instrument No. 03-1018012 of official records; and on the south by the northerly line of Puente Street; containing 2.88 acres and to be known as Lot 1 of (Tentative) Tract 54329.

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 rectangular-shaped, 2.9-acre site can easily accommodate the proposed 29-unit single-family residential development. In addition, the size and features of the proposed residential facility are comparable to other City-approved multiple dwelling complexes of a similar project density, with there being no design-related problems identified at the other locations.

2. 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: Based upon staff's review of the proposal and the Traffic Study findings, surrounding streets have sufficient capacity to handle future project-related traffic—and to accommodate this traffic in a safe manner—if certain project conditions and mitigation measures are met. The City intends to ensure that these conditions and measures are fulfilled.

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

Fact: The residential development would constitute a major physical improvement over existing conditions on the property and would conform to the predominant character of the surrounding area in terms of use type, building architecture, trees and vegetation, and development intensity. In addition, the new houses would bring more residents to the downtown, which would enhance social vitality in the area and probably lead to positive spillover impacts by fostering additional residential revitalization on adjacent blocks, by supporting surrounding businesses, and by furthering “livable cities” goals in the overall downtown district.

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

Fact: Project conditions of approval and related Mitigation Measures would be essential for providing the City with safeguards for ensuring, respectively, that the project proposal is developed in accordance with approved plan details, and that identified potential impacts concerning traffic generation and oak tree retention are addressed and prevented.

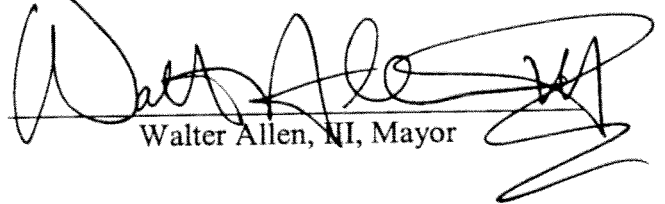
SECTION 4. In considering this application, the City Council has reviewed and considered an Initial Study and Mitigated Negative Declaration, which includes a Mitigation Reporting and Monitoring Program, in compliance with the California Environmental Quality Act (CEQA – Public Resources Code Section 21000 et seq.) to analyze whether the Project will have any significant adverse environmental impacts on the community and on adjacent properties;

SECTION 5. The application for a RD-4300 (PCD) zone designation, which pertains to allowing modification of certain zoning standards to accommodate development of 29 detached single-family houses, is hereby granted, subject to the following conditions of approval and subject to the following Mitigation Reporting and Monitoring Program, which are deemed necessary to protect the public health, safety, and general welfare of the community:

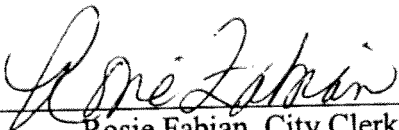
(Conditions of Approval and Mitigation Reporting and Monitoring Program available in City Clerk's Office)

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.

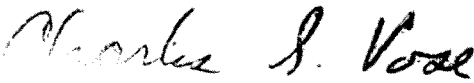
APPROVED AND PASSED this 15th day of July, 2003.


Walter Allen, MI, Mayor

ATTEST:

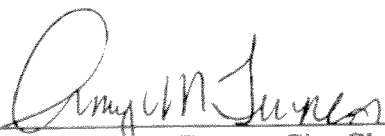

Rosie Fabian, City Clerk

APPROVED AS TO FORM:


Charles S. Vose, City Attorney

I, AMY M. TURNER, Deputy City Clerk of the City of Covina, hereby CERTIFY that Ordinance No. 03-1894 was regularly introduced and placed upon its first reading at a meeting of the Covina City Council held July 1, 2003, and that thereafter said Ordinance was duly adopted at a regular meeting of the City Council held July 15, 2003, and was approved and passed by the following vote:

AYES: COUNCILMEMBERS: Delach, Hall, Lancaster, Stapleton, Allen
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None


Amy M. Turner, Deputy City Clerk

