

ORDINANCE NO. 04-1903

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, ESTABLISHING A R-1-7500 (PCD) ZONE DESIGNATION (SINGLE-FAMILY RESIDENTIAL WITH A REQUIRED LOT AREA OF 7,500 SQUARE FEET AND WITH A PLANNED COMMUNITY DEVELOPMENT OVERLAY ZONE DESIGNATION) FOR CERTAIN PROPERTY IN THE CITY OF COVINA, APPLICATION PCD 03-002, 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 at a duly noticed public hearing on February 24, 2004, 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 "Single-Family Residential with a Planned Community Development overlay zone designation (R-1-7500 (PCD))," as such zone is defined in Title 17 of the Covina Municipal Code:

Lots 1 through 9 of Tract Map No. 60205, as recorded in Miscellaneous Records in the County of Los Angeles, State of California.

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 generally rectangular-shaped and flat 1.3-acre site can easily accommodate the proposed 9-unit single-family residential development. In addition, the overall scope or density of the proposed project is comparable to other City-approved residential developments, 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, adjoining street features, and Traffic Impact Report findings, surrounding streets have sufficient capacity to handle future project-related traffic—and to accommodate this traffic in a safe manner.

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, lot coverage, front yard setbacks, building architecture, trees and vegetation, and development intensity. In addition, the new houses could lead to positive spillover impacts by fostering additional residential improvements on certain adjacent properties, where warranted.

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

Fact: The included project conditions of approval, the scope and nature of which are typically applied in a development of this type, would be essential for providing the City with safeguards for ensuring that the project proposal is developed in accordance with approved plan details and that identified tree preservation and construction impact (e.g., noise) issues are addressed.

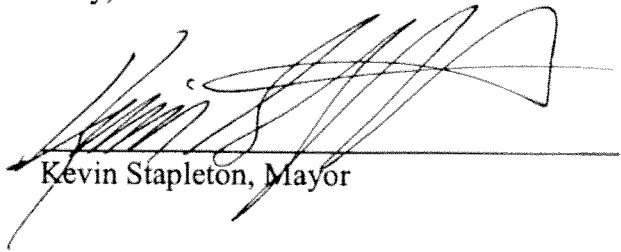
SECTION 4. In considering this application, the City Council has reviewed and considered an Initial Study and Negative Declaration, in compliance with the California Environmental Quality Act (CEQA – Public Resources Code Section 21000 et seq.) to analyze whether the Project will have any significant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

SECTION 5. The application for a R-1-7500 (PCD) zone designation, which pertains to allowing modification of certain zoning standards to accommodate development of 9 detached single-family houses, is hereby granted, subject to the following conditions of approval, which are deemed necessary to protect the public health, safety, and general welfare of the community:

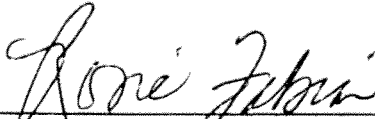
(Conditions of Approval available in City Clerk's Office)

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 18th day of May, 2004.


Kevin Stapleton, Mayor

ATTEST:


Rosie Fabian, City Clerk

APPROVED AS TO FORM:


Charles S. Vose, City Attorney

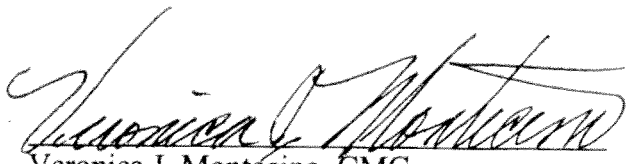
I, VERONICA J. MONTECINO, CMC, Chief Deputy City Clerk of the City of Covina, hereby CERTIFY that Ordinance No. 04-1903 was regularly introduced and placed upon its first reading at a meeting of the Covina City Council held May 4, 2004, and that thereafter said Ordinance was duly adopted at a regular meeting of the City Council held May 18, 2004, and was approved and passed by the following vote:

AYES: Council Members Allen, Juarez, Lancaster, Mayor Pro Tem Delach, Mayor Stapleton

NOES: None

ABSENT: None

ABSTAIN: None


Veronica J. Montecino, CMC
Chief Deputy City Clerk

