

ORDINANCE NO. 04-1912

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY, BY ESTABLISHING A RD-2000 (PCD) ZONE DESIGNATION (RESIDENTIAL-MULTIPLE-FAMILY WITH A REQUIRED LOT AREA OF 2,000 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 03-003 AND PCD 03-005, AND MAKING CERTAIN FINDINGS AND CONDITIONS

WHEREAS, applications for zone change (ZCH 03-003) and planned community development (PCD 03-005) were submitted to the City of Covina for the construction of a 23-unit apartment development.

THE CITY COUNCIL OF THE CITY OF COVINA DOES HEREBY 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 September 14, 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 "Residential – Multiple-Family with a Density/Minimum required lot area for each dwelling unit of 2,000 square feet and with a Planned Community Development overlay zone designation (RD-2000 (PCD))" as such zone is defined in Title 17 of the Covina Municipal Code:

Assessors Parcel Number 8434-011-006 as documented in Tax Assessors 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 rectangular-shaped, 1.1-acre site can accommodate the proposed 23-unit residential apartment development based upon final approved conditions of approval and mitigation measures.

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 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.

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

Fact: The proposed residential development would constitute a physical improvement over existing conditions on the property. In addition, the development would conform to the predominant character of the surrounding area in that existing multi-family developments adjacent to the site have similar reduced setbacks along the street frontage.

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 have been included to provide 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 land use policies, aesthetics, and circulation are addressed and mitigated.

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-2000 (PCD) zone designation, which pertains to allowing modification of certain zoning standards to accommodate development of 23 apartment units (designed to address condominium standards for eventual conversion to a condominium complex), 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)

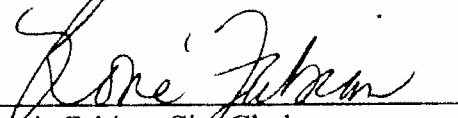
SECTION 6. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a local weekly newspaper of general circulation and which is hereby designated for that purpose.

PASSED AND APPROVED on this 19th day of October, 2004.

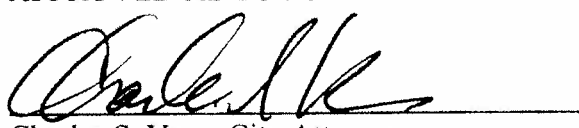
CITY OF COVINA


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. 04-1912 was regularly introduced and placed upon its first reading at a meeting of the Covina City Council held October 26, 2004, and that thereafter said Ordinance was duly adopted at a regular meeting of the City Council held November 16, 2004, and was approved and passed by the following vote:

AYES: Council Members Allen, Juarez, Mayor Pro Tem Delach, Mayor Stapleton
NOES: None
ABSTAIN: None
ABSENT: Council Member Lancaster


Veronica J. Montecino, CMC
Chief Deputy City Clerk

