

ORDINANCE NO. 05-1917

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY, BY ESTABLISHING A RD-3600 (PCD) ZONE DESIGNATION (RESIDENTIAL-MULTIPLE-FAMILY WITH A REQUIRED LOT AREA OF 3,600 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 04-002 AND PCD 04-001, AND MAKING CERTAIN FINDINGS AND CONDITIONS.

WHEREAS, applications for zone change (ZCH 04-002) and planned community development (PCD 04-001) were submitted to the City of Covina for the construction of a 26-unit detached condominium 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 December 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 3,600 square feet and with a Planned Community Development overlay zone designation (RD-3600 (PCD))" as such zone is defined in Title 17 of the Covina Municipal Code:

Lots 63, 65, 66 & 67 of Tract 32767, in the City of Covina, County of Los Angeles, State of California, as per map recorded in Book 873, Pages 81 through 90, and that portion of Lot 2 of Tract 9253, in Book 128, Pages 46-47 of Maps, in the Office of the County Recorder of said County.

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:

- I. That the site for the proposed use is adequate in size and shape to accommodate the use.

Fact: The rectangular shape, corner location, and 3.7-acre lot area make the site adequate to accommodate the development of 26 detached condominium units. Although 44 units could theoretically be considered on the site based on the proposed RD-3600 zone, a maximum of 26 units are proposed, thus, creating additional common and private space for the future residents.

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 City Traffic Engineer's analysis, surrounding streets have sufficient capacity to handle future project-related traffic and accommodate this traffic in a safe manner. In addition, the site has sufficient access from the east and west via Forest Hills Drive and Oak Village Drive to mitigate gridlock from unforeseen accidents.

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 and would conform to the predominant character of the surrounding area by eliminating an underutilized use and improving the aesthetics of the neighborhood.

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 that the project proposal is developed in accordance with approved plans, 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-3600 (PCD) zone designation, which pertains to allowing modification of certain zoning standards to accommodate development of 26 detached condominium units, is hereby granted, subject to the following conditions of approval and Mitigation Reporting and Monitoring Program associated with the accompanying land use entitlements (i.e. – SPR 04-046 and TTM 62265), 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 15<sup>th</sup> day of March, 2005.


CITY OF COVINA

  
\_\_\_\_\_  
Mayor

ATTEST:

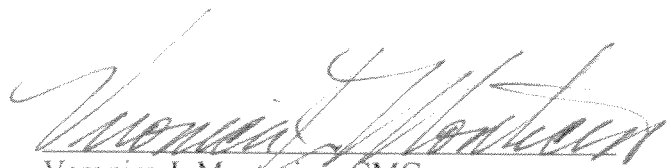
  
\_\_\_\_\_  
Rosie Fabian, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Edward W. Lee, City Attorney

I, VERONICA J. MONTECINO, CMC, Chief Deputy City Clerk of the City of Covina, hereby CERTIFY that Ordinance No. 04-1917 was regularly introduced and placed upon its first reading at a meeting of the Covina City Council held March 1, 2005, and that thereafter said Ordinance was duly adopted at a regular meeting of the City Council held March 15, 2005, and was approved and passed by the following vote:

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

  
\_\_\_\_\_  
Veronica J. Montecino, CMC  
Chief Deputy City Clerk

THE HIGHLANDER PRESS  
COURIER

affiliated with  
SGV Newspaper Group  
1210 N. Azusa Canyon Road  
West Covina, CA 91790

PROOF OF PUBLICATION  
(2015.5 C.C.P.)

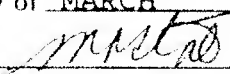
STATE OF CALIFORNIA  
County of Los Angeles

I am a citizen of the United States, and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal printer of THE HIGHLANDER PRESS-COURIER, a newspaper of general circulation which has been adjudicated as a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, on the date of December 28, 1953, Case Number 621-451, notice, of which the annexed is a true printed copy of said newspaper and not in any supplement thereof on the following dates, to wit:

3/24/05

I declare under penalty of perjury that the foregoing is true and correct.

Executed at West Covina, LA Co. California  
this 24 day of MARCH, 2005

  
signature

CITY PRINTING  
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