

ORDINANCE NO. 07-1936

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY, BY ESTABLISHING AN 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 06-001 AND PCD 06-001, AND MAKING CERTAIN FINDINGS AND CONDITIONS.

WHEREAS, applications for zone change (ZCH 06-001) and planned community development (PCD 06-001) were submitted to the City of Covina for the construction of a 52-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 a recommendation of denial by the Planning Commission at a duly noticed public hearing on November 28, 2006, 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 (PCD-RD-2000)" as such zone is defined in Title 17 of the Covina Municipal Code:

- Parcel 1: THOSE PORTIONS OF THE NE $\frac{1}{4}$, OF THE NE $\frac{1}{4}$, OF THE SE $\frac{1}{4}$, AND THE SE $\frac{1}{4}$, OF THE NE $\frac{1}{4}$, OF THE SE $\frac{1}{4}$, OF SECTION 11, TOWNSHIP 1 S, RANGE 10 W, S.B.B.M., IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 27, 1877.
- Parcel 2: THAT PORTION OF THE NE $\frac{1}{4}$, OF THE NE $\frac{1}{4}$, OF THE SE $\frac{1}{4}$, OF SECTION 11, TOWNSHIP 1 S, RANGE 10 W, S.B.B.M., IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 27, 1877.

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 shape, location, and 2.51-acre lot area make the site adequate to accommodate development of a multi-family residential project (townhome or comdominium). Project density would be consistent with the High density Residential General Plan designation being sought for the site.

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 Citrus Avenue and driveways which will be un-gated.

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 eliminate blighted and underutilized conditions on the property.

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 PCD-RD-2000 zone designation, which pertains to allowing modification of certain zoning standards, as enumerated in EXHIBIT A, to accommodate development of 52 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 06-001 and TTM 67901), 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.

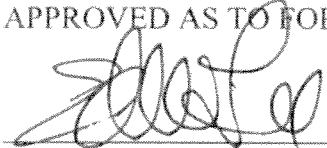
PASSED AND APPROVED on this 20th day of February, 2007.


Meline D. Juarez, Mayor

ATTEST:


Rosie Fabian, City Clerk

APPROVED AS TO FORM:


Edward W. Lee, City Attorney

I, AMY M. TURNER, CMC, Chief Deputy City Clerk of the City of Covina, hereby CERTIFY that Ordinance No. 07-1936 was regularly introduced and placed upon its first reading at a meeting of the Covina City Council held February 6, 2007, and that thereafter said Ordinance was duly adopted at a regular meeting of the City Council held February 20, 2007, and was approved and passed by the following vote:

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

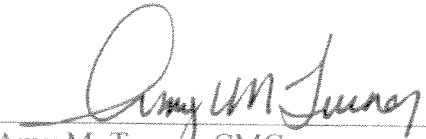

Amy M. Turner, CMC
Chief Deputy City Clerk

EXHIBIT A
CITRUS VILLAGE
52-UNIT ATTACHED CONDOMINIUM DEVELOPMENT

List of Project Variations from Zoning Code Standards
(To be accepted per Planned Community Development Overlay)

MODIFICATIONS UNDER PCD

ZONING CODE STANDARDS

- | | |
|--|---|
| 1. Front yard setback (1 st story): <i>10 feet</i> | 25 feet minimum |
| 2. Front yard setback (2 nd story): <i>10 feet</i> | 40 feet minimum |
| 3. Side yard setback: <i>varies – shortest distance is 11 feet, 6 inches</i> | 15 feet minimum |
| 4. Rear yard setback: <i>varies – shortest distance is 8 feet, 4 inches</i> | Adjacent to R-1 requires two feet of setback for every one foot of building height (i.e. 52.5 feet) |
| 5. Parking: <i>125 spaces (104 enclosed)</i> | 160 spaces (104 enclosed) |
| 6. 2-Car Garage Dimension: <i>19 feet x 19 feet</i> | 20 feet x 20 feet minimum |
| Distance Between Buildings: <i>varies – shortest distance is 18 feet, 6 inches</i> | 31 feet (varies) |

7. Usable Yard Area: *12.9% gross area of parcel
(i.e. 14,177 square feet)*

15% gross area of parcel
(i.e. 16,426 square feet)

8. Private Yard: *22 units without private yard area*

Minimum 200 square feet for each
unit

9. Laundry Facilities: *12 units have laundry facilities
located within garage*

Must be located within unit

10. Mechanical Equipment: *Air equipment located in
in required front yard.*

Mechanical equipment not permitted
in required front yard.

