

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA ESTABLISHING A PCD ZONE CLASSIFICATION FOR CERTAIN PROPERTY IN THE CITY OF COVINA, ZONE CHANGE APPLICATION PCD-75-001, AND MAKES 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, 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 A-1 - PCD as such zone is defined in Title 17 of the Covina Municipal Code.

Parcel 1

Those portions of Lots 1 and 2, Tract No. 9253, and Lots 11 and 12 of Tract No. 10330, in the County of Los Angeles, State of California, as per Maps recorded in Book 128, Pages 46 and 47, and Book 161, Pages 22 through 31 inclusive, respectively, of Maps in the Office of the County Recorder of said County, described as follows:

Beginning at the Southeast corner of said Lot 2 of Tract No. 9253; thence South  $89^{\circ} 20' 34''$  East 108.46 feet along the Northerly line of said Tract No. 10330 and its Easterly prolongation, to the most Easterly corner of that portion of Holt Avenue, vacated, as described in Parcel 8 of the order of the Board of Supervisors of Los Angeles County, recorded in Book 11727, Page 4, Official Records in the Office of the County Recorder of said County; thence South  $66^{\circ} 38' 00''$  West 364.84 feet, along the Southerly line of said vacation to the Easterly terminus of that certain curve described in the Deed to the State of California, recorded June 12, 1942 as Instrument No. 639 in Book 19412, Page 79, Official Records, in the Office of the County Recorder of said County, as being concave Northerly, having a radius of 240.00 feet, a central angle of  $50^{\circ} 57' 13''$ , and an arc length of 213.43 feet, said point being hereinafter referred to as "Point A"; thence along said tangent curve through a central angle of  $22^{\circ} 19' 54''$ , an arc length of 93.54 feet; thence leaving said last mentioned curve, South  $66^{\circ} 38' 00''$  West 84.13 feet to the beginning of a tangent curve, concave Northerly, and having a radius of 25.00 feet; thence Westerly along said curve through a central angle of  $81^{\circ} 13' 10''$ , an arc length of 35.44 feet to a point of reverse curve having a radius of 228.00 feet, a radial line of said reverse curve at said point bears North  $57^{\circ} 51' 10''$  East; thence Westerly along said reverse curve through a central angle of  $78^{\circ} 45' 01''$ , an arc length of 313.38 feet, to a point hereinafter referred to as "Point B"; thence tangent to said last mentioned curve, South  $69^{\circ} 06' 09''$  West 171.25

feet to the beginning of a tangent curve, concave Northerly, and having a radius of 172.00 feet; thence Westerly along said curve through a central angle of  $7^{\circ} 48' 38''$ , an arc length of 23.45 feet; thence North  $74^{\circ} 14' 46''$  West 166.92 feet; thence North  $83^{\circ} 14' 24''$  West 52.78 feet to the Easterly terminus of that certain course described in Parcel 5 of Deed recorded August 21, 1970 as Document No. 8, Official Records, in the Office of the County Recorder of said County, as having a bearing of North  $83^{\circ} 31' 40''$  West 199.70 feet; thence South  $83^{\circ} 17' 24''$  East 11.38 feet along said last mentioned course to the most Easterly corner of the Parcel described in Document No. 2371, recorded August 30, 1971, Official Records, in the Office of the County Recorder of said County; thence Westerly along the northerly line of said last mentioned parcel, North  $69^{\circ} 38' 20''$  West 288.14 feet to the beginning of a tangent curve concave Southerly and having a radius of 3,528 feet; thence Westerly along said curve through a central angle of  $1^{\circ} 48' 46''$  an arc length of 111.62 feet; thence leaving said last mentioned parcel and continuing along said last mentioned curve through a central angle of  $5^{\circ} 25' 48''$  an arc length of 334.56 feet to a point on the Southerly line of Tract No. 17045, as per Map recorded in Book 448, Pages 26 to 28, inclusive, of Maps in the Office of the County Recorder of said County; thence along the Southerly and Easterly boundaries of said Tract No. 17045 as follows: North  $75^{\circ} 57' 46''$  East 314.10 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 125.67 feet; thence along said curve through a central angle of  $53^{\circ} 40' 40''$  an arc length of 117.73 feet; thence tangent to said curve North  $22^{\circ} 17' 06''$  East 339.43 feet; thence North  $0^{\circ} 00' 54''$  West 29.18 feet to a point in the Easterly line of said Lot 1, Tract No. 9253, said point being the most Northerly Northeasterly corner of said Tract No. 17045; thence leaving the boundary of said Tract No. 17045 and continuing along the Easterly line of said Lot 1, North  $0^{\circ} 00' 54''$  West 25.07 feet; thence South  $85^{\circ} 36' 42''$  East 436.80 feet; thence South  $4^{\circ} 23' 18''$  West 262.11 feet; thence South  $68^{\circ} 00' 00''$  East 88.00 feet; thence North  $44^{\circ} 56' 24''$  East 87.09 feet; thence North  $89^{\circ} 48' 05''$  East 724.61 feet to a point on the Easterly line of said Lot 2, Tract No. 9253, said course being at right angles to said Easterly line, distant thereon North  $0^{\circ} 11' 55''$  West 371.13 feet from the Southeast corner of said Lot 2; thence South  $0^{\circ} 11' 55''$  East 371.13 feet along the Easterly line of said Lot 2, to the point of beginning.

INCLUDING THEREIN: that portion of said Lot 12, Tract 10330 described as follows:

Beginning at "Point B" as described above; thence South  $20^{\circ} 53' 51''$  East 56.00 feet to the True Point of Beginning; said point being the beginning of a curve concave to the South and having a radius of 172.00 feet, a radial to said curve at said point bears North  $20^{\circ} 53' 51''$  West; thence Easterly along said curve through a central angle of  $72^{\circ} 17' 57''$  an arc length of 217.04 feet to a point of compound curve having a radius of 25.00 feet, a radial line of said compound curve at said point bears North  $51^{\circ} 24' 06''$  East; thence Southerly along said compound curve

through a central angle of  $105^{\circ} 13' 54''$  an arc length of 45.92 feet; thence tangent to said last mentioned curve, South  $66^{\circ} 38' 00''$  West 99.26 feet; thence South  $81^{\circ} 22' 30''$  West 143.48 feet; thence North  $69^{\circ} 38' 20''$  West 191.16 feet; thence North  $69^{\circ} 06' 09''$  East to the True Point of Beginning.

EXCEPTING THEREFROM: that portion of said Lot 12, Tract 10330, described as follows:

Beginning at "Point A" as described above; thence Westerly along a tangent curve concave Northerly, having a radius of 240.00 feet, through a central angle of  $50^{\circ} 57' 44''$  an arc length of 213.47 feet; thence tangent to said last mentioned curve North  $62^{\circ} 24' 16''$  West 20.81 feet to the True Point of Beginning; thence North  $45^{\circ} 02' 23''$  East 30.23 feet; thence North  $62^{\circ} 09' 06''$  West 70.00 feet; thence South  $30^{\circ} 35' 25''$  West 29.20 feet; thence South  $62^{\circ} 24' 16''$  East 62.46 feet to the True Point of Beginning.

#### Parcel 2

That portion of Lot 1 of Tract No. 9253, in the County of Los Angeles, State of California, as per Map recorded in Book 128, Pages 46 and 47 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Easterly line of said Lot 1, said point being the most Northerly Northeasterly corner of Tract 17045, as per Map recorded in Book 448, Pages 26 to 28 inclusive, of Maps in the Office of the County Recorder of said County; thence Westerly along the Northerly line of said Tract 17045, North  $85^{\circ} 36' 42''$  West 150.73 feet to a tangent curve concave Northerly having a radius of 544.12 feet; thence along said curve through a central angle of  $9^{\circ} 27' 39''$  an arc length of 89.85 feet to a point of reverse curve, said curve being concave Southerly, having a radius of 417.50 feet, a radial line of said reverse curve at said point bears North  $13^{\circ} 50' 57''$  East; thence Westerly along said reverse curve through a central angle of  $13^{\circ} 46' 29''$ , an arc length of 100.37 feet; thence North  $89^{\circ} 55' 32''$  West 106.30 feet to a tangent curve concave Northeasterly, having a radius of 79.50 feet; thence Northwesterly along said curve through a central angle of  $55^{\circ} 27' 40''$  an arc length of 76.95 feet to an angle point in the Northerly line of said Tract 17045; thence leaving said Northerly line and continuing along said curve having a radius of 79.50 feet, through a central angle of  $20^{\circ} 55' 21''$  an arc length of 29.03 feet to a point of reverse curve, said curve being concave Southwesterly, having a radius of 114.00 feet, a radial line of said reverse curve at said point bears North  $76^{\circ} 27' 29''$  East; thence Northwesterly along said curve through a central angle of  $43^{\circ} 46' 41''$  an arc length of 87.10 feet to a point of compound curve, said curve being concave Southerly, having a radius of 62.00 feet, a radial line of said compound curve at said point bears North  $32^{\circ} 40' 48''$  East; thence Westerly along said curve through a central angle of  $32^{\circ} 53' 21''$  an arc length of 35.59 feet; thence South  $89^{\circ} 47' 27''$  West 21.57 feet to the most Easterly corner of the land described in the Deed to Lorne

R. Ward, recorded in Book 14990, Page 3 of Official Records in the Office of the County Recorder of said County; thence along the Northeasterly line of said land, South 89° 47' 27" West 58.43 feet to the beginning of a curve concave Northerly having a radius of 88.40 feet; thence Westerly along said curve through a central angle of 35° 34' 00" an arc length of 54.86 feet; thence North 54° 38' 33" West 74.20 feet; thence North 48° 53' 38" West 304.24 feet; thence North 66° 34' 05" West 126.85 feet; thence leaving said Northeasterly line North 42° 14' 50" East 156.07 feet; thence North 49° 13' 20" East 213.50 feet; thence North 26° 42' 50" East 158.72 feet; thence South 72° 33' 20" East 217.95 feet; thence South 89° 12' 10" East 249.86 feet to a point in that certain course in the Westerly line of Tract 23033 as per Map recorded in Book 735, Pages 6 and 7 of Maps, in the Office of the County Recorder of said County, shown as having a bearing and distance of North 10° 19' 50" West 210.49 feet; thence along said line, South 10° 34' 45" East 1.07 feet to an angle point in said Westerly line; thence continuing along said Westerly line South 55° 53' 15" East 418.28 feet to the most Southerly corner of said Tract 23033, said corner being also in the Easterly line of said Lot of Tract 9253; thence Southerly along said Easterly line, South 0° 00' 54" East 579.71 feet to the Point of Beginning.

Parcel 3

That portion of Lot 2 of Tract No. 9253 in the County of Los Angeles, State of California, as per Map recorded in Book 128, Pages 46 and 47 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point on the Easterly line of said Lot 2 distant thereon North 0° 11' 55" West 371.13 feet from the Southeast corner of said Lot 2; thence South 89° 48' 05" West 724.61 feet at right angles to said Easterly line; thence North 44° 56' 24" East 611.40 feet; thence North 89° 48' 05" East 291.24 feet to a point on said Easterly line of said Lot 2, said point being distant thereon North 0° 11' 55" West 802.41 feet from the Southeast corner of said Lot 2, said last described course being at right angles to said Easterly line; thence South 0° 11' 55" East 431.28 feet along said Easterly line to the Point of Beginning.

SECTION 3. In enacting this ordinance, The City Council makes the following findings:

- A. The Council finds that the site for the proposed Community Commercial use provides an area equivalent to the minimum area requirements of the Community Commercial zone and will permit the orderly and sound development of the property.
- B. The Council finds that the site is adjacent to and therefore relates to the San Bernardino Freeway and Holt Avenue, a secondary highway. Both highways can adequately carry the projected volume of traffic generated by the proposed Community Commercial Center.

- C. The Council finds that the proposed use provides a needed use in that area and due to the natural topography and site planning, the use will not have any adverse or detrimental effects on adjacent properties and the general area. The proposed use is compatible to the General Plan of West Covina and in conformance with the General Plan of Covina.
- D. The Council finds that the conditions stated in their decision, will protect the health, safety and general welfare of the public.

SECTION 3. The application for a Planned Community Development is hereby granted subject to the following conditions:

1. Precise plans shall be submitted and approved according to code within 270 days of the approval of the provisional plan of the Planned Community Development.
2. The development so described shall be completed within 24 months after the approval of the site plan review, and that the construction of a service station shall not be undertaken in advance of the development of the areas on the provisional plan designed as commercial buildings or hotel.
3. To reduce unnecessary traffic patterns, controls shall be placed on private drives to eliminate traffic generated by the proposed development, however, these private drives shall allow ingress and egress for all public safety vehicles.
4. Section A of the proposed plan submitted by Republic Development Company called Town Home Villas is not a part of the provisional plan. However, the developer agrees in principal with the Planning Staff that a density of 1-6 units per acre with low profile development around the extremities of Section A shall be provided.
5. A horse trail will be constructed along the northerly and easterly edge of the proposed Village Oaks Development.
6. The following Engineering requirements:
  - a. This development is subject to the provisions of our subdivision ordinance and a subdivision waiver will be required.
  - b. Public improvements such as curb, gutter, sidewalk, driveway approaches, asphaltic concrete pavement, street lighting with underground wiring, tree wells, parkway trees, irrigation lines and bubblers for parkway trees, water system, sanitary sewers, drainage facilities, etc., and necessary plans will be required in connection with this project.
  - c. The owner shall dedicate land for street right-of-way and grant easements to the City as may be necessary.
  - d. The proposed dedicated avenue, as shown on the site plan, shall be constructed as a private street.
  - e. The developer's engineer shall submit a sanitary sewer report to the Engineering Division that indicates the size of main line required and the method of serving this development, including the town-houses.
7. The following Fire Department requirements:
  - a. All driveways to have a minimum clear width of 30 feet.
  - b. Provide access into complex from Oak Canyon Road.

- c. Location and number of fire hydrants required will be determined after a more precise site plan is submitted showing final size and location of all buildings.
  - d. On-site fire-flow will be determined after type of building construction is known, area of each building and what type of built-in fire protection is provided. Automatic fire sprinkler systems can reduce on-site fire flow 25 percent. This should receive high priority as cost of bringing water into area can be significant.
  - e. Provide access to interior multi-story buildings not fronting on driveways.
8. The precise plan shall incorporate all of the recommendations of the Environmental Impact Report.
  9. Design consideration shall be subject to the approval of the Architectural Board of Review.

SECTION 5. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published according to law.

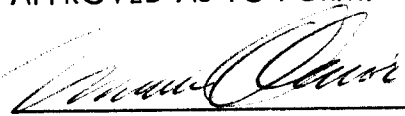
APPROVED AND ADOPTED this 5th day of May, 1975.

  
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 Mayor

ATTEST:

  
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 City Clerk

APPROVED AS TO FORM:

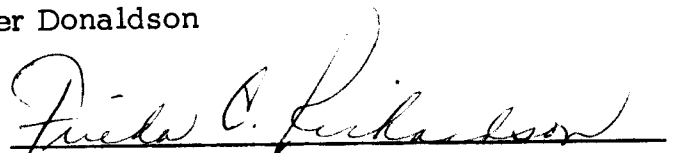
  
 \_\_\_\_\_  
 City Attorney

I, FRIEDA C. RICHARDSON, City Clerk, City of Covina, California  
CERTIFY that the foregoing ordinance was introduced at a regular meeting  
of the City Council held April 21, 1975 and thereafter at a  
regular meeting of the City Council held May 5, 1975 signed  
by the Mayor, and the ordinance was passed and adopted by the following  
vote:

AYES: Council Members Colver, Fryke, Hawkins, Brutocao

NOES: None

ABSENT: Council Member Donaldson

  
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City Clerk