

ORDINANCE NO. 1368

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-77-001, 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 C-4 PCD as such zone is defined in Title 17 of the Covina Municipal Code:

Lot 3, Tract 23421 in the City of Covina, County of Los Angeles, State of California, as shown on map recorded in Book 780, page 18 of Miscellaneous Records, in the office of the County Recorder of said County.

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

1. That the "RD" zone requirements shall be used to guide and regulate the uses and development of the residential portion of this development except as approved on the precise plan.
2. That the C-4 zone requirements shall be used to guide and regulate the uses and development of the commercial portion of this development.
3. That construction of the condominium commence within one year from the date of recordation of the final tract map.
4. That construction of the commercial commence within two years from the date of recordation of the final tract map.
5. That the parking requirements be met in accordance with City code .
6. That the 25 foot easement is a two-way aisle and should be landscaped at the north and south ends.
7. That all roof equipment be concealed and not visible from adjacent properties and that all street perimeter buildings contain only sloping roofs.

8. That a 6 foot high masonry wall be placed along the east and northerly property line. However, the wall along the north line shall be set back 5 feet and the intervening space landscaped and sprinklered.
9. That the buildings be set back a minimum of 15 feet on "A" street and 20 feet on Covina Boulevard.
10. All buildings, landscaping and sign plans shall be approved by the Architectural Board of Review prior to issuance of a building permit.
11. The landscaping plans shall include a minimum 15 specimen trees in 24 inch minimum box size and 15-20 feet high. In addition, there shall be 20 fifteen gallon size trees, 8-10 feet high throughout the remaining areas.
12. All walks and driveways within the setback shall be treated with an architectural paving material.
13. The design of the commercial building, landscaping, lighting, walls and signs shall be compatible to that of adjacent residential.
14. A minimum of 10% of the commercial site shall be landscaped.
15. All landscaping and planters shall be enclosed with a 6 inch continuous concrete curb or as approved by the Architectural Review Board.
16. All patios shall be designed with rough sawn wood, stucco or masonry and approved by the Architectural Review Board for compatibility to the main buildings.
17. That the following recital be added to the CCRs:
 - a. If, in the opinion of the City of Covina, accessways, private roadways and appurtenances, or garbage collection point facilities fall into a state of disrepair or are allowed to deteriorate so that the provision of city services becomes more hazardous or more expensive than the provision of services to comparable properties in the city, then, and in that event, the city may demand that appropriate repairs and restorations be made. If the board does not undertake said repairs and restorations within fifteen (15) days after receipt of written demand therefore, then the city may do such work of repair and restoration. Any sums expended by the city shall be at the expense of the owners and shall be a charge upon the neighborhood association. If said fund is insufficient to fully reimburse the city for said sums to be expended, the board shall levy a special assessment against the unit ownership for the payment of such charges and any such assessment shall be secured by the lien created hereunder.
 - b. If, in the opinion of the City of Covina, the common landscaped areas, private driveways, or other common facilities fall into a state of disrepair or are allowed to deteriorate to a point that is detrimental to the health and welfare of the residents within the tract or to the residences of the adjacent properties, the city may demand that appropriate repairs and restorations be made. If the board does not undertake said repairs and restorations within fifteen (15) days after receipt of written demand therefor, then the city may do such work of repair and restoration. Any sums expended by the city shall be at the expense of the owners and shall be a charge upon the neighborhood association. If said fund is insufficient to fully reimburse the city for said sums so expended, the board shall levy a special assessment against the unit ownership for the payment of such charges and any such assessment shall be secured by the lien created hereunder.

- c. That provision be made to prohibit parking in undesignated areas and advise each buyer of this responsibility.
 - d. That garages shall be maintained primarily for the parking of two motor vehicles.
18. The condominium requires the submission of a subdivision tract map in accordance with City and State law.
 19. The attached requirements of City Departments and Divisions shall be satisfied.
 20. That all City requirements not specifically stated or waived herein be maintained.

SECTION 4. 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 7th day of November, 1977.

Clarence W. Donaldson
Mayor

ATTEST:

Frieda C. Richardson
City Clerk

APPROVED AS TO FORM:

[Signature]
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 October 17, 1977, and thereafter at a regular meeting of the City Council held November 7, 1977, signed by the Mayor, and the ordinance was passed and adopted by the following vote:

AYES: Colver, Fryke, Haven, Jaeger, Donaldson
 NOES: None
 ABSENT: None

Frieda C. Richardson
City Clerk