

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 PCD83001, 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-P (PCD) as such zone is defined in Title 17 of the Covina Municipal Code.

The west 66 feet of Lot 4 and the west 66 feet of the east 93 feet of the North 5.47 feet of Lot 18 of Tract No. 585 as per map recorded in Book 15, Page 152 of Maps in the office of the County Recorder of Los Angeles 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:

1. That the site for the proposed use is adequate in size and shape to accommodate the proposed use.
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.
3. That the proposed use is not detrimental to the surrounding properties or uses permitted in the general area.
4. That the requested PCD Overlay Zone is compatible with the General Plan.
5. That the proposal will not create any adverse effect or impacts upon the immediate neighborhood.
6. That an environmental assessment was made pursuant to which a negative declaration is on file in compliance with C.E.Q.A., and the Council approves same and considered the matters set

forth therein in rendering this decision.

7. The provisional plan on file is hereby approved.

SECTION 4. The application for a Planned Community Development Overlay Zone is hereby granted subject to the following conditions:

1. Police Department requirement:

a. That burglar-proof glass be used in the skylight.

2. Engineering Department requirements:

a. Public Improvements Required for Badillo Street and Kendall Way.

(1). Excavation, grading, removals, relocations, construction of full width sidewalk, wheelchair ramp, driveway approach, two foot wide concrete gutter, provide two Edison Company-owned marbelite poles with underground wiring, replace broken or sunken curb and gutter, fill in tree well with concrete; all work is to be done in accordance with City standards.

b. Covina Lighting District. Energy Costs.

(1). This property shall be annexed to the Covina Lighting District to recover annual street light energy and maintenance costs. The property owner shall sign a request to have the property annexed to the district. The owner shall submit a copy of the deed or current title report of subject property to the Engineering Department, and we will prepare the request document.

(2). A cash payment will be required to cover energy costs prior to annexation to the district.

c. Performance Bond. Plan Check and Inspection Fees.

(1). The developer shall post a performance bond with the City to guarantee construction of the required public improvements.

(2). Plan check and inspection will be done by the Engineering Department. A cash fee is required for these services.

d. Utilities

(1). All utilities shall be placed underground.

e. Site Plan

(1). The site plan shall be revised to show existing and required public improvements. Submit three prints of the site plan to the Engineering Department.

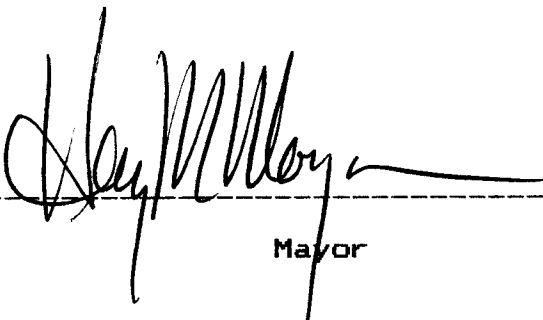
f. Additional Payment

(1). Developer shall make payment to the Southern California Edison Company for the street lights.

3. That a landscape and irrigation plan be submitted prior to issuance of building permits.
4. That a sign design and permit be issued prior to erection of any sign.
5. That the vacation of public right-of-way be completed prior to issuance of building permits.
6. That the C-P uses and development standards be the permitted uses and standards for this overlay zone.
7. That a 6-foot high masonry wall measured from the high side, be constructed along all residential property lines.
8. That any lighting done in conjunction with this development be directed away from the residential area.
9. That the precise plan be utilized as the only plan to develop the subject property.
10. That construction begin within 18 months of final approval of this application.

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 16th day of May,
1983.



Mayor

ATTEST:

Frieda C. Richardson

City Clerk

APPROVED AS TO FORM:

Edward J. Colver

City Attorney

I, FRIEDA C. RICHARDSON, City Clerk, Covina, California, CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council held May 2, 1983, and thereafter at a regular meeting of the City Council held May 16, 1983, signed by the Mayor, and the ordinance was passed and adopted by the following vote:

AYES: Colver, Edgar, Haven, Low, Morgan
NOES: None
ABSENT: None

Frieda C. Richardson
City Clerk