

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 PCD86001, 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 RD-1200 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code.

Lot 75 of Tract 44238 in the City of Covina, County of Los Angeles, State of California, described as follows:

PARCEL 1:

That portion of the North half of the Northwest quarter of the Southwest quarter of Section 12, Township 1 South, Range 10 West, San Bernardino Base and Meridian, in the County of Los Angeles, State of California, according to the Official Plat of said land filed in the District Land Office, April 21, 1877, bounded as follows:

On the North, by a line parallel with and distance Northerly 100 feet from the Southerly line of said North half; on the East by a line parallel with and distant Easterly 358 feet from the Westerly line of the Easterly 4 4/5 acres of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 12; on the West, by the Easterly line of Park Avenue as established by deed to the City of Covina recorded in Book 51837, Page 193 of Official Records of said County; on the South by the Northerly line of the

Southerly 14 feet of said Easterly 4 4/5 acres and the Northerly line of the Southerly 5 feet of the West half of the Northeast quarter of the Northwest quarter of the Southwest quarter of said Section 12.

Said land is also shown as a portion of Lot "A" of Tract No. 555 as per map recorded in Book 15, Page 41 of Maps, in the office of the County Recorder of said County.

PARCEL 2:

That portion of the Southerly 14.00 feet of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 12, Township 1 South, Range 10 West, San Bernardino Meridian, in the City of Covina, County of Los Angeles, State of California, according to the Official Plat of said land, lying Easterly of the Easterly line of land described in deed to the City of Covina recorded July 25, 1956, as Instrument No. 3826 in Book 51837, Page 193 of Official Records 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:

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 consistent 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 and supplemental Environ-

mental Impact Report was made pursuant to C.E.Q.A., and the Council approves same and considered the matters set forth therein in rendering this decision.

7. That 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. That all City departmental requirements and conditions be met or satisfied.
2. That the developer lay in ducts from the public right-of-way to provide for the expansion of cablevision within the complex. The ducts shall be stubbed to the most appropriate location within the living area of each unit.
3. All utilities shall be placed underground on site.
4. That the RD zoning ordinance be used to guide and regulate the uses of the proposal as approved on the precise plan.
5. That all roof mechanical or solar equipment be concealed and not visible from adjacent properties.
6. Landscape and irrigation plans must be approved before gaining building permits.
7. All trash enclosures shall be designed in accordance with City Code and a minimum of one shall be provided for each 12 residential units.
8. That the construction of Phase 1 commence within 18 months from approval of this application and construction of Phase 11 within 12 months from recordation of the Grant Deed to 1000 Park Avenue.
9. That all City requirements not specifically stated or waived herein be maintained.
10. Fire Department requirements:
 - Scheme 1 and Scheme 11:
 - A. All building in excess of 3000 square feet on the second floor shall be provided with a separation wall which shall extend through the attic area.
 - B. Driveways (fire accessways) shall be provided with a minimum width of 25 feet.

- C. Fire accessways to be posted "No Parking" per 14.28.200 of the Covina Municipal Code.
- D. There shall be four (4) on site fire hydrants and a looped water systems.
- E. There shall be a 5 pound ABC portable fire extinguisher provided and mounted in each stairwell, one in each laundry room and one in the recreation building.
- F. Park Avenue shall be opened into the project for Scheme 11 as shown in Scheme 1.

11. Engineering Department requirements:

- A. The proposed trees shown in planter areas along the west (Schemes 1 and 2) and south (Scheme 1 only) boundaries of subject property will not be allowed since there are existing underground sewer mains and storm drain within close proximity of the proposed trees.
- B. The proposed block wall along with west property boundary (Schemes 1 and 2) shall be constructed in such a manner that no weight will be imposed on the existing sewer main which runs along and under the proposed wall.
- C. The modification of the existing Park Avenue improvements at the southwesterly entrance to this development (Scheme 1) shall be subject to approval by the Engineering Department. The modification of the existing Covina Boulevard improvements (Scheme 1 and 2) are being constructed as a requirement of Tract 44238, currently under construction.
- D. Scheme 2 should reflect an opening from Park Avenue into this development. This was a requirement of the Park Avenue street vacation. This modification shall also be subject to approval by the Engineering Department.

12. That all roofing material be concrete or ceramic tile or shakes.

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 2nd day of June, 1986.

Larry Straight
Mayor

ATTEST:

Frieda C. Richardson

City Clerk

APPROVED AS TO FORM:

Samuel J. ...

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 May 19, 1986, and thereafter at a regular meeting of the City Council held on June 2, 1986, signed by the Mayor and the Ordinance was passed and adopted by the following vote:

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

Frieda C. Richardson
City Clerk