

**ORDINANCE NO. 12-2009**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, MODIFYING PLANNED COMMUNITY DEVELOPMENT PCD 87-001, BY CHANGING CERTAIN PROVISIONS OF THE SIGN PROGRAM FOR THE COVINA TOWN SQUARE COMMERCIAL CENTER, AND MAKING CERTAIN FINDINGS AND CONDITIONS**

**THE CITY COUNCIL OF THE CITY OF COVINA DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1.** Pursuant to a Council public hearing conducted on June 19, 2012, and processing in the manner set forth by State law and local ordinance, and after recommendation thereon by the Planning Commission after a duly noticed public hearing on April 24, 2012, this modification (“Modification”) to Planned Community Development (PCD 87-001) 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 subject to the Modification:

Assessors Parcel Number 8408-001-055 as documented in Tax Assessors Records in the County of Los Angeles, State of California, also known as the Covina Town Square Commercial Center located at 1314-1318 N. Azusa Avenue (the “Center”).

**SECTION 3.** The proposed Modification amends the sign program originally approved by PCD 87-001 with respect to Type “G” signs within the Center. The Modification is hereby worded as follows:

**“Sign Type “G”:**

**TYPICAL SHOP TENANT INDIVIDUAL, CHANNEL LETTER, FASCIA SIGN**

- \* Maximum height - to be mounted at Developer approved locations only
- \* Average letter height - 20”
- \* Permitted users - any tenant
- \* Maximum sign area - length of sign shall not exceed 75% of tenant’s shop width or 30 feet, which ever is less
- \* Type of illumination - internal

- \* Permitted number - one sign per shop tenant on wall which faces public parking
- \* Also permitted - one logo or trademark not exceeding 12 sq. ft. in area

***Notwithstanding the above, three of the shop tenants occupying Building "I", or the building in the southwestern portion of the Center (presently "Hometown Buffet" (1318 N. Azusa Ave.); "Sprint" (1316 N. Azusa Ave.); and "Skyzone" (1314 N. Azusa Ave.)) may have two (2) signs, one sign which faces northerly onto public parking and another which faces westerly onto Azusa Avenue. The signs facing northerly shall comply with the standards as set forth above. The signs facing westerly shall conform to the following standards:***

***Sign A: The sign must be centered horizontally between the first (furthest north) and second expansion joints and centered vertically within the sign band. The sign may have a maximum letter height of 3', a maximum logo height of 3' 6", and a maximum sign length of 20'.***

***Sign B: The sign must be centered horizontally between the second and third expansion joints and centered vertically within the sign band. The sign may have a maximum letter height of 3', a maximum logo height of 3' 6", and a maximum sign length of 16'.***

***Sign C: The existing "HomeTown Buffet" sign located between the third and fifth (furthest south) expansion joints may remain in place as currently installed. Any new sign shall be centered both horizontally between the third and fifth (furthest south) expansion joints and vertically within the existing sign area or sign band. The sign may have a maximum letter height of 50", a maximum logo height of 50", and a maximum sign length of 32'."***

**SECTION 4.** After giving full consideration to all evidence presented at said hearing, both oral and documentary, reviewing the recommendation of the Planning Commission, and after being fully informed, the City Council hereby finds as follows:

1. The Modification to PCD 87-001 is consistent with the Covina General Plan. The Center will continue to conform to the existing "General Commercial" land use designation set forth in the General Plan. Further, this Modification fosters the occupancy of vacant tenant spaces within the Center and will enhance their ability to attract customers along Azusa Avenue, thereby boosting the economic base of the City. On the other hand, this Modification is relatively minor, focused on one building within the Center (Building "I") and, therefore, will not result in excessive signage or visual blight which would be contrary to the goals and policies of the Covina General Plan;
2. The Modification only makes minor alterations to the existing sign program governing the Center and only affects one building within the Center (Building

“I”). It does not alter the underlying zoning of the Center and, therefore, remains consistent with the Zoning Code;

3. The Modification only makes minor alterations to the existing sign program governing the Center and only affects one building within the Center (Building “I”). This Modification does not alter the existing layout of buildings and other structures, on-site parking, vehicle and pedestrian circulation, or other physical elements of the Center. Further, the additional signage allowed by this Modification is a significant distance from the two streets serving the Center (particularly Arrow Highway – 625’; Azusa Avenue – 130’). Therefore, the site remains adequate in size and shape to accommodate the use, as amended by this Modification;
4. The Modification only makes minor alterations to the existing sign program governing the Center and only affects one building within the Center (Building “I”). No additional buildings within the Center are proposed. Further, although this Modification may result in additional customer traffic coming to the Center, the impact on traffic will be negligible relative to Azusa Avenue and Arrow Highway. Both are four-lane primary arterial streets serving the Center and will remain adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed uses benefitting from this Modification;
5. The additional signage allowed by this Modification is limited to one building within the Center (Building “I”) and relatively minor in the context of the entire Center. With the exception of allowing additional and somewhat larger signage on one building within the Center, all signage within the Center must continue to comply with all applicable local ordinances and regulations to minimize its impact on neighboring properties. Further, the additional signage would not dominate or detract from the architectural integrity of Building “I”. The additional signage allowed by this Modification will face westerly into North Azusa Avenue. It will not face toward neighboring residential properties to the east nor toward any other sensitive uses in the vicinity. Lastly, no adverse effects or aesthetic problems have been identified in the years that Hometown buffet has had an off-premises sign on the west-facing wall of Building “I”. Therefore, this Modification is not detrimental to the surrounding property or uses permitted in the general area;
6. In its recommendation, the Covina Planning Commission has proposed 4 pages of conditions of approval regulating the additional signage allowed by this Modification. These conditions have been used successfully in similar signage-related applications in the past and will mitigate any negative impacts from the additional signage. Therefore, they provide adequate safeguards to protect the health, safety and general welfare;

7. The additional signage allowed by this Modification will result in a more balanced combination of signage and design on the western side of Building "I". In addition, the change would be consistent with prior direction about signage from the joint City Council/Planning Commission workshop regarding the Zoning Code update. Therefore, the Modification is necessary to protect the public peace, health and safety; and
8. The Modification only makes minor alterations to the existing sign program governing the Center and only affects one building within the Center (Building "I"). This Modification remains consistent with the originally approved precise plan of development for the Center and meets the intent of the existing sign program for the Center. The Modification is reasonable and consistent with previously-granted sign-related changes and exceptions, which are more specifically outlined in the Planning Commission's findings. Therefore, this Modification is in substantial compliance with the precise plan of the Center.

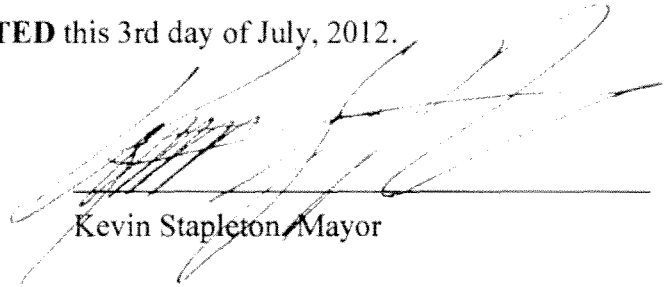
**SECTION 5.** In considering this application relative to the California Environmental Quality Act (CEQA) Guidelines, the City Council affirms the determination of the Planning Commission that this Modification is categorically exempt from the CEQA Guidelines (pursuant to Class 11, Section 15311(a)), because it consists of construction or placement of minor structures accessory to existing commercial facilities, including on-premise signage.

**SECTION 6.** The Modification to PCD 87-001, as set forth in Section 3 above, is hereby granted, subject to the following conditions of approval, which are deemed necessary to protect the public health, safety, and general welfare of the community:

(Conditions of Approval attached behind this Ordinance)

**SECTION 7.** 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.

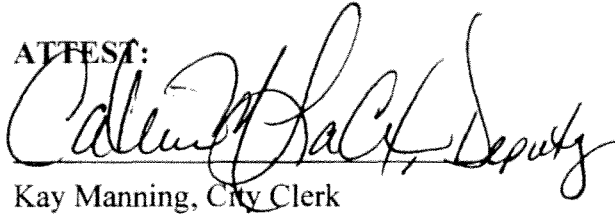
PASSED, APPROVED AND ADOPTED this 3rd day of July, 2012.



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Kevin Stapleton, Mayor

ATTEST:



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Kay Manning, City Clerk

APPROVED AS TO FORM:



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Marco A. Martinez, City Attorney

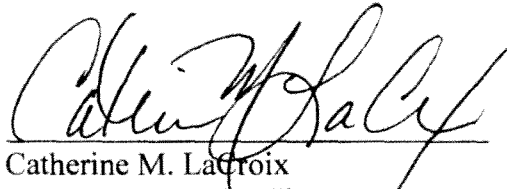
BY WILLIAM J. PRIEST, ASST. CITY ATTORNEY

**CERTIFICATION**

I, Catherine M. LaCroix, Senior Deputy City Clerk of the City of Covina, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Covina, held on the 19th day of June, 2012, and thereafter adopted on at a regular meeting of said City Council held on the 3rd day of July, 2012, by the following vote:

**AYES: ALLEN, DELACH, KING, LOW, STAPLETON**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Covina, California, this 3rd day of July, 2012.

  
Catherine M. LaCroix  
Senior Deputy City Clerk