

ORDINANCE NO. 88-1662

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-87-004, 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-2000 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code.

1207 North Sunflower Avenue

That portion of the southeast quarter of the northwest quarter of Section 8, Township 1 South, Range 9 West, San Bernardino Meridian of the subdivision of the Rancho Addition to San Jose, and a portion of the Rancho San Jose, in the County of Los Angeles, State of California as per map recorded in Book 22, Pages 21 and 22 of Miscellaneous Records, in the office of the office of the County Recorder of said County, described as follows:

Beginning at a point in the center lines of Sunflower Avenue, shown on said map as an unnamed street, adjoining said northwest quarter on the east, distant northerly thereon 762.00 feet from the southeasterly corner of said northwest quarter, thence west 349 feet to the westerly line of the land described in the deed to Warren M. Goble and wife, recorded November 2, 1943 as Instrument No. 935, in Book 20375, Page 271, Official Records; thence southerly

along said westerly line, 70 feet to the intersection of the westerly prolongation of the southerly line of the land described in the deed to Ralph J. Brown and wife, recorded on April 2, 1952, as Instrument No. 1641, in Book 38614, Page 316, Official Records; thence easterly along said westerly prolongation, 139 feet to the westerly line of the land described in the deed to Walter G. Brown and wife, recorded on December 23, 1959, as instrument No. 1762, in Book D-701, Page 781, Official Records; thence along the westerly and northerly boundaries of said land of Walter G. Brown, as follows:

North parallel with said center line of Sunflower Avenue, 5 feet and west, parallel with said southerly line of the land described in the deed to Ralph J. Brown, to said center line of Sunflower Avenue; thence north along said center line 65 feet to the point of beginning.

Except that portion of said land included within the line of any public road.

Also except therefrom that portion included within the land described as Parcel 10 to 15 in the deed to the County of Los Angeles recorded March 12, 1986, as Instrument No. 312647, Official Records of said County.

1213 and 1215 North Sunflower Avenue

Parcel 1:

The south 60 feet of that portion of the east half of the southeast quarter of the northwest quarter of Section 8, Township 1 South, Range 9 West, being a portion of the Rancho San Jose, in the County of Los Angeles, State of California, as per map recorded in Book 22, Pages 21 to 23 inclusive of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the center of Sunflower Avenue, distance 962 feet north from the southeast corner of the

northwest quarter of said section; thence west 200 feet; thence parallel with said Sunflower Avenue, south 200 feet; thence east 200 feet to the center of said Avenue; thence north 200 feet to the point of beginning.

Excepting any portion thereof included in the lines of any public road.

Parcel 2:

The south 60 feet of that portion of the east one-half of the southeast one-fourth of the northwest one-fourth of Section 8 Township 1 South, Range 9 West, being a portion of the subdivision of the Rancho Addition to San Jose, and a portion of the Rancho San Jose, in the County of Los Angeles, State of California, as shown on map recorded in Book 22, Page 21 et. seq., of Miscellaneous Records Los Angeles County, described as follows:

Beginning as the intersection of the center line of Sunflower Avenue with easterly prolongation of the north line of the land described in the deed to Floyd D. Creekmore and Neola Creekmore, recorded as Instrument No. 2114, on April 1, 1952, in Book 38604, Page 328, Official Records, of said County, said intersection being a point distant north 962 feet from the corner of the northwest one-fourth of said section, thence west along said northerly line and the prolongation thereof 200.00 feet to the northwest corner of the land described in said deed to Creekmore, and the true point of beginning; thence west along the westerly prolongation of said northerly line 149.00 feet to the northwest corner of the land described in the deed to Warren M. Goble and Rosa M. Goble, recorded as Instrument No. 935 on November 2, 1943, in Book 20375, Page 271, Official Records, Los Angeles County; thence south along the west line of the land described in said deed to Goble 200.00 feet to the intersection thereof; with the westerly prolongation of the south line of the land described in said deed to Creekmore; thence

east along said prolongation 149.00 feet to the southwest corner of the land described in said deed to Creekmore; thence north 200.00 feet to the point of beginning.

Parcel 3:

An easement for ingress and egress and public utilities purposes, together with the right to grant same to others, over the southerly 10 feet of the northerly 140 feet of that portion of the east half of the southeast quarter of the northwest quarter of Section 8, Township 1 South, Range 9 West, being a portion of the subdivision of the Rancho Addition to San Jose and a portion of the Rancho San Jose, in the County of Los Angeles, State of California, as shown on map recorded in Book 22, Pages 21 to 23 inclusive of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the center line of Sunflower Avenue, distant 962 feet north from the southeast corner of the northwest quarter of said section; thence west 349 feet to the northwest corner of the land described in the deed to Warren M. Goble and Rosa M. Goble, recorded as instrument No. 935 on November 2, 1943, in Book 20375, Page 271, Official Records of said County; thence south along the west line of the land described in said deed to Goble, 200 feet thence east 349 feet to the center line of said Sunflower Avenue; thence north 200 feet to the point of beginning.

Excepting any portion thereof included in the lines of any public road.

1221 North Sunflower Avenue

Parcel 1:

Portion of the southeast 1/4 of the northwest 1/4 of Section 8, Township 1 South, Range 9 West being a portion of the subdivision of the Rancho Addition to San Jose and a portion of the Rancho San Jose.

The south 80 feet of the north 140 feet of the east 170 feet of that portion of the east half of the southeast quarter of the northwest quarter of Section 8, Township 1 south, range 9 West, being a portion of the subdivision of the Rancho addition to San Jose and a portion of the Rancho San Jose in the County of Los Angeles, State of California, as shown on map recorded in Book 22, Pages 21 to 32 inclusive of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the center line of Sunflower Avenue, distant 962 feet north from the southeast corner of the northwest quarter of said section; thence west 200 feet; thence south 200 feet parallel with said Sunflower Avenue; thence north 200 feet to the point of beginning.

Except the east 40.00 feet thereof for street purposes.

Parcel 2:

The westerly 30 feet of the easterly 200 feet of the north 140 feet of that portion of the east half of the southeast quarter of the northwest quarter of Section 8, Township 1 South, Range 9 West, being a portion of the subdivision of the Rancho Addition to San Jose and a portion of the Rancho San Jose, in the City of Covina, in the County of Los Angeles, State of California, as shown on map recorded in Book 22, Pages 21 to 23 inclusive of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the center line of Sunflower Avenue, distant 962 feet from the southeast corner of the northwest quarter of said section; thence west 349 feet to the northwest corner of the land described in the deed to Warren M. Goble and Rosa N. Goble, recorded as Instrument No. 935 on November 2, 1943 in Book 20375, Page 271, official records of said County; thence south along the west line of the land

described in said deed to Goble, 200 feet; thence east 349 feet to the center line of said Sunflower Avenue; thence North 200 feet to the point of beginning.

Parcel 3:

The north 140 feet of that portion of the east half of the southeast quarter of the northwest quarter of Section 8, Township 1 South, Range 9 West, being a portion of the subdivision of the Rancho Addition to San Jose, and a portion of the Rancho San Jose, in the City of Covina, in the County of Los Angeles, State of California, as shown on map recorded in Book 22, Pages 21 to 23 inclusive of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Beginning at the intersection of the center line of Sunflower Avenue with the easterly prolongation of the north line of the land described in the deed to Floyd C. Creekmore and Neola Creekmore recorded as Instrument No. 2114 on April 1, 1952 in Book 38504 Page 328 of official records of said County; said intersection being distant north 962 feet from the southeast corner of the northwest quarter of said section; thence west along said northerly line and the prolongation thereof, 200 feet to the northwest corner of the land described in said deed to Creekmore and the true point of beginning; thence west along the westerly prolongation of the said northerly line 149.00 feet to the northwest corner of the land described in the deed to Warren M. Goble and Rosa N. Goble, recorded as instrument No. 935 on November 2, 1943 in Book 20375 Page 271 of official records of said County; thence south along the west line of the land described in said deed to Goble, 200 feet to the intersection thereof with the westerly prolongation of the south line of the land described in said deed to Creekmore; thence east along said prolongation 149.00 feet to the southwest corner of the land described in said deed to Creekmore;

thence north 200 feet to the true point of beginning.

1229 North Sunflower Avenue

The north 60 feet of the east 170 feet of that portion of the east one-half of the southeast one-quarter of the northwest one-quarter of Section 8, Township 1 South, Range 9 West, being a portion of the subdivision of the Rancho Addition to San Jose, and a portion of the Rancho San Jose, in the City of Covina, in the County of Los Angeles, State of California, as per map recorded in Book 22, Pages 21 to 23 inclusive of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the center of Sunflower Avenue, distant 962 feet north from the southeast corner of the northwest one-quarter of said section; thence west 200 feet; thence parallel with said Sunflower Avenue, south 200 feet; thence east 200 feet to the center of said avenue; thence north 200 feet to the point of beginning.

Except any portion thereof included in the lines of any public road.

Except therefrom that portion of the westerly 10 feet of the easterly 40 feet of the southeast quarter of the northwest quarter of Section 8, Township 1 South, Range 9 West, subdivision of the RO addition to San Jose and a portion of the RO San Jose and a portion of the RO San Jose, as shown on map recorded in Book 22, Pages 21, 22 and 23, of Miscellaneous Records, in the office of the Registrar-Recorder of County of Los Angeles, which lies within that certain parcel of land described in deed to James M. Mayes et ux, recorded as Document No. 1394, on August 8, 1974, in Book D6374, Page 710, of official records, in the office of said Registrar-Recorder.

To be known as Sunflower Avenue, as conveyed in a deed recorded January 23, 1986 as Instrument No. 86-90950.

1239 North Sunflower Avenue

That portion of Section 8, Township 1 South, Range 9 West, in the subdivision of Rancho Addition to San Jose, and a portion of the Rancho San Jose, in the City of Covina, in the County of Los Angeles, State of California, as per map recorded in Book 22, Pages 21 et seq., of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Beginning at a point on the westerly line of Sunflower Avenue, distant south 264 feet from the intersection of said westerly line with the southerly line of Cienega Avenue; thence parallel with said southerly line, west 150.7 feet; thence parallel with said westerly line, south 64 feet to a line bearing west from a point in said westerly line, distant south 128 feet from said intersection; thence along said last mentioned line, east 150.7 feet to said westerly line; thence north 64 feet to the point of beginning.

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.

Fact: The number of units is consistent with the General Plan and proposed zoning designations. Setbacks, parking, vehicular and pedestrian access, open space, landscaping and various other elements are all sufficient.

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.

Fact: The proposal will generate an additional 276 average daily trips. Sunflower Avenue (four through lanes and two parking lanes) and Cienega Street (four through lanes and two parking lanes) are both adequate



in size and capacity to accommodate the additional traffic.

3. That the proposed use is not detrimental to the surrounding properties or uses permitted in the general area.

Fact: The apartment complex would be similar to other medium-density residential developments in the area. Currently there are condominium and townhouse complexes surrounding the site on all sides.

4. That the requested PCD overlay zone is compatible with the General Plan.

Fact: The General Plan land use designation for the area is medium-density residential (7-20 units per acre). This proposal will have a net density of 20. Therefore, compatibility would be achieved.

5. That the proposal will not create any adverse effect or impacts upon the immediate neighborhood.

Fact: Pursuant to CEQA, an environmental assessment has been made, and the project will be issued a Negative Declaration.

SECTION 4. The application for a Planned Community Development Overlay Zone is hereby granted subject to the following conditions deemed necessary to protect the public health, safety and general welfare of the community:

1. The rear walls of the garages located on the westerly property line shall be constructed of decorative masonry and at least one-hour fire resistant materials. Drainage shall not flow on the abutting property.
2. Where there are currently no such walls in existence, a six-foot high slumpstone wall shall be constructed along all side and interior property lines. On walls located along side lot lines, the height shall be reduced to no greater than three feet for the first twenty-five feet from the front property line.
3. A five-foot high fence shall be located around the pool,

and it must have a self-closing, locking gate. The latch is to be measured four-feet ten-inches off the ground.

4. The direction of drainage must flow to the storm drain on Sunflower Avenue, not onto abutting properties, except where it can be done via an approved easement.
5. The average grade differential between the site and abutting properties shall be no more than twelve (12) inches high. Also the average grade differential between the site and abutting properties shall be no more than eighteen (18) inches at any one point.
6. The applicant shall legally combine the seven lots to form one lot or execute and record a covenant to hold the seven lots together. Such agreement shall be to City approval.
7. All departmental comments on Site Plan Review 87-036 shall be conditions of this development, unless superseded by this approval or waived by the issuing department.
8. If development fails to commence within one year after the effective date of approval, the proposal will be considered void.
9. The applicant shall comply with all applicable Covina Municipal Code requirements except where specifically waived under this approval or waived on the site plan.
10. All roof- and ground-mounted mechanical equipment (e.g., air conditioning systems) shall be screened from the right-of-way and abutting properties with landscaping and/or materials compatible to the buildings.
11. Lighting shall be oriented so as not to shine on abutting properties.
12. The RD Ordinance shall be used as a guide for this development.
13. Landscaping and irrigation plans identifying all plants with complete irrigation system must be approved prior

to issuance of building permits. Please submit these plans to the Planning Division.

14. The developer shall lay in ducts from public right-of-way to provide for the expansion of cablevision within the residential area. The ducts shall be stubbed to the most appropriate location within the living area.
15. The placement of postal box receptacles must be coordinated with the Covina Post Office. The Planning Division will review the proposal.
16. New and changing ordinances before final approval of site plan, may warrant new review.
17. Trash bin enclosures shall conform to City standards. (See enclosed sheet requirements).
18. Provisions of Chapter 24 of the State Code relating to handicapped persons shall apply to this development.
19. Please submit a sign plan for the development of the site plan prior to erection of any signs.
20. Wood trim shall be incorporated around all doors and windows of all elevations. The wood trim shall be color-coordinated with the stucco on the buildings.
21. Masonry materials shall be incorporated into the design of each building.
22. The detached garages at the rear shall be constructed of stucco and mission tile roofs to match the main buildings. The garage doors shall match too.
23. Stamped concrete shall be provided in the driveways adjacent to the sidewalk at both entrances and at other segments in the complex.
24. Engineering Department requirements:
  - A. A copy of a current grant deed or title policy showing the current record owner(s) and legal description of the subject property shall be submitted.
  - B. The current record owner(s) shall sign forms (prepared by the Engineering Department) requesting that

the subject property be annexed to the Covina Lighting District and the Covina Landscaping District. Once the property is annexed to these districts, the property owner(s) will be periodically assessed for street light energy, landscaping and appurtenant maintenance costs.

C. The developer shall install the following public improvements in accordance with city standards:

(1). Remove any existing driveway approaches which are not to be used and replace with full height curb and sidewalk.

(2). Construct new driveway approaches. There shall be a minimum distance of 3' between the power poles and edge of the proposed driveway approaches. The developer shall have the Southern California Edison Company relocate the existing poles or the driveway locations shall be revised.

(3). Install street trees on Sunflower Avenue as required. Tree species, irrigation and planting requirements shall be determined by the Covina Public Works Department.

(4). Install a Southern California Edison Company-owned marbelite pole with 16,000 lumen light and underground wiring. The new light shall be located 180' south of the north property line.

D. If the property is to drain to the existing storm drain in Sunflower Avenue, the developer shall obtain permission and secure all necessary permits to connect to the existing Flood Control owned storm drain.

E. A \$10,000 faithful performance or cash bond covering the public improvements shall be submitted.

F. The following cash deposits are required:

Engineering and inspection fee	\$ 700.00
Street light energy and maintenance	180.00
Sewer Ordinance charge	3,072.00

G. All utilities shall be placed underground. Underground cable television service shall be provided to each apartment unit prior to occupancy.

H. Developer shall revise the site plan to show the public improvements to be constructed.

25. H.C.D.A. Department requirements:

The drawings submitted indicate that Plans "A" - 7 units, "B" - 7 units, and "C" - 2 units are required to meet Title 24 of the California Administrative Code. They may not be in compliance in the following manner:

A. Walkways: Walkways leading to an adaptable/ accessible unit must have a continuous, common surface, uninterrupted by steps. If the slope of the walkway is greater than 1:20, continuous, full length handrails are to be placed along each side of the walkway. The handrails are to extend at least 12 inches beyond the top and bottom of the walkway, and the ends are to be returned. Maximum allowable walkway slope is 1:12.

B. Entry/Exit Doors: Entry/exit doors to an accessible unit shall have a level landing area which is at least 60 inches wide and 60 inches in length. The landing shall be no more than 1/2 inch lower than the doorway threshold (this requirement also applies to sliding patio doors). Changes in level between 1/4 inch and 1/2 inch must be beveled. The level landing area must extend 24 inches past the strike edge of the door on the exterior surface.

C. Entry, Opening, and Passage Door: Every entry, opening, or passage door of an accessible unit must have a minimum clear opening of 32 inches when the door is in a fully open position. Each so mentioned

door must have a clear, level landing area extending at least 18 inches past the strike edge of the door on the interior surface.

Each mentioned door that is to be lockable/latchable door shall have hardware capable of being operated with a single effort and designed to provide passage without requiring the ability to grasp the opening hardware. Each exit door shall be openable from the inside without the use of a key or special knowledge or effort.

D. Bathrooms: At least one bathroom in each designated unit shall be made accessible/adaptable.

(1). Bathtub Area: A clear floor space 48 inches long by 30 inches wide, perpendicular to the tub, shall be provided in front of the bathtub.

(2). Lavatory Area: A clear floor space 48 inches long, measured from the lavatory supporting wall, by 30 inches wide, including the area beneath the lavatory, shall be provided.

(3). Toilet Area: A clear floor space 48 inches long measured from the front of the toilet, by 36 inches wide, shall be provided.

The clear floor space required for each component may overlap the required clear floor space of any other component.

E. Bedrooms: At least one bedroom in each designated unit shall be made accessible. The closet serving the accessible bedroom shall also meet the accessibility requirements.

F. Path of Travel: Access to and egress from a particular area designated as being accessible must have a clear path of travel for wheelchair users.

G. Bath and Kitchen Faucets: Faucets in the bathroom and kitchen are to be lever style.

- H. Bathtub Enclosures: If bathtub enclosures are to be installed, they are to be so designed that the complete removal of the enclosure and its hardware is possible to provide total accessibility to the bathtub.
  - I. General: The operating handle of all switches, all electrical outlets, and "backing" for the possible installation of handrails/grabrails, are to all be positioned/installed in compliance with Title 24.
  - J. Handrails: Handrails being installed for any stairway, along steps, or at slopes/ramps, are to be extended at least 12 inches beyond the top of a landing, at least 12 inches beyond the bottom of a landing, and, for steps and stairways, extend beyond the bottom steps, as measured from the tread nose, the width of the tread plus an additional 12 inches.
26. Police Department requirements:
- A. Use caution in selection of ground cover to allow for maximum visibility particularly in the areas of walkways and doorways.
  - B. Exterior Doors
    - (1). All exterior wood doors shall be solid core construction with minimum thickness of 1-3/4".
    - (2). Doors swinging out shall have non-removable hinge pins, including pedestrian doors into garage.
    - (3). Deadbolt locks with 1" throws required on all outside doors. Bolt must be hardened steel. Cylinders shall be designed or protected so they cannot be gripped by pliers or other wrenching devices, i.e., tapered casing with swivel capabilities.
  - C. Doors, Sliding Glass
    - (1). Auxiliary locking device to augment manufacturers door lock. Lock shall prevent door

from being lifted from frame and shall prevent door from being slid sideways (open).

D. Windows

(1). Windows shall be constructed so that when window is locked, it cannot be lifted from frame.

E. Parking Areas (Multi-Family Dwellings)

(1). One light fixture shall be provided for each four parking spaces. They shall be placed so as to light the parking and garage areas. All main entrances shall have one light fixture and the laundry room shall have one.

(2). All light fixtures shall be protected by a wire guard.

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 1st day of February, 1988.

*Larry Straight*

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Mayor

ATTEST:

*Theda C. Linderson*

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City Clerk

APPROVED AS TO FORM:

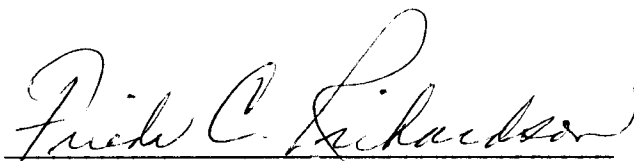
*Larry Straight*

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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 January 18, 1988, and thereafter at a regular meeting of the City Council held February 1, 1988, 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

  
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City Clerk