

ORDINANCE NO. 88-1663

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 ZCH-87-005 (PCD), 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 R-1-7500/M-1 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code.

The Cienega School site is described as real property in the State of California, County of Los Angeles, as that portion of Fractional northeast quarter of Section 12, Township 1 South, Range 10 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the official plat of said land filed in the District Land Office on April 27, 1988, described as follows:

Beginning at the intersection of the center lines of Ben Lomond Avenue and Cienega Avenue as said intersection is shown on the map of Tract No. 15973, recorded in Book 539, pages 17 to 19 inclusive of Maps, in the office of the County Recorder of said County; thence along the center line of Ben Lomond Avenue, North 0 degrees, 25' 17" West 700.17 feet, more or less, to the southwesterly prolongation of the

southeasterly line of the land described in the deed to Floyd A. Duncan, et ux, recorded on December 27, 1945, as Instrument No. 1116, in Book 22515, Page 274 of Official Records of said County; thence along said prolongation and along said southeasterly line, North 79 degrees 07' 48" East 687.60 feet; thence parallel with the center line of said Ben Lomond Avenue, South 0 degrees 25' 17" East 830.48 feet to the center line of Cienega Avenue, as shown on the map of said Tract No. 15973; thence along said last mentioned center line North 89 degrees 56' 45 West 676.22 feet, more or less, to the point of beginning.

EXCEPT that portion of said land lying southerly of the following described line: Beginning at a point in the west line of said fractional northeast quarter 1342.40 feet north of the southwest corner of said northeast quarter; thence east 1277 feet.

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 proposed zone change is compatible with the zoning of adjacent properties.

Fact: Existing industrial activities are adjacent to the north and east sides of the site. The south and west sides of the site are bordered by Cienega Street and Barranca Avenue which establish good boundaries for industrial use.

2. That the proposed zoning is compatible with the General Plan.

Fact: The General Plan calls for the support of a diversified economic base including the preservation of the industrial element of the community. The plan calls for industrial activity to be located in areas with good

transportation connections. The land to the east is designated by the plan for industrial use.

3. That the proposed zone change will not affect the public health, welfare and general well being of the community.

Fact: The Environmental Impact report prepared for the project has not identified any potentially significant impacts affecting the public. No such impacts have been identified by City staff or the public.

4. That the site for the proposed use is adequate in size and shape to accommodate the use.

Fact: The parcel is large enough to provide adequate buffer landscaping streets and amenities and still leave substantial developable land area. The parcel is over ten acres in size and is approximately square in shape.

5. That the site for the proposed zone change 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: Barranca Avenue is an arterial street and has sufficient available capacity for the additional traffic estimated to result from the proposal. The traffic study has identified no significant adverse traffic impacts.

6. That the proposed zone change will not create an adverse effect or impact upon the immediate neighborhood.

Fact: The proposed 40 foot wide landscape buffer and wall adjacent to Cienega Street will visually screen and accent any industrial activities and prevent any industrial traffic from going directly from the site to Cienega Street. Restrictions on allowable uses and architectural design should prevent incompatible uses.

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. This approval shall constitute conceptual approval of a 15-lot light industrial subdivision generally matching the configuration shown in Exhibit "A" together with any code exceptions specifically shown on the conceptual plan. Site plan approval shall be obtained prior to issuance of building permits for any structures constructed on their respective lots. Major revisions to the conceptual plan shall require review and approval by the Planning Commission and/or City Council.
2. The development of the site shall be in accordance with the "Architectural Guidelines for Arrow-Grand Commercial-Industrial Park."
3. There shall be no industrial, vehicular or pedestrian access between the site and Cienega Street. Existing former school buildings may retain their access to Cienega Street until demolished, or for two years, whichever is first.
4. A 40 foot wide landscaped setback shall be provided adjacent to Cienega Street.
5. An eight foot high concrete or masonry wall shall be constructed parallel to and 40 feet north of Cienega Street wherever there is no building on the property line.
6. A minimum twenty foot wide landscaped setback and a fifty foot building setback shall be provided adjacent to Barranca Avenue.
7. An eight foot high decorative concrete or masonry wall shall be constructed parallel to and 20 feet east of Barranca Avenue from a point 40 feet north of Cienega

Street to a point 30 feet south of the intersection of the proposed street with Barranca Avenue.

8. Where a street abuts San Dimas Wash, a landscape treatment shall be provided. At minimum it shall consist of a 7' - 8' decorative concrete or masonry wall and a ten foot wide landscaped planter.
9. The developer shall submit, obtain approval and record a subdivision tract map in accordance with Chapter 16 of the Covina Municipal Code prior to issuance of occupancy permits for any structures on the site.
10. This approval shall expire one year from the date of Council approval. If a tentative subdivision map is approved by that date, then this approval shall be extended for a period of three years.
11. Any industrial development shall conform to any and all provisions set forth in specific Disposition and Development Agreements to be signed between the individual developers and the Covina Redevelopment Agency.
12. The use of the subject site shall be restricted to those uses listed under "Industrial Park Development" in Section 3 of Ordinance No., 1403 of the City Council of the City of Covina with the addition of temporary governmental offices not to exceed two years.

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

MAYOR

ATTEST:

Frieda C. Richardson

City Clerk

APPROVED AS TO FORM:

Lowell J. Erickson

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

Frieda C. Richardson
City Clerk