

ORDINANCE NO. 88-1668

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-88-001, 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(PCD) as such zone is defined in Title 17 of the Covina Municipal Code.

Those portion of the Rancho La Puente and the Rancho Addition to San Jose, described as a whole as the West half of the Northwest quarter of the Southeast quarter of Section 8, Township 1 South, Range 9 West, San Bernardino Meridian, as per map recorded in Book 2 at Page 34 of Records of Surveys, records of said county.

EXCEPTING THEREFROM the southerly 668.00 feet thereof.

Subject to easements of record.

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 site is level, eight acres in size and square shaped. It has no unusual features which hinder develop-

ment. The proposed lots and houses provide adequate dwelling area, setbacks and outdoor space for future residents.

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: Sunflower Avenue and Covina Boulevard are adequate in size and capacity to accommodate traffic from this development. Internal traffic will be minimized and the safety of future residents enhanced by the cul-de-sac design.

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

Fact: The site is surrounded on three sides by existing single family residential development and on the fourth by a school which is zoned single family residential. The proposed houses would be of greater value and superior design than the majority of houses in the area.

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

Fact: The General Plan permits a residential density of between zero and six dwelling units per acre. The proposal calls for 4.9 units per acre.

That the proposal will not have significant adverse effects or impacts on the environment.

Fact: The proposal was reviewed pursuant to the initial study process of the California Environmental Quality Act and is substantially similar to a project previously proposed for the same site for which a Draft Environmental Impact Report was prepared. No significant adverse environmental impacts were identified in either study.

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. Detailed architectural plans shall be submitted to the City Council and Planning Commission for approval as a general matter prior to issuance of building permits.
2. This approval shall constitute approval of the general design layout and concept for 39 lots. It shall also constitute approval of any Code exceptions mentioned in the staff report or clearly noted on the site plan and not specifically denied by the Planning Commission and/or City Council. Detailed plans shall be submitted for staff approval prior to issuance of building or construction permits.
3. All departmental conditions and comments from Site Plan Review 87-050 shall be requirements of this proposal except where waived by the issuing department and not superseded by City Council action.
4. A Homeowners' Association shall be established to maintain all common entrance and perimeter landscaped areas. At least one tree shall be planted for each twenty feet of street frontage in this perimeter strip. At least 25% of the trees shall be 24" box size or larger.
5. Covenants, Conditions and Restrictions (CC&Rs) shall be recorded to prohibit recreational vehicle parking in the front yard setback, to regulate modifications to the residences, control roof mounted antennas, prohibit roof mounted utility equipment and address such other City concerns. The CC&Rs shall grant the City the right, but not the obligation, to enforce their terms. These CC&Rs shall be to staff approval and shall be recorded prior to or concurrent with the final subdivision map.

6. Front and street side yard landscaping and irrigation is required prior to occupancy of each residence. Landscaping improvements shall include full ground cover, adequate shrubbery and an average of at least two - 15 gallon or larger trees per residence. Rear yard landscaping and irrigation shall be provided in all slope areas and to provide a visual screen where any lot rears on Glen Oak Elementary School. Trees used for this purpose shall be at least 15 gallon in size. These shall be in addition to required street trees and common landscape areas. The landscape plan and installation shall be to City approval and meet City standards.
7. At least three different exterior design packages shall be available for each floor plan.
8. No driveway shall have a slope in excess of 6%.
9. The Planning Commission and City Council hereby recommends that the four foot sidewalk be placed adjacent to the curb on the proposed interior streets and that a three foot easement for landscaping and a five foot sidewalk be provided in the right-of-way for Sunflower Avenue.
10. No garage shall be within 20 feet of the public right-of-way.
11. All improvements shown on the plans and all representations made by the applicant at the public hearing shall be conditions of this approval.
12. The placement of postal box receptacles must be coordinated with the Covina Post Office. The Planning Division will review the proposal.
13. Installation of a security system is required as per Section 8.20.065 of the Covina Municipal Code. Please coordinate this activity with the Police/Fire Departments.
14. All new utilities shall be placed underground on site.
15. That all roof equipment be concealed and not visible

from adjacent properties.

16. Solid decorative fencing between 5 feet and six feet in height shall be provided on all interior property lines and fence lines shown on the conceptual plan.
17. That all City requirements not specifically stated or waived herein shall be maintained.
18. Approval of this PCD shall be for a one year period. If the applicant gains approval of a tentative subdivision map during that time, then this approval shall be automatically extended to run coterminous with said map.
19. Engineering Department requirements.

- A. The provisions of Chapter 16 of the Covina Municipal Code entitled "Subdivision" will apply. The school property shall be included in the tract boundary and shall be shown as a separate lot.
- B. A copy of a current grant deed or title policy showing the current record owner(s) and legal description or subject property shall be submitted.
- C. 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.
- D. The developer shall install the following public improvements.

Covina Boulevard

- (1). Edison-owned street light system.
- (2). Street trees and irrigation system.

Sunflower Avenue and Cypress Street

- (1). Edison-owned street light system.
- (2). Fill in existing parkway strips with concrete

sidewalk. All proposed landscaping behind the sidewalk shall be placed in private property.

(3). Street trees and irrigation system.

Asherton Avenue

(1). Widen west side of street from Brookport Street to Cypress Street.

(2). Edison-owned street light system.

(3). Street trees and irrigation system.

New Interior Streets

(1). Curb, gutter, sidewalk, street paving, drive approaches, wheelchair ramps, public sewer main.

(2). Edison-owned street light system.

(3). Street trees and irrigation system.

E. Faithful performance and labor and material bonds covering the required public improvements shall be submitted.

F. The following cash deposits are required:

(1). Engineering and inspection fee.

(2). Street light energy and maintenance fee.

G. All utility services shall be placed underground. Underground cable television service shall be provided to each lot.

H. The contractor constructing the public improvements shall obtain a City business license and permit and shall satisfy the City's insurance requirements.

I. The developer shall provide the City with public improvement plans (prepared by a licensed civil engineer) that show all of the existing and proposed public improvements for this project. The drawings are to be prepared on City vellum and will be retained by the City for our records.

20. 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. Dwellings constructed after the year 1981 are required to incorporate an alarm system (Covina Municipal Code Section 8.20.065).

C. 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.

D. 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).

E. Windows

(1). Louvered windows shall not be used.

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

21. Fire Department requirements:

A. The water system shall be looped with minimum 8" water main. The system shall be connected with water main on Asherton Avenue at Brookport Street and one at Bellbook Street and also connected to the Sunflower Avenue main.

B. James Jones 3700 fire hydrants shall be installed at the following locations:

(1). Southeast corner of Lot #1.

- (2). Southeast corner of Lot #26.
- (3). Northwest corner of Lot #22.
- (4). Northwest corner of Lot #17.

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 18th day of April. 1988.

Larry Straight
MAYOR

ATTEST:

Frieda C. Richardson
City Clerk

APPROVED AS TO FORM:

Samuel E. Erikson
City Attorney

I, FRIEDA C. RICHARDSON, City Clerk, Covina, California, CERTIFY that this ordinance was introduced to the City Council at a regular meeting of the City Council held April 4, 1988, and thereafter, at a regular meeting of the City Council held April 18, 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