

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA ESTABLISHING A PCD ZONE CLASSIFICATION FOR CERTAIN PROPERTY TO BE ANNEXED TO THE CITY OF COVINA, ZONE CHANGE APPLICATION PCD-88-002, 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 rezoned RD-2950 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code.

The north 100.00 feet of the south 209.00 feet of that portion of the west half of the southwest quarter of the northeast quarter of Section 8, Township 1 South, Range 9 West, San Bernardino Meridian, lying northerly of a line drawn easterly at right angles with the center line of Sunflower Avenue, 60 feet wide, as shown on a Licensed Surveyor's Map filed in Book 2, Page 34 of Record of Surveys, records of said county, through a point in said center line distant 254.25 feet northerly thereon from the intersection of said center line with the northerly line of the right-of-way of the Southern Pacific Railway as said right-of-way is described in the Decree recorded in Book 1061, Page 100 of Deeds, records of said County.

Except therefrom the east 266.00 feet of said land.

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 use.

Fact: The site is relatively flat, rectangular, and large enough to accommodate a 12-unit condominium complex.

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 was recently repaved and widened to four through lanes. The development would generate about 72 average daily trips. Sunflower Avenue is able to handle this increased traffic.

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

Fact: There is an existing condominium project to the south. Across the street (on the west side of Sunflower Avenue), there are already condominium developments and an apartment house under construction. The character of Sunflower Avenue (between Cienega Street and Covina Boulevard) has been changing from low to medium density.

4. That the conditions stated in the decision are deemed necessary to protect the health, safety and general welfare.

Fact: The proposed conditions enable the project to comply with zoning standards and will result in development that is visually compatible with surrounding development.

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. A minimum five-foot wide landscaped planter shall be installed between parking spaces 14 and 15 and the rear property line on the east and a minimum of 2-1/2 feet on the north property line.
2. The code provision of a requirement for a 53 foot rear yard setback shall be waived.
3. Brick shall be incorporated around each elevation of buildings 1, 2, 3 and 4.
4. Wood trim shall be used around all doors and windows of all sides of buildings 1, 2, 3 and 4.
5. The roof of each building shall be composed of clay, concrete or ceramic tile.
6. All building and roofing materials must be color-coordinated.
7. Both front elevations must be corrected to show the "pop out" portions of the bathrooms and dining rooms.
8. On subsequent plans, please show location of heating and air conditioning systems for each unit. All heating and air conditioning devices, plus any other roof and ground-mounted equipment, shall be screened on all sides with landscaping and/or building materials that are 1) at least as high as the items being concealed and 2) architecturally compatible to the structures. In addition, none of the equipment can be located in a required front or side yard.
9. No less than 14 open parking spaces shall be provided. All open parking spaces shall be at least 9 feet by 19 feet, including vehicular overhangs. One handicapped stall, which complies with state requirements, shall be provided also. The handicapped stall may be included

in the above minimum required number.

10. A 6-foot high decorative masonry wall shall be constructed along all interior property lines. Along the side property lines, the wall shall be reduced to no higher than 3 feet measured 25 feet from the front property line.
11. All garages must allow for two foot vehicular overhangs. Also, no garages may be less than 20 feet by 20 feet in size.
12. The minimum driveway width, at any one point, must be no less than 25 feet.
13. All outside lighting shall be hooded so as not to shine on abutting properties.
14. In units 3, 4, 7 and 10, please identify the following:
  - A. Washer and dryer space,
  - B. Water heater, and
  - C. Toilet in bathroom #1.
15. For all units, identify closets for bedrooms 2 and 3 as well as linen closets.
16. The trash bin enclosure shall conform to all City standards, including the requirement that the walls be constructed of decorative masonry materials.
17. The applicant shall provide a pool, spa, weight facility, children's play area or other common recreation facility to staff approval.
18. Two permanent plot plans showing townhouse numbers and locations shall be placed within the front setback area near the driveway and near the walkway.
19. Each unit shall have separate sewer laterals. All utilities leading to the units must come from the common yard open space.
20. The the RD Ordinance shall be used as a guide for the development.

21. The General Plan designation established shall be Medium Density Residential.
22. The direction of drainage shall flow to the storm drain on Sunflower Avenue, not onto abutting properties.
23. This development is contingent upon approval of Tentative Tract Map 46549 and is subject to any conditions thereof.
24. If development fails to commence within one year after approval of Final Tract Map 46549, the proposal will be considered void.
25. Stamped concrete shall be provided on the driveway at the entrance in the middle area of the project.
26. 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.
27. 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.
28. The developer of postal box receptacles must be coordinated with the Covina Post Office. The Planning Division will review the proposal.
29. 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 and Fire Departments.
30. New and changing ordinances before final approval of site plan may warrant new review.
31. All site plans not acted upon within one year after date of letter of final approval will be considered void.
32. Please submit a sign plan for the development of the

site plan prior to erection of any signs.

33. Ordinance requirements not herein listed are still applicable.

34. Police Department requirements:

A. 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.

B. 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).

C. 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.

D. Parking Areas

(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.

35. Fire Authority requirements:

- A. The existing proposed plan will require one on-site fire hydrant, James Jones 3700. The on-site fire main shall be a minimum of 8 inches in diameter and capable of delivering 1500 gallons per minute.

36. Engineering Division requirements:

- A. The provisions of Chapter 16 of the Covina Municipal Code entitled "Subdivision" will apply and full public improvements are required for this project.
- B. 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.
- C. The current record owner(s) shall sign forms (prepared by the Engineering Division) 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 in accordance with City standards:
- (1). Remove both existing unused drive approaches and replace with full height curb and sidewalk.
  - (2). Construct new 6" thick drive approach (25' minimum width) with 4' "Xs."
  - (3). Construct parkway drain. If more than one pipe is necessary to handle the property run-off, a box culvert (L.A. County Parkway Drain #1) shall be constructed.
  - (4). Install street tree(s) on Sunflower Avenue as

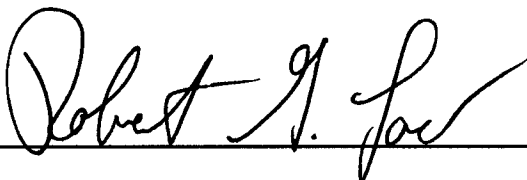
required. Three species, irrigation and planting requirements shall be determined by the Covina Engineering Division.

- E. One Southern California Edison Company-owned street light (16,000 lumens) with underground wiring shall be installed on the east side of Sunflower Avenue 3' south of the northerly property line of subject property.
- F. A \$9,000 faithful performance or cash bond covering the required public improvements shall be submitted.
- G. The following cash deposits are required:

Engineering and inspection	\$630.00
Street light energy and maintenance	\$180.00
- H. All utilities shall be placed underground. Underground cable television services shall be provided to each unit prior to occupancy.
- I. Developer shall revise the plan to show the public improvements to be constructed.

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 6th day of September, 1988.

  
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MAYOR



ATTEST:

Frieda C. Richardson

City Clerk

APPROVED AS TO FORM:

Charles J. Vee

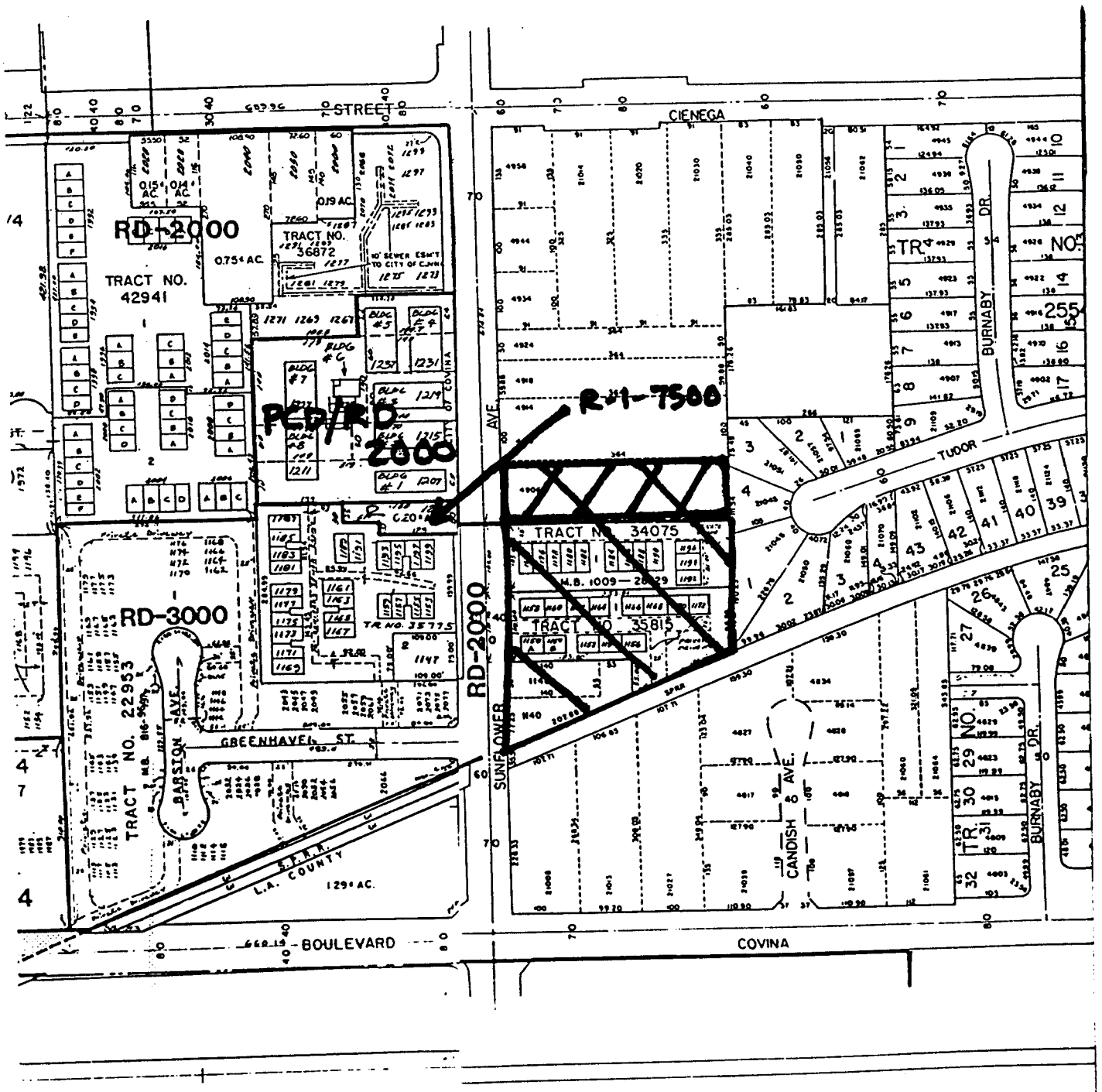
City Attorney

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 August 15, 1988, and thereafter at a regular meeting of the City Council held September 6, 1988, signed by the Mayor and the ordinance was passed and adopted by the following vote:

AYES: Coffey, Lancaster, O'Leary, Low  
NOES: None  
ABSENT: Morgan

Frieda C. Richardson  
City Clerk

GPI 88-003  
 PCD 88-002



AREA PROPOSED FOR PREZONING RD-2950/PC17



AREA PROPOSED FOR MEDIUM DENSITY RESIDENTIAL  
 GENERAL PLAN DESIGNATION