

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-88-007, 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-4000 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code.

Being that portion of the subdivision of the land belonging to Gabriel Aguayo, in the City of Covina, County of Los Angeles, State of California, as per map recorded in Book 22, Page 16 of Miscellaneous Records, in the office of the county recorder of said county, described as follows:

Commencing at the intersection of the center line of Azusa Avenue, 100 feet wide, as said center line is shown on the map of Tract 16703, recorded in Book 588, Pages 26 and 27 of Maps, in the office of the county recorder of said county, with the center line of the Southern Pacific Railroad Right of Way, 33 feet wide, as said last mentioned center line is shown on the map of said Tract 16703; thence along the center line of said Azusa Avenue, South 0 degrees 06' 54" West 645.00 feet to the point of intersection of said center line with the Easterly prolongation of the most Northerly line of the land described in the deed to the Market Basket, a corporation, recorded on January 6, 1954 as Instrument No.

487, in Book 43525, Page 145, Official Records of said county; thence along said prolongation, and said most Northerly line South 88 degrees 05' 05" West 350.32 feet to its intersection with a line which is parallel with and 350 feet Westerly, measured at right angles, from said center line of Azusa Avenue, 100 feet wide, being the true point of beginning for this description; thence continuing along said most Northerly line and the Westerly prolongation of said most Northerly line South 88 degrees 05' 05" West 317.10 feet to the Northerly prolongation of the most Westerly line of the land described in said deed to the Market Basket, a corporation; thence North 89 degrees 56' 37" West 666.88 feet to the Northeast corner of Lot 20 of said Tract No. 16703; thence along the Easterly boundary of said Tract 16703 to and along the Easterly boundary line of Tract 29876, as per map recorded in Book 739, pages 35 and 36 of Maps, in the office of the County Recorder of said county, and the Northerly prolongation of said last mentioned Easterly boundary line North 0 degrees 07' 10" East 659.52 feet to the Southerly line of said Southern Pacific Railroad Right of Way 33 feet wide; thence along said last mentioned Southerly line South 89 degrees 35' 50" East 983.85 feet to a line which is parallel with and 350 feet Westerly, measured at right angles, from said center line of Azusa Avenue, 100 feet wide; thence along last mentioned parallel line South 0 degrees 06' 54" West 642.66 feet to the true point of beginning.

SECTION 3. The following described real property in the City of Covina, County of Los Angeles, State of California, is hereby zoned M-1 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code:

The following described area commencing at the Southwesterly corner of the above described parcel and thence along the following four steps:

North 89 degrees 56' 37" East a distance of 668.88 feet.

South 0 degrees 06' 54" West a distance of 75 feet.

South 88 degrees 05' 05" West a distance of 667.31 feet.

North 0 degrees 07' 10" East a distance of 97.96 feet.

SECTION 4. 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 16 acres in size and provides adequate open space, setbacks, yard area and building footprints.

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: A traffic study has been prepared and measures are proposed to mitigate all potentially significant traffic impacts.

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

Fact: The property is surrounded on three sides of more intense commercial or school uses that will not be affected by the proposal. The residences to the west will be protected by a row of trees.

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

Fact: The General Plan now designated the site for medium density residential and light industrial use.

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

Fact: No significant adverse environmental impacts have been identified through the initial study or the solicitation of public comment, except those which are mitigated by project design and requirements.

SECTION 5. 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 applicant shall obtain final approval of a tentative tract map and precise development plan from the Planning Commission and/or City Council.
2. All fences which are visible from the drives, common area or adjacent (outside the project) property shall be constructed with decorative masonry materials.
3. Automatic garage door openers shall be provided with each unit.
4. All garages shall be either 5 to 7 feet or over 20 feet from the adjacent drive or sidewalk.
5. A full perimeter wall shall be provided.
6. Conditions 13 through 23 of staff's letter dated 9-20-88 shall be applicable to this project.
7. The buildings on the four lots which are bordered on four sides by driveways shall be reoriented to face the pool area.
8. No parking shall be permitted outside of garages or designated parking stalls.
9. The main entrance shall be redesigned to staff approval.
10. Engineer Division requirements:
 - A. The developer shall comply with the provisions of Chapter 16 of the Covina Municipal Code entitled "Subdivision."
 - 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 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 following public improvements shall be constructed in accordance with city standards:
One Southern California Edison Company-owned street light (5,800 lumens) with underground wiring at the north end of Rimsdale Avenue at the entrance to the development. Remove one existing street light and steel pole at the same approximate location.
- E. Faithful performance and labor and material bonds covering the required public improvements shall be submitted.
- F. The following cash deposits shall be submitted:
Engineering and inspection fee - To be determined
Street light energy and maintenance fee - \$180.00
- G. All utilities shall be placed underground. Underground cable television service shall be provided to each residence prior to occupancy.
- H. There is an existing public sewer and sewer easement located across subject property. It appears one of the proposed residences is in conflict with the sewer and easement. The development shall be designed to preserve access to the sewer system. No structures or trees will be allowed within the sewer easement. Access to sewer manholes shall be preserved.
- I. The current record owner(s) shall sign a form (prepared by the Engineering Division) requesting that the subject property be annexed to the Covina Landscaping District. Once the property is annexed to this district, the property owner(s) will be periodically assessed for landscaping and appurtenant maintenance costs.

11. Fire Authority requirements:

A. Water mains and fire hydrants

- (1). Extend new 8 inch water main from existing 10 inch water main in the fire accessway, northeast corner of the property, around the perimeter of the development to the existing 8 inch water main at the southwest corner of the property.
- (2). Fire hydrants shall be James Jones Model 3500 and located not more than 300 feet apart. Approximately 12 hydrants will be required.
- (3). On site flow requirements shall be a minimum of 2500 gallons per minute.
- (4). Water main and fire hydrants shall be operational prior to framing stage of construction.
- (5). Contact Edward Heck, Azusa Valley Water Company for installation requirements.

B. Fire Accessway requirements:

- (1). No parking will be allowed in driveways. Sign and mark driveways a "FIRE ACCESSWAY" per Covina Municipal Code section 14.28.200.

C. Safe Alarm requirements (S.A.F.E.)

- (1). Contact Crime Prevention Division of the Covina Police Department for requirements. The S.A.F.E. alarm system meets the requirements for smoke detectors.

D. Emergency Ingress requirements:

- (1). At the west end of the fire accessway from Azusa Avenue to the northeast corner of this development, provide an access gate, 12 feet in width, that can be operated only by Emergency Access Cards carried by Fire and Police Vehicles. A card reader shall be provided on both sides of the gate to provide emergency vehicles to exit at this location.

E. Fire Department shall have input prior to the final address and signing system for this development.

12. Police Department requirements:

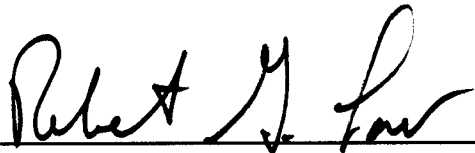
A. Compliance with Section 14.04.210 of the Covina Municipal Code with respect to security and safety measures shall be complied with.

13. H.C.D.A. requirements:

A. The proposal shall comply with the California State Accessibility Standards as defined in Title 24 of the California Administrative Code.

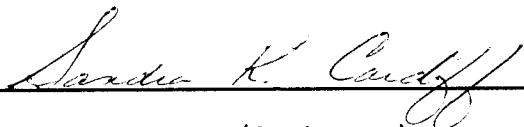
SECTION 6. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published according to law.

APPROVED AND ADOPTED this 3rd day of January, 1989.




MAYOR

ATTEST:



City Clerk (Assistant)

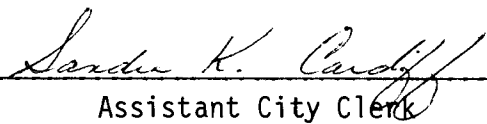
APPROVED AS TO FORM:



City Attorney

I, SANDRA K. CARDIFF, Assistant City Clerk, Covina, California, CERTIFY that this ordinance was introduced to the City Council at a regular meeting held December 19, 1988, and thereafter, at a regular meeting of the City Council held January 3, 1989, signed by the Mayor and the ordinance was passed and adopted by the following vote:

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


Assistant City Clerk

PCD 88-007

CITY OF COVINA ZONE PLAN MAP (PORTION)

