

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-89-001 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.

The north 95 feet of the West 283 feet of Lot 5, Block 10 of the Phillips Tract, as per map recorded in Book 9 Pages 3 and 4 of Miscellaneous Records, in the Office of the County Recorder of said County,

Except the Westerly 7.00 feet measured at right angles as Deeded to the City of Covina, by Deed recorded January 18, 1966 as Instrument No. 2654.

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 project complies with the multiple family residential zone requirement such as setbacks, parking, floor area, land coverage, etc.

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 site is served by a private driveway from Hollenbeck Avenue. Hollenbeck Avenue is a secondary street which is adequate in width to handle the estimated 30 vehicle trips generated by the proposed project.

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

Fact: The proposed condominium project will be built at the same density as the surrounding single family zoned properties. Also the exterior appearance of the units will resemble two-story homes and they will be constructed of materials similar to those used on the existing houses in the area.

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

Fact: The project's proposed density is consistent with the General Plan's low density residential designation for the area.

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

Fact: The project involves the construction of three dwellings which are not expected to cause any significant adverse environmental impacts.

SECTION 4. The application for a Planned Community Development Overlay Zone is hereby granted subject to the following conditions:

1. A solid masonry wall six feet in height shall be provided along the north, south and east property lines. However, a double wall situation shall be avoided by doing one of the following:
  - A. The applicant shall make a reasonable effort to obtain the consent of adjacent property owners to remove their existing walls or fences, and to

construct a common wall on their property line. Such reasonable effort shall include an offer to remove the existing walls or fences at the developer's expense.

- B. Obtain permission from the abutting property owners to increase the existing block walls to six feet in height.
2. The applicant shall utilize landscaping or architectural means to camouflage the long driveway and eliminate the "canyon" look.
  3. The floor plan dimensions and the gross floor area noted on the precise plan for each unit shall be consistent.
  4. The detailed elevation plans for each of the three units shall be submitted to the Planning Division for review and approval prior to any building permits being filed.
  5. All lighting of the buildings, landscaped parking areas or similar facilities shall be hooded and erected to reflect away from adjoining properties.
  6. All roof, wall and ground mounted utility and mechanical equipment, including gas, meters, air conditioning equipment, etc., shall be screened from view as an integral part of the buildings' design.
  7. A minimum of 175 cubic feet of storage area shall be contained within the garages. The minimum dimensions of this storage shall be four feet.
  8. Covenants, Conditions and Restrictions (CC&Rs) for the condominium project establishing homeowners' association rules shall be submitted to the City prior to it being recorded.
  9. A revised precise plan showing all corrections shall be submitted to the Planning Division prior to issuance of building permits.
  10. That the developer make reasonable efforts to provide a plan for rodent control subject to approval of the Planning staff.

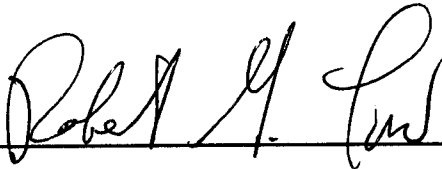
11. Landscaping and irrigation plans identifying all plants with complete irrigation system shall be reviewed and approved by the Planning division prior to issuance of building permits.
12. All utility laterals for the condominiums shall individually access each unit from the common yard area.
13. If the precise plan is not acted upon within one year after the date of final approval, the plan will be considered void.
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. 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.
17. New and changing ordinances before final approval of the precise plan, may warrant new review.
18. Engineering Division 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 Division) requesting that the subject property be annexed to the Covina Lighting and Landscaping Districts. 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 owner shall dedicate the northerly 3.50 feet of subject property to the City for alley widening purposes.
- D. All utilities shall be placed underground. Underground cable television service shall be provided to each lot.
- E. Any fencing along the north property line shall have a maximum height of 3 feet from the new northwest property corner to a point 5 feet east for sight distance.
- F. The developer shall install the following public improvements in accordance with City standards;
  - (1). Pave alley widening with 3" asphalt concrete on 4" aggregate base. The new alley paving shall slope to the centerline of the alley. Widen existing alley approach with 10" curb return radius.
  - (2). Install street tree(s) on Hollenbeck Avenue as required. Tree species, irrigation and planting requirements shall be designated by the Covina Public Works Department.
  - (3). Remove existing street light pole adjacent to subject property on Hollenbeck Avenue and install a Southern California Edison Company-owned marbelite street light pole with 16,000 lumen light and underground wiring. The new light shall be located at the beginning of the new alley curb return on Hollenbeck Avenue.
  - (4). The developer shall pay all costs to have the Southern California Edison Company relocate the existing power poles adjacent to the subject property in the alley to the new property line.
  - (5). Replace existing driveway approach with full height curb and sidewalk.
  - (6). Construct new drive approach.

- G. Bonds covering the public improvements, pole relocations and tract monumentation shall be submitted.
  - H. The following cash deposits shall be submitted:
    - Engineering and inspection fee
    - Street light energy fee
  - I. The developer shall revise the site plan to show all required public improvements to be constructed.
19. Police Department requirements:
- A. Dwellings constructed after the year 1981 are required to incorporate an alarm system (Covina Municipal Code Section 8.20.065)
20. Fire Department requirements:
- A. One James Jones 3700 fire hydrant shall be installed on site and located in the north side driveway landscaping approximately 140 feet east of east side curb line of Hollenbeck Avenue. The water main shall be a minimum of 8" and installation shall be approved by the Covina Water Division. The fire hydrant shall be capable of delivering 1500 G.P.M.'s.
  - B. The driveway shall be posted for "no parking" per Covina Municipal Code 14.28.200 as directed by the Covina Fire Department.
  - C. The residences shall be provided with the HOME S.A.F.E. alarm system. For details contact the Crime Prevention Unit of the Covina Police Department.
  - D. 5 lb. ABC portable fire extinguishers shall be installed so that the travel distance from within any area of any structure shall not exceed 75 feet.
21. Southern California Gas Company requirements:
- A. Notify Underground Service Alert at 1-800-422-4133 48 hours prior to the start of any construction work in this area to locate and mark any substructures within the area of construction.

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.

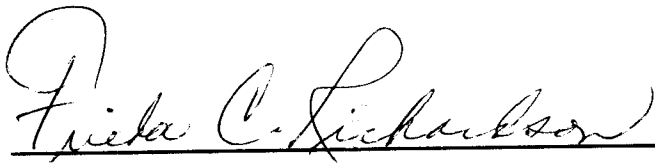
APPROVED AND ADOPTED this 19th day of June, 1989.



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MAYOR

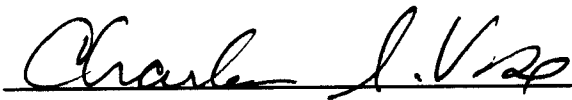
ATTEST:



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City Clerk

APPROVED AS TO FORM:



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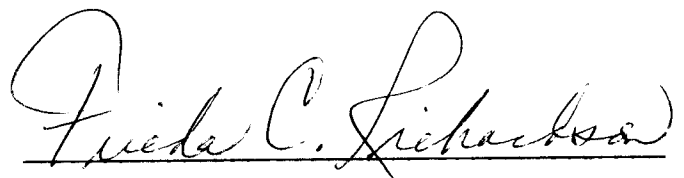
City Attorney

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 June 5, 1989, and thereafter at a regular meeting held on June 19, 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



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City Clerk