

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-89-003 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-5000 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code.

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 21, 1877, described as follows:

Beginning at the intersection of the center lines of Ben Lomond Avenue and Cienega Avenue, as said intersection is shown in 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 minutes 17 seconds 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, Official Records of said County; thence along said prolongation and along said southeasterly line, North 79 degrees 07 minutes 48 seconds East 687.60 feet; thence parallel with

the center line of said Ben Lomond Avenue, South 0 degrees 25 minutes 17 seconds 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 minutes 45 seconds 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 on the west line of said fractional northeast quarter 1342.40 feet North of the southwest corner of said northeast quarter; thence East 1277 feet.

Also except therefrom that portion thereof included within the line of the land described as Parcels 261 and 273 in the final decree of condemnation case No. 698344, Los Angeles County, recorded in Book D-394, Page 762, Official records of said County.

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 provides adequate parking and circulation to comply with health and safety standards. Open space and recreation areas are provided. Sufficient landscaping can be provided to adequately buffer adverse land uses.

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 was prepared as part of the Environmental Impact Report. No significant adverse traffic impacts were identified.

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

area.

Fact: The proposed use will be designed to fit with adjacent residential uses. Adequate buffers are provided.

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

Fact: The General Plan has been recommended for change to designate the site for medium density residential use.

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

Fact: All potentially significant adverse impacts on the environment that have been identified can be mitigated through features incorporated into the project design.

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. Construction activities shall take place only during daylight hours from 7:30 A.M. to 7:00 P.M.
2. Construction equipment shall be required to use mufflers.
3. Stationary equipment shall be kept away from sensitive noise receptors on adjacent properties.
4. No parking shall be permitted on the interior drives.
5. Lots 4, 5, 20, 21, 33, 34, 74 and 75 may have front yard setbacks less than 20'. All other lots shall have minimum garage setbacks of 20 feet.
6. A decorative perimeter wall shall be constructed on all sides of the project.
7. The applicants shall prepare Covenants, Conditions and Restrictions (CC&Rs). The CC&Rs shall be reviewed by the City Attorney for City approval and recorded prior

to or concurrent with recordation of the Final Tract Map.

8. This approval shall permit 3' setbacks for spas on those lots having rear yards of less than 18'.
9. 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.
10. New and changing ordinances before final approval of site plan, may warrant new review.
11. All site plans not acted upon within one year after date of letter of final approval, will be considered void.
12. Provisions of Chapter 24 of the State Code relating to handicapped persons shall apply to the common areas of this development.
13. Please submit a sign plan for the development of the site prior to erection of any signs.
14. Ordinance requirements not herein listed are still applicable.
15. All utility equipment shall be screened to staff approval.
16. The project shall comply with Covina Design Guidelines except where specifically waived.
17. All units shall have automatic garage door openers.
18. The final design of the entrance, recreation and mail areas shall be to staff approval.
19. Internal drives shall be paved with a minimum of 3" A.C. paving over 4" aggregate base, or approved better.
20. Engineering Division requirements:
  - A. The developer shall comply with the provisions of Chapter 16 of the Covina Municipal Code entitled "Subdivision."
  - B. Any street right-of-way for Cienega Street, lying southerly of a line 40 feet north of the center line

and not previously dedicated, shall be dedicated on the Final Tract Map.

No additional right-of-way in Cienega Street north of the 40 foot line mentioned above will be accepted.

C. The on-site sewer system shall be owned and maintained by the property owner.

D. The following public improvements shall be constructed:

(1). Marbelite-poled street lighting system on Barranca Avenue and Cienega Street. Remove existing street lights on wood poles on Cienega Street.

(2). Replace unused drive approaches with full-height curb and new sidewalk.

(3). Water main system to provide fire hydrants required by the Covina Fire Department.

(4). Construction of the on-site drainage system as shown on Tentative Tract Map No. 47991, to the approval of the City Engineer. This system would carry run-off from some seven acres northerly to the San Dimas Wash. The remaining 3.7 acres would drain to the existing box culvert at the northeasterly corner of Barranca Avenue and Cienega Street.

E. Faithful performance and labor and material bonds covering the required public improvements shall be submitted. The bond amounts will be based on a public improvement estimate provided by the developer's engineer.

F. The following cash deposits shall be submitted:

Engineering and inspection fee  
Street light energy and maintenance fee

G. All utilities shall be placed underground. Underground cable television service shall be provided to each residence prior to occupancy.

H. Public improvement construction drawings shall be prepared by a licensed civil engineer for all required public improvements.

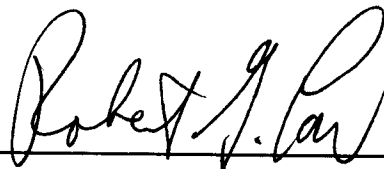
21. Fire Department requirements:

- A. All fire access driveways shall be a minimum width as shown on the plan. The entire accessway shall be posted as a no parking area per Covina Municipal Code 14.28.200.
- B. The water main shall be a minimum of 8" diameter.
- C. There shall be 9 on-site James Jones 3700 fire hydrants.
- D. Fire hydrants shall be installed and operational prior to framing stage of construction.
- E. The divider island located in the main entryway off of Cienega Street shall be reduced by twenty feet (20') in the overall length. That is 20' back from the east-west driveway. This will provide for a better turning radius for fire apparatus.
- F. If security gates are installed they shall be operated by a card reader system and approved by the Fire Department.
- G. Units 40/41, 52/53, 61/62, 67/68 and 71/72 shall have the party wall extended through the attic.

22. Lots Nos. 34 and 74 shall be used as a green belt area and the development shall not exceed 78 total units.

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 4th day of December, 1989.



MAYOR

ATTEST:

Frieda C. Richardson

City Clerk

APPROVED AS TO FORM:

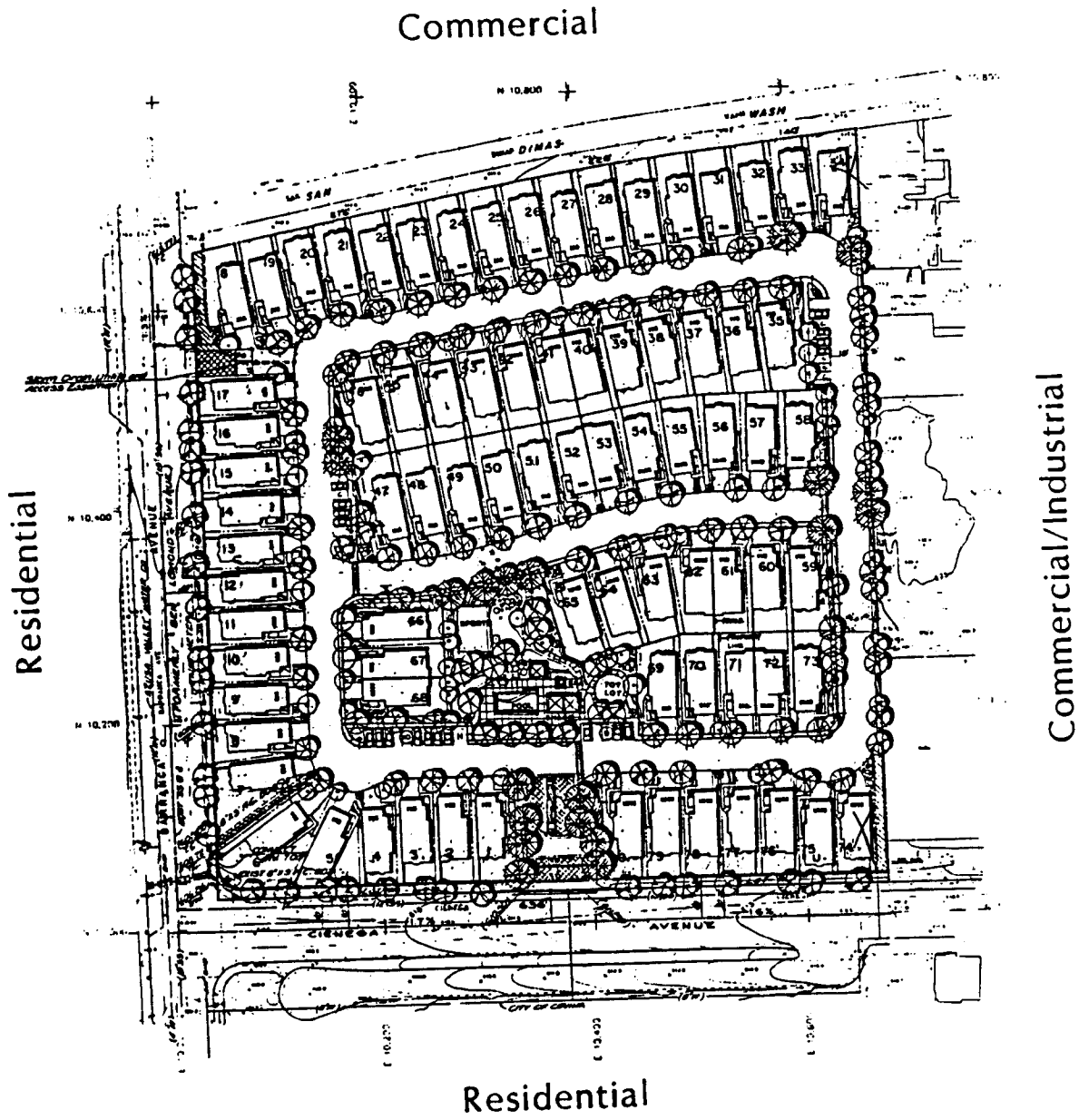
Charles L. Vose

City Attorney

I, FRIEDA C. RICHARDSON, City Clerk, City of Covina, California CERTIFY that this Ordinance was introduced to the City Council at a regular meeting of the City Council held November 20, 1989, and thereafter at a regular meeting of the City Council held on December 4, 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

Frieda C. Richardson  
City Clerk



SITE PLAN

Figure 3