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1st Read
4/12/90
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4/16/90

ORDINANCE NO. 90-1703

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-89-004, 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.

Said land is located in the City of Covina, County of Los Angeles, State of California, and is more particularly described as follows:

BEGINNING at the northwest corner of Lot 12 of the C. J. Heyler Tract, as shown on a map recorded in Book 13, Page 42 of Maps, on file in the office of the County Recorder of said County; thence easterly along the north line of said Lot 12, North 88 degrees 03 minutes 10 seconds East, 412.50 feet; thence leaving said north line South 00 degrees 28 minutes 42 seconds East, parallel with the west line of said Lot 12, 638.20 feet to a point in the south line of said Lot 12, said point lying easterly 412.36 feet from the southwest corner of said Lot 12; thence westerly along said south line, South 89 degrees 31 minutes 11 second West, 412.36 feet to said southwest corner; thence northerly along the west line of said Lot 12, North 00 degrees 28 minutes 42 West, 627.64 feet, more or less, to the point of BEGINNING.

EXCEPTING THEREFROM the westerly 12.50 feet thereof.

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 proposal provides ample yards, landscape areas and house sizes.

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: Ruddock Street has adequate capacity to accommodate the traffic resulting from this proposal.

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

Fact: The proposed use matches existing land uses to the north and west. The proposed residences should not impact the remaining school or the apartments to the south.

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

Fact: The General Plan designation for the site has been changed to low density residential which permits a density of between 1 and 6 dwelling units per acre.

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

Fact: No significant adverse environmental impacts have been identified through the environmental study and public review process.

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 decorative perimeter wall shall be constructed on all sides of the project subject to staff approval. The applicants shall make every reasonable effort to remove existing fences and walls along the west property line

- and promptly replace them with the new block wall.
2. All interior sidewalks shall have a minimum unobstructed width of 4' at all points.
 3. Construction activities shall take place only during daylight hours from 7:30 A.M. to 7:00 P.M.
 4. Construction equipment shall use mufflers.
 5. Stationary equipment shall be kept away from sensitive noise receptors on adjacent properties.
 6. The applicants shall prepare Covenants, Conditions and Restrictions (CC&Rs) to regulate issues such as establishment of a Homeowners' Association (HOA), common area maintenance, liability, building design, etc. The CC&Rs shall be reviewed by the City Attorney for City approval and then recorded prior to or concurrent with recordation of the final map, or with the approval of the project by the State of California, Department of Real Estate.
 7. Landscape and irrigation plans with the appropriate plan check and inspection fees shall be submitted for City review subject to Planning Division approval.
 8. A private planter area shall be provided along Ruddock Street. It shall average between 5' and 10' in width, be subject to City approval and be maintained by the HOA.
 9. All visible sides of all garden and retaining walls, except those facing into the project's private rear yards, shall be constructed of City approved decorative materials.
 10. Prior to grading of the site, the applicants shall undertake a City approved program to control rodents and small mammals.
 11. At minimum, the private streets shall be paved with A.C. paving over crushed aggregate base. An appropriately engineered design section shall be provided for City review. The street, curb and sidewalk design shall be subject to staff approval.

12. The project must conform with City design guidelines adopted on October 3, 1988 except as specifically excepted.
13. 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.
14. The placement of postal box receptacles must be coordinated with the Covina Post Office. The Planning Division will review the proposal.
15. 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.
16. New and changing ordinances before final approval of site plan, may warrant new review.
17. Approval of this PCD shall expire two years from the date of approval unless the final subdivision map is recorded.
18. Provisions of Chapter 24 of the State Code relating to handicapped persons shall apply to the exterior areas of this development.
19. Ordinance requirements not herein listed are still applicable.
20. Fire Department requirements:
 - A. A looped water system from Ruddock Street connected at the entrance and lot 24. Mains shall be a minimum of 8".
 - B. Three on-site James Jones 3700 fire hydrants located at the following locations:
 - (1). Northwest corner of Lot 19
 - (2). Southwest corner of Lot 23
 - (3). In the front of Lot 16
 - C. Access gates shall be compatible with the City of Covina access card system. Standards can be provided by the Fire Department.

- D. All homes shall be sprinklered complying with NFPA 13C-1989 Edition. System shall be monitored by the Covina S.A.F.E. System.
- E. All homes shall be connected to the Covina S.A.F.E. System. Standards are available from the Police Department.

21. Engineering Department 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 the Covina 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 developer shall install the following public improvements in accordance with City standards along Ruddock Street adjacent to the new residences:
 - (1). Edison-owned street light system.
 - (2). Street trees with irrigation system.
 - (3). Fill in existing dirt parkway strips with 4" P.C.C. sidewalk with three wells at 40 foot spacing. In lieu of filling in the parkway strip, the parkway may be landscaped (including the required street trees) providing the Homeowners' Association takes over the responsibility for the landscape maintenance of this portion.
- D. A faithful performance, labor and material, and guarantee bonds covering the required public improvements shall be submitted.
- E. The following cash deposits are required:

- (1). Engineering and inspection fee
- (2). Street light energy fee and maintenance fee
- F. All utility services shall be placed underground. Underground cable television service shall be provided to each residential unit.
- G. The contractor constructing the curb and gutter shall obtain a City business license and permit, and shall satisfy the City's insurance requirements.
- H. A quantity and cost estimate of all required public improvements shall be submitted by developer's engineer. The required bond amount and engineering fee will be based on the estimate.
- I. The proposed 8" residential sewer system and the storm drain shall be maintained by the Homeowners' Association.
- J. The proposed storm drain shall be built to the approval of the Los Angeles County Flood Control District. The applicants shall provide an appropriate study evaluating the adequacy of the down stream flood control system to accommodate project water. The study shall also identify all improvements necessary to bring the down stream City transfer drain to Los Angeles County Flood Control standards.
- K. Off-site sewer and storm drain easements necessary for construction of the proposed sewer and storm drain shall be acquired from the adjacent property owners by the developer and/or property owners of the proposed subdivision.

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 16th day of April, 1990.



MAYOR PRO TEM

ATTEST:

Frieda C. Richardson

City Clerk

APPROVED AS TO FORM:

David W. Leo

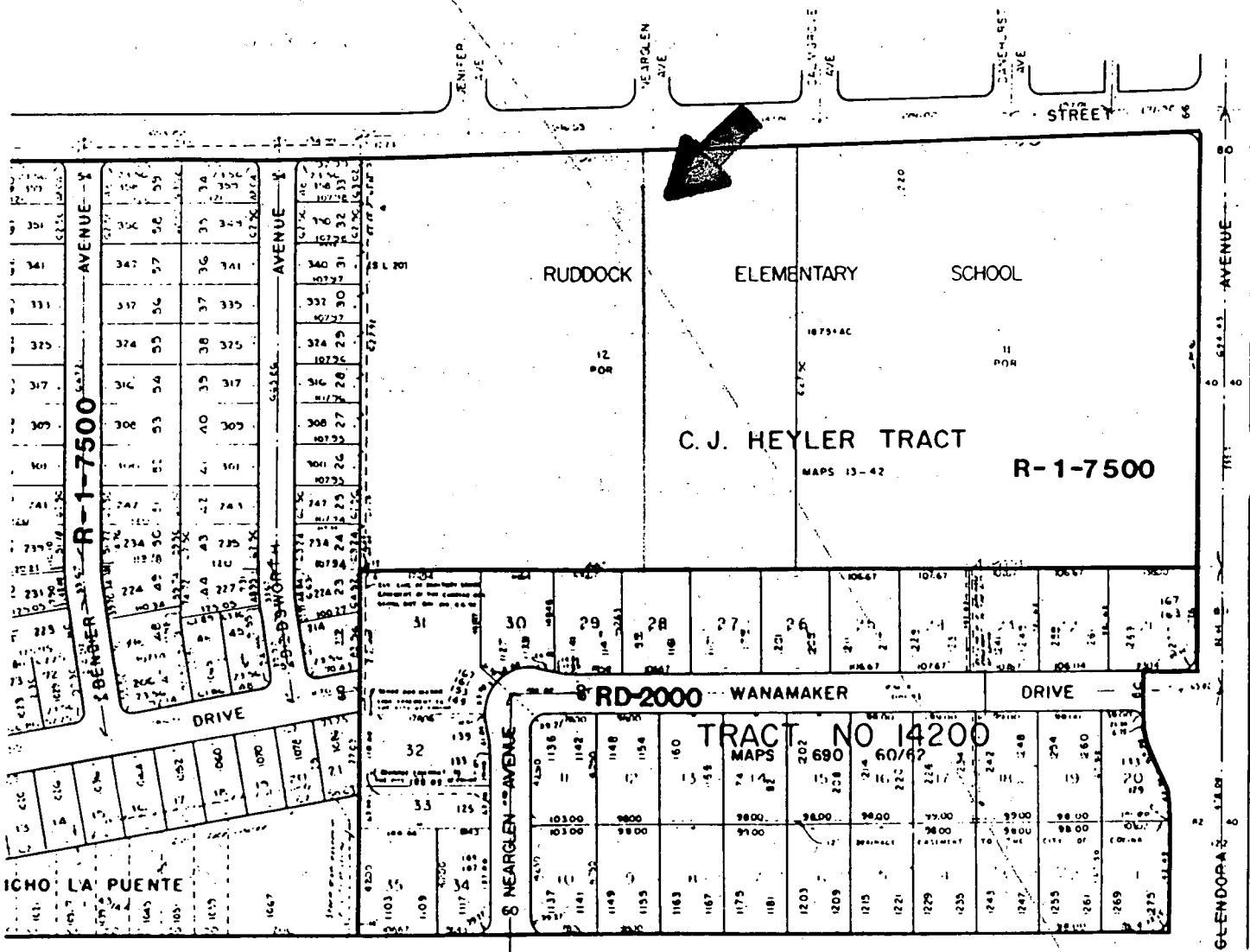
Assistant City Attorney

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 April 2, 1990, and thereafter at a regular meeting of the City Council held on April 16, 1990, signed by the Mayor Pro Tem, and the ordinance was passed and adopted by the following vote:

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

Frieda C. Richardson
City Clerk

GPA 89-003
PCD 89-004
TTM 48671



DO NOT PUBLISH (yl only)