

ORDINANCE NO. 90-1713

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-90-001 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 RD-2950-(PCD) as such zone is defined in Title 17 of the Covina Municipal Code.

Parcel 1:

The north 91 feet of the south 300 feet of that portion of the west one-half of the southwest quarter of the northeast quarter of Section 8, Township 1 South, Range 9 West, in Rancho San Jose, in the County of Los Angeles, as per map recorded in Book 22, Page 21 of Miscellaneous Records, in the office of the County Recorder, 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 Records of Surveys 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 of described in decree, recorded in Book 1061, Page 100 of deeds.

EXCEPT therefrom the east 266.00 feet of said west one-half. Also except therefrom an undivided one-half interest in and

to all oil, gas and other minerals, as reserved by Lucy M. Hendricks, a widow, in deed recorded October 8, 1943 in Book 20332, Page 192 of Official Records.

Parcel 2:

The northerly 9 feet of the southerly 309 feet of that portion of the west one-half of the southwest quarter of the northeast quarter of Section 8, Township 1 South, Range 9 West, in the Rancho San Jose, in the County of Los Angeles, State of California, as per map recorded in Book 22, Page 21 of Miscellaneous Records, in the Office of the County Recorder, 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 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 decree recorded in Book 1061, Page 100 of deeds.

EXCEPT therefrom the east 266.00 feet of said west one-half. Also except that portion of the easterly 10 feet of the westerly 40 feet of the southwest quarter of the northeast quarter of Section 8, Township 1 south, Range 9 west, subdivision of the Rancho addition to San Jose and a portion of the Rancho San Jose, in the County of Los Angeles, State of California, as shown on map recorded in Book 22, Pages 21, 22 and 23 of Miscellaneous Records, in the Office of the Registrar-Recorder of the County of Los Angeles, which lies within those certain parcels of land described as Parcels 1 and 2 in deed to John A. Blake et ux, recorded on August 6, 1980 as official records document No. 80-750418 in the Office of said Registrar-Recorder.

Also except therefrom an undivided one-half interest in and to all oil, gas and other minerals, as reserved by Lucy M. Hendricks, a widow, in deed recorded October 8, 1943 in Book

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 proposal provides ample yards, landscape areas and unit size.

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 has adequate capacity to accommodate the traffic generated 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 south and west. The proposed condominiums are not expected to impact the remaining R-1 zoned properties to the north.

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 medium density residential which permits a density between 7 and 20 dwelling units per acre.

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 environmental study and public review process.

SECTION 4. The application for a Planned Community Development Overlay Zone of RD-2950 (PCD) is hereby granted to allow 12 condominiums subject to the following conditions deemed necessary to protect the public health, safety and general welfare of the Community:

1. Approval of this Planned Community Development shall expire two years from the date of approval unless the final tract map is recorded.
2. A decorative perimeter wall shall be constructed on the sides and rear property lines of the project subject to staff approval.
3. Freestanding bumper stops shall not be used. Instead the vehicle overhang shall be utilized. It shall be landscaped or used to widen adjacent walkways.
4. The proposed trash bin enclosure shall comply with City standards.
5. Elevation drawing shall properly identify the roofing and wall materials to be utilized.
6. Construction activities shall take place only during daylight hours from 7:30 A.M. to 7:00 P.M.
7. Construction equipment shall use mufflers.
8. Stationary equipment shall be kept away from sensitive noise receptors on adjacent properties.
9. The applicants shall prepare covenants, conditions and restrictions (CC&Rs) to regulate issues such as the establishment of a Homeowners' Association (HOA), responsible for 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 the recordation of the final map.
10. Landscape and irrigation plans with the appropriate plan check and inspection fees shall be submitted for City review subject to the Planning Division approval.
11. Prior to grading of the site, the applicants shall undertake a City approved program to control rodents and small animals.
12. The project shall conform with City Design Guidelines adopted October 3, 1988 except as specifically granted exceptions.

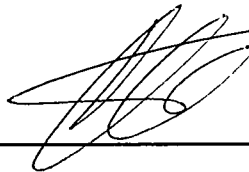
13. All previous site plan review comments in the letter dated April 26, 1990, are still applicable.
14. The developer shall lay in ducts from public right-of-way to provide for the expansion of cablevision within the residential area. The ducts shall be stubbed to the most appropriate location within 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. Provisions of Chapter 24 of the State Code relating to handicapped persons shall apply to this development.
18. Ordinance requirements not herein listed are still applicable.
19. All roof, wall and ground mounted utility equipment shall be screened to staff approval.
20. Police requirements:
  - A. That proper ground cover be selected so as to allow clear visibility for pedestrians and motorists within the complex.
21. That the front building be set back 35' in order to increase the driveway width between building numbers two and three to 30'.
22. That the setback on the north side of building number two shall be increased to 10'.
23. That the setback on the south side of building number three shall be increased to 10'.
24. That tree wells and trees shall be located between garages on building numbers one, two, three and four.
25. That the size of patios be increased as close as possible to 200 square feet to exclude the entrance area. The size shall be subject to staff approval.

26. That an oak tree permit be obtained from the Planning Commission prior to any construction.

27. That a new precise plan showing all changes be presented to the Planning Commission in conjunction with the tentative tract map public hearing. The plan shall be subject to Commission approval.

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 August, 1990.



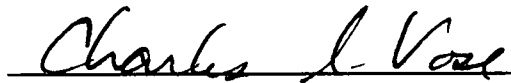
MAYOR

ATTEST:



City Clerk

APPROVED AS TO FORM:



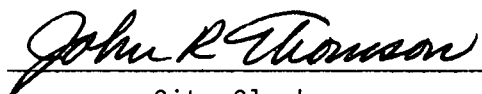
City Attorney

I, JOHN R. THOMSON, City Clerk, Covina, California, CERTIFY that this ordinance was introduced at a regular meeting of the City Council held July 16, 1990, and thereafter at a regular meeting of the City Council held August 6, 1990, signed by the Mayor, and the ordinance was passed and adopted by the following vote:

AYES: Coffey, Morgan, O'Leary, Richardson, Lancaster

NOES: None

ABSENT: None



City Clerk