

ORDINANCE NO. 95-1794

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA APPROVING A PLANNED COMMUNITY DEVELOPMENT ZONE OVERLAY TO ALLOW A RENTAL AND SELF-STORAGE FACILITY AND MODIFY VARIOUS DEVELOPMENT STANDARDS UPON LAND LOCATED AT 1028 AND 1040 NORTH AZUSA AVENUE, PCD 95-002.

WHEREAS, the Planning Commission of the City of Covina held a duly noticed Public Hearing and recommended approval of the Negative Declaration of Environmental Impact, and Planned Community Development zone overlay to allow a rental and self-storage facility and modify various development standards upon land located at 1028 and 1040 North Azusa Avenue; and

WHEREAS, the City Council of the City of Covina held a duly noticed Public Hearing and has approved the Negative Declaration of Environmental Impact, and Planned Community Development zone overlay to allow a rental and self-storage facility and modify various development standards upon land located at 1028 and 1040 North Azusa Avenue.

NOW, THEREFORE, 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, the property classification set forth in Section 2 is made for the reasons of public interest, convenience and necessity.

SECTION 2. 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 use is adequate in size and shape to accommodate the proposed use.

Fact: The site may be considered adequate to support the self-storage facility only if a reduction in building setbacks along La Breda Avenue is granted.

- 2. That the site for the proposed use relates to streets and highways adjacent in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.

Fact: A traffic study was previously prepared that included the subject site when the adjacent Smith's Food and Drug Store was developed. The proposal is estimated to generate less traffic than originally noted in the study (110 ADT). The study included reciprocal on-site access between the parcels to minimize traffic on Azusa Avenue (SR 39) and shared access to the left turn pocket on southbound Azusa Avenue which turns onto the Smith's store property.

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

Fact: The proposal is relocating from its current site which is less than .34 miles, or 1,800 feet, away, where it has not generated public complaints or problems. Landscape and enhanced architectural design improve the building's appearance. An agreement for an acceptable site design has been reached with the homeowner's association representing residents to the east of the site.

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

Fact: The General Plan currently identifies the site as commercial and the proposal will be consistent.

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

Fact: A negative declaration has been prepared for the project. No significant adverse effects on the environment have been identified in the various studies or through the public comment process.

SECTION 3. The application for a Planned Community Development Overlay Zone and modify various development standards is hereby granted subject to the following conditions deemed necessary to protect the public health, safety and general welfare of the Community:

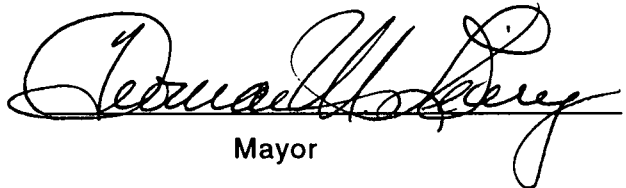
1. The proposed building shall maintain a 10 foot landscaped setback along the eastern property line (La Breda Avenue) unless an agreement for a lesser setback is reached with the homeowner's association representing the abutting condominium.
2. The angled parking stalls (numbers 18 - 29) shown on the plans along Azusa Avenue shall be redesigned and 90 degree parking provided.
3. The architectural design of the building shall match the design of the Smith's Food and Drug Store, the El Loco Restaurant, and the Jack in the Box that is under construction. The tower elements shall be higher and wider. The pattern and trim elements shall be modified to match the Smith's building.
4. The site plan shall show dimensions for aisle ways, parking stalls, walkways, driveways, planters, and other features.
5. The site layout shall designate areas adjacent to the building as reserved for customers. The layout is subject to staff approval.
6. A landscaped hedge with a minimum height of 2' and an average height of 3' shall be maintained along the rear of the landscaped setback along Azusa Avenue, subject to staff approval.
7. The applicants are obligated to reimburse Smith's Food and Drug for their pro-rata share of the reasonable costs to construct the Azusa Avenue median opening that Smith's constructed for the mutual benefit of the shopping center. This reimbursement will be based upon estimated traffic from each of the respective uses. The operators of the facility are also responsible for a reasonable share of the maintenance costs of the private driveways serving their site.
8. The plans shall indicate the type, color, and texture of materials used on the structure and property line walls.
9. The plans shall show the location of any propane or other fuel tanks and the appropriate Fire Department and City permits must be obtained.
10. A reciprocal access agreement shall be prepared subject to review and approval by the City Attorney prior to being recorded.

11. This permit shall not be effective until such time as the applicant obtains an inspection and verification permit and the chief planning official certifies on said permit that the premises and use comply with all of the terms and conditions of this grant of approval.
12. This grant shall not be effective for any purposes until the permittee and the owner of the property (if other than the permittee) have filed at the office of the Department of Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant.
13. Your project will require a Negative Declaration of Environmental Impact under the California Environmental Quality Act (CEQA). This will necessitate the filing of a Notice of Determination. This project has no potential for any adverse effect on wild life resources. To file the Notice of Determination, please provide the Planning Division with a check in the amount of \$25.00 made payable to the Los Angeles County Clerk.
14. All roof, wall and ground-mounted utility equipment shall be screened to staff approval. This includes mechanical equipment and utility meters. The method of screening shall be shown in the construction plans.
15. Landscape and irrigation plans identifying all plants with complete irrigation system must be approved prior to issuance of building permits. Please submit these plans along with the appropriate plan check and inspection fee to the Planning Division.
16. Sufficient trash bin enclosure(s) shall be installed in accordance with the normal requirements for the City of Covina which call for block construction with solid metal self-closing gates.
17. Provisions of Chapter 24 of the State Code relating to handicapped persons shall apply to this development.
18. The placement of post box receptacles must be coordinated with the Covina Post Office. The Planning Division will review the proposal.
19. Please submit a sign plan for the development of the site prior to erection of any signs.
20. Ordinance requirements not herein listed are still applicable.
21. Please submit three (3) sets of revised plans to the Planning Division for review of the corrections needed to comply with this ordinance.
22. All construction shall conform with City noise ordinances restricting construction prior to 7:00 a.m. and on Sundays and Holidays.
23. All of the conditions of approval listed herein shall be printed upon the face of and included as part of the final plans and specifications that are submitted during the plan checking functions for which a building permit is issued.
24. The site, landscaping and all improvements shall be maintained in a sound, healthy and attractive condition free of weeds, visible deterioration, graffiti or other conditions which violate the Municipal Code.
25. The City shall have the right of entry to inspect the premises to verify compliance with the conditions of approval and the Covina Municipal Code.
26. The following requirement from the Fire Department is applicable:
  - a. Permits are required for any propane kept on the site. The fee is \$96.00 for the permit; this includes an on-site inspection. Please submit plans that show the location, distance from the property line, and size of tank to the Fire Department.

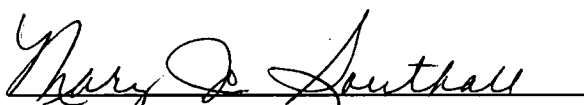
27. The following requirements from the Building Division are applicable:
- a. Complete grading, architectural, and structural drawings with calculations are required at time of plan check submittal.
  - b. Architect or engineers stamp and original signature is required on all pages of plans and calculations.
  - c. Complete electrical, mechanical, sewer and plumbing plans must be submitted with architectural plans.
  - d. Openings less than five (5) feet to property line are not permitted. Openings within twenty (20) feet of property lines must be of 1 hour fire resistive assemblies.
  - e. Parapets are required at building roof perimeter.
  - f. Show the location of all HVAC units on roof plan.
  - g. Building, electrical, plumbing, mechanical, sewer and grading permits are required for this project.

SECTION 4. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published according to law.

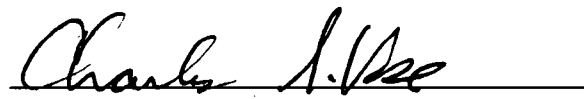
APPROVED AND PASSED this 19th day of September, 1995.

  
Mayor

ATTEST:

  
City Clerk

APPROVED AS TO FORM:


  
City Attorney

I, MARY JO SOUTHALL, City Clerk, Covina, California, hereby CERTIFY that Ordinance No. 95-1794 was regularly introduced and placed upon its first reading at a regular meeting of the Covina City Council held September 5, 1995, and that thereafter said Ordinance was duly adopted at a regular meeting of the City Council held September 19, 1995, and passed by the following vote:

AYES: Christiansen, Falls, Sarver, Wilcox, O'Leary

NOES: None

ABSENT: None

  
City Clerk