

G-1

ORDINANCE NO. 99-1851

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA ESTABLISHING A REGIONAL OR COMMUNITY SHOPPING CENTER WITH A PLANNED COMMUNITY DEVELOPMENT (C-3A/PCD) COMMERCIAL ZONE CLASSIFICATION FOR CERTAIN PROPERTY IN THE CITY OF COVINA, ZCH 98-003/PCD 99-001.

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 Regional or Community Shopping Center with a Planned Community Development zone overlay Commercial (C-3A/PCD):

SEE ATTACHED LEGAL DESCRIPTIONS: (Exhibit A)

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 project will comply with the city's normal requirements for lot coverage, parking, landscaping and site layout. These standards were written to assure that new development in the City does not exceed the capacity of their respective sites.

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: Traffic on Citrus Avenue is currently at 73% of capacity and on Rowland Street it is at 39% of capacity. The two (2) streets can accommodate the estimated 1,250 average daily trips that would result from this proposal.

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

Fact: The project has been reviewed pursuant to the California Environmental Quality Act and the public hearing process. No major adverse impacts have been identified in this process. The project will be similar in character and nature as the existing center. No significant problems have been reported in association with the existing commercial uses.

4. That the conditions stated in the decision are deemed necessary to project the health, safety and general welfare.

Fact: The proposed conditions of approval establish limits on the extent, nature and style and development to assure that future development will conform with City standards that protect the public.

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. This ordinance provides the ability to pursue development opportunities that will establish land uses that will improve the economic potential of all businesses, will create a pedestrian-friendly environment that fosters linkage between all businesses, and promotes the renovation of buildings and streetscapes in order to protect the unique character of this shopping area. The Planning Commission is granted the authority to approve modifications that do not exceed the overall development density of the project. All major modifications will require approval by the City Council of a new Planned Community Development.
2. This approval shall allow up to 30,000 square feet of additional commercial space in the subject area.
3. Development of new structures on Lots 5, 6 or 7 of Tract 16643 (137, 145 or 153 East Loma Vista Street) will require approval by the Planning Commission with public notice provided to adjacent properties in a 300' radius in the manner provided under Chapter 17.60 of the Covina Municipal Code (CUPs).
4. A ten (10) foot landscaped strip and a six foot (6') block wall shall be provided when any new commercial development abuts residentially zoned property.
5. All future development shall conform with the Covina Design Guidelines and the Design for Development adopted for the area by the Covina Redevelopment Agency. Future buildings shall meet the Covina Municipal Code Zoning Chapter standards for site layout in the C-3A zone including but not limited to parking lot coverage, building setback, landscaping, walls and residential buffers.
6. All new development shall include pedestrian areas that are consistent with those shown on the approved conceptual plan. Decorative sidewalks, benches, trash receptacles, light fixtures and other new improvements shall be provided with emphasis on creating an attractive environment for pedestrians and visitors. The design and details of such improvements are subject to the approval of the Chief Planning Official.
7. New development shall be limited to a maximum height of twenty-five feet (25'). Architectural details such as ornamental towers, statutes and similar unoccupied features may exceed this limit with approval from the Chief Planning Official.
8. New development shall be designed in a style that is consistent with the mid-twentieth century architecture used on existing buildings on Shoppers Lane.

9. Building setbacks shall conform with the standards of the C-3A zone district.
10. The existing detached single family residences are hereby granted the same amortization period as provided for Group A Non-conforming uses under the Covina Municipal Code.
11. Uses of property in the subject area shall conform with the following:

Permitted Uses:

- a. Retail Stores, Sales and Services:
 1. Antique home furnishings,
 2. Art gallery, show and studio,
 3. Auto parts sales, excluding body and fender work and painting and mechanical auto wash,
 4. Bakers; provided not more than five persons shall be employed and all products are sold on the premises,
 5. Bakery sales,
 6. Barber and/or beauty shop,
 7. Bicycle shop,
 8. Blueprinting and photocopying,
 9. Book and stationery store,
 10. Call office for delivery of laundry or dry cleaning,
 11. Carpet and rug sales, no cleaning,
 12. Cleaners,
 13. Clothing and wearing apparel,
 14. Coffee shop,
 15. Cosmetic shop,
 16. Craft shop,
 17. Delicatessen,
 18. Department store,
 19. Discount house,
 20. Drug store,
 21. Electrical appliance supply and repair,
 22. Fixit shop,
 23. Florist,
 24. Food stores, including poultry and egg, bakery, ice cream and confectionery; provided all products shall be sold on the premises, and provided there shall be no slaughtering, plucking or dressing of poultry on the premises,
 25. Fruit store,
 26. Furniture,
 27. Furniture upholstery,
 28. Furriers,
 29. Garage, public,
 30. Garden supply and tools,
 31. Gift shop,
 32. Haberdashery,
 33. Hardware,
 34. Health food stores,
 35. Hobby shop and supply,
 36. Home furnishings,
 37. Household appliances, supply, repair and service,
 38. Ice cream parlor,
 39. Jewelry sales and repair,
 40. Laundromat,
 41. Leather goods and luggage,

42. Linoleum stores,
43. Locksmith
44. Luggage shop,
45. Mail order house,
46. Maternity shop,
47. Meat market,
48. Medical equipment and supplies,
49. Mimeographing and duplicating,
50. Music instructions,
51. Music shop,
52. Newsstand,
53. Novelty shop,
54. Office furniture and machine, sales and repair,
55. Orthopedic equipment and supplies,
56. Paint and wallpaper materials and supplies,
57. Pet shop and food stores,
58. Pharmacy,
59. Physicians' equipment and supplies,
60. Photocopying,
61. Photographers' studios,
62. Photography supplies,
63. Piano sales and service,
64. Picture framing,
65. Plant nursery, provided fertilizer be sold only in bags,
66. Plumbing supply, retail,
67. Public utility customer service office,
68. Radio, television and phonographic supplies, sales and service,
69. Redemption centers,
70. Restaurant, tearoom, café,
71. Sewing machine sales and service,
72. Shoe sales and repair,
73. Soda fountain,
74. Sporting goods and equipment sales and rentals,
75. Stationery stores,
76. Stenographers, public,
78. Supermarket,
79. Tailor,
80. Ticket agency,
81. Tobacco store,
82. Toy store,
83. Vacuum cleaner sales and service,
84. Variety store,
85. Video store,
86. Wearing apparel,
87. Yarn shop;

B. Other:

1. Administrative or professional offices (any offices in which chattels or goods, wares or merchandise are not manufactured or sold),
2. Bank and financial institutions,
3. Bill paying office,
4. Insurance brokers, adjusters and agents,
5. Libraries and reading rooms,
6. Museums,
7. Notary public,
8. Off-street parking,

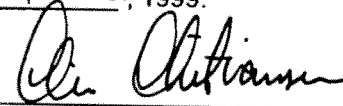
- 9. Optometrists,
- 10. Parking lot, public,
- 11. Real estate brokers.

Conditional uses (pursuant to Chapter 17.62):

- a. Automobile sales and services;
- b. Automobile service station, except as otherwise provided for in Section 17.42.020, subject to the provisions of Section 17.62.025;
- c. Drive-up facilities for permitted uses;
- d. Drop-off bins and facilities;
- e. Educational or health activities including private schools, trade schools and health spas;
- f. Liquor, off-sale, subject to the provisions of Section 17.62.026;
- g. Liquor, on sale in conjunction with a bona fide eating establishment;
- h. Public and/or private dancing;
- i. Used merchandise sales, except as provided for antique stores and book sellers.

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 PASSED this 7th day of September, 1999.



Mayor

ATTEST:



City Clerk

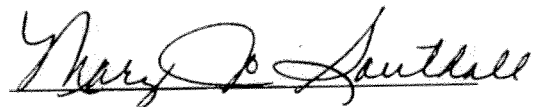
APPROVED AS TO FORM:



City Attorney

I, MARY JO SOUTHALL, City Clerk, Covina, California, hereby CERTIFY that Ordinance No. 99-1851 was regularly introduced and placed upon its first reading at a regular meeting of the Covina City Council held August 17, 1999, and that thereafter said Ordinance was duly adopted at a regular meeting of the City Council held September 7, 1999, and passed by the following vote:

AYES: Council Members: Allen, Palmeri, Stapleton, MPT/Truax, M/Christiansen
NOES: Council Members: None
ABSENT: Council Members: None
ABSTAIN: Council Members:


Covina City Clerk

Lots 1 through 7 and 20 through 46 of Tract 15166 as recorded in Book 334 at Pages 10 and 11, Official Records of the County of Los Angeles; and

Lots 1 through 24 of Tract 19651 as recorded in Book 506 at Pages 33 and 34, Official Records of the County of Los Angeles; and

Lots 1 through 9 of Tract 18945 as recorded in Book 579 at Pages 25 and 26, Official Records of the County of Los Angeles.

