

ORDINANCE NO. 00-1863

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA ESTABLISHING AN R-1-10,000 RESIDENTIAL/ PLANNED COMMUNITY DEVELOPMENT ZONE CLASSIFICATION FOR CERTAIN PROPERTY IN THE CITY OF COVINA, ZONE CHANGE APPLICATION PCD 99-004 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 Single Family Residential Planned Community Development (R-1-10,000 PCD) as such zone is defined in Title 17 of the Covina Municipal Code:

That portion of Lot 8, Block 3 of the partition of the Hollenbeck Ranch, situated in the Northeast part of Rancho La Puente, in the City of Covina, County of Los Angeles, State of California, as per map recorded in Book 2 pages(s) 39 of records of surveys of said county, lying northerly of the 80 feet strip of land conveyed to O. W. Hope (now Pacific Electric Railway right of way) by deed recorded in Book 4260, page 13 of deeds, records of said county.

Excepting therefrom the east 20 feet in Reeder Avenue and the north 25 feet in Ruddock Street.

Also excepting from the remainder, the easterly 300.10 feet thereof.

Also excepting from the remainder that portion lying within a strip of land 10 feet wide. The northwesterly line of which is the southeasterly line and its northeasterly prolongation of lot 16, Tract No. 26981, as shown on map filed in book 683, pages 13 and 14 of maps, in the office of the county recorder of said county.

(also known as 1708 East Ruddock Street, Covina, CA)

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 subject site is 1.19 acres in land area and based upon the drawings submitted the project appears to comply with the yard, lot coverage and minimum floor area requirements of City Code.

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: The revised proposal will be served by Ruddock Street and Badillo Street. Both roadways appear to have adequate width to handle traffic generated by the project.

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

Fact: The proposal is a residential development which should relate well to the existing residential property in the immediate vicinity. The only physical differences between the proposal and the surrounding residential properties is that the development's housing will all be two stories.

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

Fact: Conditions have been provided under the conditions of approval specifying certain restrictions and requirements to ensure the project's long term compliance with City Code.

SECTION 4. 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. All provisions of the zoning ordinance are complied with.

Fact: If the applicant's Planned Community Development request is granted the proposal will be considered as generally complying with the City's Zoning regulations.

2. The basic elements are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property.

Fact: Ruddock Street and Badillo Street will serve the site. A revised tract map showing the ingress and egress from Badillo Street has been submitted to the Public Works Division. The Public Works Division requirements have been included in the conditions of approval.

3. The project design conforms to and is consistent with the General Plan and any design guidelines or specific plans which may be applicable to the project.

Fact: The proposal complies with the low-density residential General Plan designation.

4. The project design is harmonious, consistent and complete within itself and functionally and visually compatible with the neighboring land uses.

Fact: The proposal's layout and function appears to be similar to the surrounding residential lots.

5. The development will constitute an adequate environment for the intended use by sustaining the desirability and stability of the neighborhood and community.

Fact: The proposal will be subject to the conditions of approval required for this development and City Regulations to ensure its long term compliance.

6. Proposed lighting is so arranged as to reflect the light away from adjoining properties.

Fact: The lighting fixtures for the proposed development shall be designed to reduce glare and a condition for a six (6) foot masonry wall as a buffer between the site and adjoining properties has been provided later in this report.

7. Proposed signs will not by size, location, color or lighting interfere with traffic or limit visibility.

Fact: A condition has been provided in the conditions of approval that should any signage be installed that it complies with City Codes.

SECTION 5. 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:

NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT:

1. Negative Declaration finding no significant effect on the environment because changes to the project design and requirements mitigate to a less than significant level.
2. The applicant shall comply with Requirement #3 of the attached Standard Urban Storm Water Mitigation Plan.
3. The applicant shall construct a six (6) foot high decorative masonry wall along the east and west property lines.

PLANNED COMMUNITY DEVELOPMENT AND SITE PLAN REVIEW:

1. The Planned Community Development will allow a four (4) lot single family development with a zoning designation of PCD/R-1-10, 000.
2. Lots (A) through (D) may have lot widths less than 80 feet and as shown on the revised Tentative Tract Map 52893.
3. Site Plan Review approval will expire one (1) year from the date of final approval. A request for one (1) extension may be obtained from the Planning Division.
4. Sign permits are required for all new signs and/or modification of any existing signs. The proposed signs for this project are subject to a separate plan review. Submit proposed plans to

the Planning Division for plan check and approval. The Planning Division will not authorize the issuance of a building permit without an approved sign plan.

5. Ordinance requirements not herein listed are still applicable.
6. Screen from view all new roof, wall, or ground-mounted mechanical equipment, utility equipment or utility meters. Locate, identify and provide cross-sectional details of screening material in the construction documents.
7. Submit landscape and irrigation plans. Locate and identify all plants and provide a complete irrigation system. Provide cross-sectional details of planting method and irrigation system. Submit proposed plans to the Planning Division for plan check and approval. The Planning Division will not authorize the issuance of a building permit without an approved landscaping plan.
8. All plant material shall conform to the current edition of "Horticultural Standards" for number one grade nursery stock as adopted by the American Association of Nurserymen.
9. All construction shall conform with City noise ordinances restricting construction prior to 7:00 a.m. and on Sundays and Holidays.
10. All improvements shall be constructed in good workmanlike manner consistent with the standard best practice of the subject trade and in a manner acceptable to the City.
11. Construction documents must be submitted to the Building Division for plan check. The construction documents must include specific details and delineation incorporating these conditions of approval. The Planning Division shall hold approval of these conditions in abeyance until they review and approve the construction documents.
12. 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.
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 and a Notice of Preparation. The applicant shall contact the Planning Division for fee(s).
14. 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.
15. The following comments from the Fire Department are applicable:
 - a. Submit subdivision plans to the Water, Access and Subdivision Unit of the Los Angeles County Fire Department for approval. Address: 5823 Rickenbacker Road, Commerce, Ca 90040-3027. Phone: (323) 890-4242.
 - b. All new one and two family dwellings shall be provided with an approved automatic fire sprinkler and local fire alarm system. Submit plans to Fire Protection Engineering section of the Los Angeles County Fire Department for approval. Phone: (323) 890-4125.
16. The following requirements from the Building Division are applicable:
 - a. On cover sheet of plans, show the Type of Construction, Occupancy Group and Building codes currently in effect. Present California law mandates that all construction comply with the 1998 edition of the California Building Code (Title 24), which adopts the following model codes: 1997 UBC, UMC, UPC, AND 1996 NEC. (All effective 7/1/99.)

- b. A minimum of four sets of architectural and structural construction documents along with electrical, plumbing, mechanical and sewer are required for plan check submittal. Minimum scale construction documents to be submitted for plan review shall be 1/4 inch equals 1 foot. The minimum size of construction documents shall be 18 inches by 24 inches.
- c. Structural calculations shall be submitted to justify the adequacy of the structural system, including foundations, seismic, wind, dead and live loads. (Let-in bracing and drywall are not acceptable materials for lateral bracing.)
- d. Two sets each of Title 24 Energy and structural calculations shall be submitted at time of review.
- e. Plans and calculations shall be wet stamped and signed by a Registered Architect or Engineer licensed by the State of California.
- f. Provide two sets of engineered grading documents along with soils, geology and liquefaction report. (Compaction reports required prior to footing and foundation inspection approval.)
- g. Exterior walls of type V-N construction are required to have one-hour fire resistive protection when less than 20 feet from property line. No openings in exterior walls are allowed when less than 5 feet from property line and protected when less than 10 feet.
- h. The existing structure(s) to be demolished requires an asbestos and led survey with report(s). Copies of the report and notification, (both asbestos removal and demolition), to AQMD shall be submitted to the Building Division prior to issuance of demolition permit.
- i. Smoke detectors are required in all sleeping areas and in all areas giving access to those sleeping areas when a building permit valuation exceeds \$1,000.00. Detectors shall receive their primary power source from the building wiring system and shall be equipped with battery backup.
- j. All new one and two family dwellings shall be provided with an approved automatic fire sprinkler and local fire alarm system. Pay plan review fees at the Building Division counter and submit three sets of fire sprinkler and fire alarm plans to the Los Angeles County Fire Prevention Division, Engineering Section, located at 5823 Rickenbacker Road, Commerce, Ca 90040. Fire Department plan checks have been taking approximately six to eight weeks. Contact Andy Wells at (323) 890-4125, Monday through Friday from 8:00 a.m. to 10:30 a.m. for further information. (Plans shall be submitted to the Fire Department prior to the issuance of any building permits.)
- k. approvals from the School District, Planning, Engineering and Water Departments will be required prior to issuance of any building permits. Contact each Division/Department for further information regarding this project. (Show proof of "paid" school fees prior to the issuance of any building permits.)
- l. Show the location of mechanical units on floor or roof plan. If exterior mounted units are proposed, indicate method of screening from public view. Provide a cross-sectional detail of mechanical screening.
- m. All Conditions of approval generated from Planning Division shall be printed on the plans.

- n. All applicable Conditions of Approval shall be detailed and delineated on construction documents.
 - o. The Building Plan Check process will address additional comments.
17. The Covina Police Department has the following comments should an alarm system be installed at the above location:
- a. Alarm Company requirements and responsibilities:
 - 1) Per the newly enacted Covina Municipal Code 8.20.020-A & B, the installing Alarm Company is required to "register" (file proof of proper licensing) with the Covina Police Department prior to the installation of the system.
 - 2) The alarm system and equipment must meet or exceed the minimum alarm system standards of Covina Municipal Code 8.20.060.
 - b. Resident requirements and responsibilities:
 - 1) Per Covina Municipal Code, the resident is required to apply for an Alarm Permit from the Covina Police Department -- S.A.F.E. Alarm Program. The Alarm Permit Application must be submitted with the proper fees prior to the operation of the alarm system.
18. The following requirements from the Public Works Department are applicable:
- a. The provisions of Chapter 16 of the Covina Municipal Code entitled "Subdivision" will apply and full public improvements are required for this project.
 - b. Deleted
 - c. 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.
 - d. The current owner(s) shall sign a form (prepared by the Engineering division) requesting that the subject property be annexed to the Covina Lighting and 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.
 - e. Property owner(s) shall execute an irrevocable offer to dedicate the northerly 5 feet of subject property along Ruddock Street for street widening.
 - f. The developer shall install the following public improvements in accordance with the City standards:
 - 1) Construct proposed entrance driveway approach per City of Covina standard plan.
 - 2) Install one (1) Southern California Edison Company-owned marbelite pole east of proposed driveway on Ruddock Street with underground wiring and 5,800 lumen HPSV light.

- 3) Install two (2) street trees on Ruddock Street north of subject property and construct tree wells with irrigation. Tree species and planting requirements shall be in accordance with Street Tree Master Plan.
 - 4) Widen Ruddock Street adjacent to subject property by constructing curb, gutter, sidewalk, and asphalt concrete paving as required.
 - 5) Remove existing unused driveway approach on Badillo Street south side of the development area and replace with full height curb, 2 feet gutter and 4" thick concrete sidewalk pavement.
 - 6) Install two driveway approaches on Badillo Street per City of Covina Standard Drawing No. 1, "Driveway Approach."
- g. Faithful performance or cash bond covering the required public improvements shall be submitted.
 - h. The following cash deposits are required:
 - 1) Engineering and inspection
 - 2) Sanitary Sewer Reimbursement Fee
 - i. All utilities serving this development shall be placed underground.
 - j. A sewer line shall be constructed to serve each residential lot.
 - k. The contractor constructing the public improvements shall obtain a City business license and permit and shall satisfy the City's insurance requirements.
 - l. A construction drawing prepared by a licensed engineer showing the public improvements to be constructed shall be submitted for approval by Engineering Division.
 - m. A quantity and cost estimate that covers all required public improvements shall be submitted by the developer's engineer. The performance bond amount and engineering and inspection fee will be based on this amount.
19. The applicant shall contact Environmental Services for a copy of the Standard Urban Storm water Mitigation Plan. The slope facing Ruddock Street is a potential problem. Please impose Requirement #3 of the Standard Urban Storm water Mitigation Plan.
 20. The applicant shall submit eight (8) sets of revised tract maps and developments showing all requested corrections to the Planning Division to review and approval.


SECTION 6. 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 18th day of April, 2000.




Mayor

ATTEST:



City Clerk

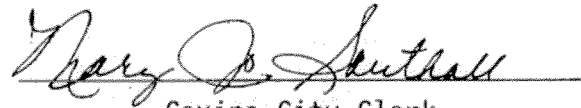
APPROVED AS TO FORM:



City Attorney

I, **MARY JO SOUTHALL**, City Clerk, Covina, California, hereby **CERTIFY** that Ordinance No. 00-1863 was regularly introduced and placed upon its first reading at a regular meeting of the Covina City Council held April 4, 2000, and that thereafter said Ordinance was duly adopted at a regular meeting of the City Council held April 18, 2000, and was 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: None



Covina City Clerk