

**PLANNED COMMUNITY DEVELOPMENT NO. 1
AMENDMENT NO. 10 TO MASTER PLAN TEXT
FOR THE WEST COVINA PORTION OF WOODSIDE VILLAGE
(Adopted by City Council Resolution No. 2006-101)**

I. INTRODUCTION

This Master Plan Text (Plan) is to be utilized as the development guide for the creation of the planned community for the West Covina portion of "Woodside Village." The policies and proposals of the Plan intend to create a total community; i.e., a community that reflects a balance between the people who reside there and the schools, parks, other public services, and the shopping facilities which those residents desire. The Plan also reflects the desires of the developers to provide a means of satisfying the housing demands of persons wanting to live in West Covina. This is accomplished through the inclusion of density patterns which will accommodate a variety of residential dwelling types appealing to various income groups. The Plan was prepared utilizing the criteria defined within the West Covina PCD (Planned Community Development) Ordinance.

II. DEFINITIONS

Unless otherwise indicated, the definitions contained in Chapter 26 (Zoning) of the West Covina Municipal Code shall apply to Woodside Village.

Density - is the average number of dwelling units per acre allowable within a density segment. The total number of residential dwelling units allowable within a density segment shall be determined by multiplying the number of acres within such segment (after excluding acreage of commercial site, school sites, neighborhood and community park sites and all rights-of-way of the adjacent highways shown on the Master Plan) by the density shown for such density shown for such density segment.

Highways - is all right-of-way that is over 60 feet in width.

Open Space - Shall be usable land less than or equal to a 20% slope and readily available to adjacent dwelling units.

Streets - all right-of-way that is up to and including 60 feet.

III. PHYSICAL FEATURES

The Woodside Village Master Plan covers some 2,257 acres of undulating foothills, of which approximately 1,124 acres are in West Covina and 1,133 acres are in Walnut. Drainage is generally southerly, with drainage courses from the property extending toward Azusa Avenue on the west, Valley Boulevard on the south, and the future extension of Lemon-Citrus on the east. This pattern of minor drainage tributary areas has been taken into account and is reflected in the land use pattern proposed. Slope and view analyses of the property have been prepared and utilized to capture the maximum view and environment potential of the land.

Preliminary soils and geological studies indicate no major problems within the boundaries of the developable portion of Woodside Village. If problems do exist, they will be geotechnically corrected.

Compilation of the above physical features inventories help to define the major land forms existing upon the property. A very prominent "bowl" exists within the central portion of Woodside Village, and this area has been utilized to create the central focus of the community. This topographic bowl is ringed on the west, south, and east by other minor bowls (or tributary areas) which orient to the exterior boundaries of the property and, therefore, demand relationships with the surrounding existing land uses. These features have been taken into account and have been reflected in the land use patterns proposed for Woodside Village.

IV. ECONOMIC GUIDELINE

The development of Woodside Village is directly keyed to the market absorption of the dwellings that will be constructed. Construction has commenced, and the total development of the West Covina portion of Woodside Village is anticipated within a three to five year time period. It is understood that national, state, and local economic factors as well as new technology, dwelling unit types, and construction techniques may affect economic market penetration and, therefore, this time schedule. Therefore, development may be longer due to economic market absorption and housing demand.

Development within an approved Development Plan may occur in phases to be approved by the Planning Commission at time of submittal and subsequent thereto for any revisions.

V. PROPOSED LAND USE

The following information provides a description of the developed and proposed land use categories depicted on the Woodside Village Master Plan. The Master Plan has been divided into commercial segments and residential density segments, the generalized boundaries of which are designated on the accompanying map (Exhibit "1" entitled, "Woodside Village Master Plan - PCD No. 1 Amendment No. 2").

A. RESIDENTIAL

Several classifications of residential land use density are proposed. The density designations do not specify specific dwelling unit types. Any density classification can accommodate various types of dwelling units, as long as the total number of units constructed within each density segment of the Woodside Village Master Plan does not exceed the total number of dwelling unit designated for such density segment.

Neighborhood and community park city acreage may be included in the calculation of allowable dwelling units when said park area is to be dedicated to the City. Dwelling units generated by this calculation shall be distributed throughout the Master Plan area.

Permanent common open space (excluding neighborhood and community park sites) readily available to adjacent dwelling units is to be equal to or greater in area than the total acreage of all local street rights-of-way up to an including 60 feet. If this requirement is not met, then the allowable dwelling units for any precise Development Plan will be reduced by the number resulting from multiplying the acreage deficiency by the density; providing that a minimum of 80% of the area devoted to local streets is offset by common usable open space.

In the event that more than one (1) Development Plan is to be submitted for a density segment, the total number of dwelling units constructed or to be constructed shall not exceed the total number of dwelling units allowable in such density segment. As an example, a Development Plan could be submitted utilizing attached townhouses for a density segment designated as four dwelling units to the acre even though previous Development Plans for the same density segment utilized detached single family homes.

In the event a school site is not utilized for such purpose, then the underlying density segment shall be used in calculating the number of additional allowable dwelling units.

Should a church be built within average density segment, the total number of acres of the church site shall be multiplied by the density and subtracted from the total number of units allowed within that segment.

B. COMMERCIAL

Commercial services are intended to range from neighborhood convenience type retail to community shopping center services such as department stores. Areas for commercial centers have been designated on the Master Plan. More precise definition of uses will be submitted as precise development plans are prepared.

The commercial facilities are intended to provide services to residential areas and are not limited in their commercial service role to solely those residents of Woodside Village.

Auto supply stores in Woodside Village which include installation and minor services shall be permitted the following uses in conjunction with retail sales:

1. Lubrication including grease rack or elevator;
2. Minor tire service;
3. Minor battery service;
4. Minor motor tune-up;
5. Head lamp adjusting;
6. Brake adjusting and repair;
7. Installation of service-related parts and accessories.

The establishment of commercial facilities having a regional attraction is not proposed for Woodside Village.

C. COMMUNITY FACILITIES

1. Schools:

Public school plans, as designated, reflect the Standards for plant capacity, student generation, and general location as supplied by the Rowland Unified School District. The student yield for this development is calculated as follows:

- .81 pupils per single-family dwelling unit.
- .29 pupils per multi-family dwelling unit.

The District breakdown of pupils by school level is as follows:

K - 6 equals 55% 7 - 8 equals 15% 9 - 12 equals 30%

Reevaluation of student yield for Woodside Village may be necessary from time to time, thereby insuring adequate number of school sites for the total community development.

Elementary schools have been designated in generalized locations and do not depict specific sites. These general locations are related to the general land use pattern and student population yield of the plan. Based on projections by the District, there is no need for a junior High School or high School site on the West Covina portion of Woodside Village. These services will be provided by schools in the near vicinity.

2. Parks:

The parks system proposed for Woodside Village reflects the desires of the City of West Covina. Neighborhood parks located at sites directly adjacent to elementary school sites shall be a minimum of five (5) net usable acres. If a neighborhood park site is not adjacent to a school site, the neighborhood park site shall be a minimum of eight (8) net usable acres.

The exact location of all neighborhood park sites shall be determined at the time of development plan approval. If, upon submittal of a development plan, a park site is shifted to a different density

segment than is shown on the Master Plan map, then the total number of allowable units within the density segments shall prevail.

Two community parks are designated for the West Covina portion of Woodside Village. One community park is located in the central portion of the property west of Nogales Street, a portion of a second community park is located north of the intersection of Lark Ellen Avenue and Pass and Covina Road.

The West Covina General Plan depicts regional parks directly north of, and adjacent to, Woodside Village. Reflecting a desire to effect maximum utilization of the tax dollars, duplicate regional parks have not been proposed for Woodside Village.

The park areas and approximate acreages as shown on the Master Plan and to be dedicated to the City of West Covina are sufficient to cover the needs of the residents of Woodside Village and meet the desires and requirements of the City of West Covina. Therefore, in consideration for such dedications and improvements made thereon by consideration for such dedications and improvements made thereon by the owner, no additional requirements for park lands will be made in connection with the approval of any precise Development Plan.

3. Library and Fire Station:

The site for a library and a fire station has been acquired by the City of West Covina in the area west of Azusa and north of Amar.

4. Churches:

Church sites are an integral part of the Woodside Village total community picture, and will be developed at locations approved as part of the Tentative Tract Map and Development Plan procedure under the Development Standards of the N-C (Neighborhood Commercial) Zone. These sites will be related through the circulation system and designed as an integral part of the neighborhoods of Woodside Village.

5. Utilities:

Electric Power: Electric Power will be furnished by Southern California Edison Company.

Gas: Gas will be furnished by Southern California Gas Company

Water: A Master Plan for the Water System to be operated by the City of West Covina has been prepared.

Sewage Disposal: Sewage disposal is to be furnished by Los Angeles County Sanitation District No. 15, subject to review and approval of the sewerage system by the appropriate Sanitation District and the West Covina City Engineer. A Master Plan of sewers has been prepared.

6. Flood Control and Grading:

Drainage and flood control facilities will be designed and constructed according to plans and proposals of the Los Angeles County Flood Control District and the West Covina City Engineer.

7. Circulation:

a. The circulation system for Woodside Village takes into consideration the following:

- i. The West Covina General Plan.
- ii. The West Covina Master Plan of Streets.
- iii. The County of Los Angeles Master Plan of Highways.
- iv. Proposed land use pattern.
- v. Topography.

- vi. West Covina street development policies and procedures.
- b. The proposed arterial system follows the classifications designated upon the West Covina General Plan. The most prominent features are:
 - i. The east/west extension of Amar Road, a major highway.
 - ii. The north/south extension of Nogales Street, a major highway connecting Amar Road to the northerly boundary of Maser Plan as a local street with a 60 foot right-of-way.
 - iii. The northerly/southwesterly extension of Temple Avenue, a local street of 60 foot right-of-way on the alignment establishment by the County Engineer
 - iv. The northerly extension of Gemini Street, a local street of 60 foot right-of-way, from near the intersection of Gemini Street and Giano Avenue to the proposed secondary street within the development.
 - v. The southerly extension of Lark Ellen Avenue, a secondary highway.
 - vi. The extension of Fairgrove Street west of Azusa Avenue, a local street of 66 foot right-of-way.
 - vii. A system of secondary highways which will serve the interior portions of Woodside Village.
- c. The local street circulation system will be specifically defined when Tentative Tract Maps and Development Plans are submitted for review. There shall be a looped local street pattern located within the area south of Shadow Oak Drive and west of Nogales Street that will come in close proximity to the southerly boundary of the city of West Covina. This looped street connection will serve as access points for pedestrian connections. (see Pedestrian Connections).
- d. The following standards will be utilized in the construction of the major arterials:
 - i. Major highway 110 feet in width.
 - ii. Primary highway 100 feet in width.
 - iii. Secondary highway 80 in width.
 - iv. Local street, cross section to be depicted on the Tentative Tract Maps and Development Plans.

8. Pedestrian Connections

The developer of the area located south of Shadow Oak Street and west of Nogales Street shall coordinate with Rowland School District (approved by the City of West Covina) to provide two pedestrian connections from Yorbita and La Seda Avenues to the Rowland School District to provide access for school children or alternatives acceptable to the Rowland School District and maintained by the District. The security lighting system shall be approved by the City of West Covina Police Department.

VI. PARKWAY AND MEDIAN STRIP STANDARDS

Major, primary, and secondary streets are the entry to this community, requiring that a pleasant visual environment be developed. Therefore, major streets are to be developed with medians and major, primary, and secondary streets with parkways, all of which shall be landscaped and provided with a fully automatic irrigation/sprinkler system to be approved by the City Engineer and Recreation and Parks Director. Fully automatic irrigation/sprinkler systems may be waived at the discretion of the City Engineer and Recreation and Parks Director.

In addition, appropriate screening of rear and side yards shall be provided in the form of walls, fences, and specimen size landscaping along the street right-of-way and permanent public open

spaces. Walls and fences adjacent to parkways shall be six (6) feet in height and screened by trees and shrubs. Where landscaped screening is used exclusively, shrubs and trees shall form a visual barrier to, at least, six (6) feet high along the length of such screening.

<u>SUMMARY OF LAND USE (WEST COVINA PORTION)</u>			
LAND USE	ACRES	%	MAX. DU
Residential			
Existing	194.0	17.3	1559
Proposed	765.5	68.2	6551
Commercial			
Existing	16.9	1.5	
Proposed	29.2	2.6	
Elementary Schools	16.0	1.4	
Neighborhood Parks	26.0	2.3	
Community Parks	31.8	2.8	
Library & Fire Station	1.2	0.1	
Highways	42.6	3.8	
TOTALS	1123.2	100%	8110

VII. SITE DEVELOPMENT STANDARDS

The following Site Development Standards are intended to be applied to all of the land uses developed in West Covina portion of Woodside Village. It is understood that new land use concepts may evolve, subsequent to the adoption of this Planned Community Ordinance, which may warrant Standards not contemplated at the time this Ordinance was prepared and adopted. Amendments, additions, or deletions to these Standards may be made, subject to the procedures defined in the General Laws of the State of California and the City of West Covina.

A specific Development Plan and Tentative Tract Map following the site Standards for a conventional subdivision or custom lot development may be submitted and approved by the Planning Commission provided that such subdivision or custom lot development would not be materially detrimental to the surrounding developments.

A. Detached, Single Family Dwelling Units:

1. Yards and Building Setbacks

Front: A ten (10) foot minimum from property line for the first story of the main building. Twenty-two (22) feet minimum from property line for straight-in garages. When the first story of an existing single family structure is built within fifteen (15) feet or less of the front yard property line, the front yard setback of any future second story addition or expansion shall be a minimum of fifteen (15) feet.

Second story setbacks shall also apply to any portion of the first story consisting of unused air space such as an open beam or vaulted ceiling area (excluding roof and attic space) measuring twelve feet above the finished floor of the first story.

The yard area between the property line and any wall in the front yard shall be landscaped and maintained as a Condition of use by the homeowner.

Rear: Ten (10) foot minimum to property line, provided there is a minimum of twenty-five (25) feet between opposing structures. The Planning Commission may approve a five (5) foot minimum to property line for individual lots where topography, odd shaped lots, structures, or subdivision design make compliance with the ten (10) foot minimum impractical. Detached garages and other accessory structures are allowable intrusions into the required rear yard.

Side: Five (5) foot minimum to property line, for the first story of the main building, provided there is a ten (10) foot minimum between opposing structures with the exception that patio covers may be permitted within three (3) feet of opposing structures. When the first story of an existing single family structure is built within ten (10) feet or less of the side property line, the side yard or any future second story addition or expansion shall be a minimum of ten (10) feet.

Said side yard second story setback shall not be required for zero lot developments or along any side yard which abuts property zoned for or developed with a nonresidential use (e.g. schools and parks) or public right-of-way, flood control channel, or utility easement upon which no residential structures may be developed.

Additionally, said second story setback shall not be required if no portion of a building or structure (existing or proposed) encroaches through a plane projected from the angles indicated below as measured at a point ten (10) feet above the finished grade level along the side property line toward the opposing side property line:

LOT WIDTH	ANGLE
Less than or equal to 75 feet	55 degrees
Greater than 75 feet less than 95 feet	50 degrees
Greater than or equal to 95 feet	45 degrees

As used in this section, second story setback shall also apply to any portion of the first story consisting of unused air space such as an open beam or vaulted ceiling area (excluding roof and attic space) and measuring twelve feet above the finished floor of the first story.

Eaves and other architectural projections may intrude into the side yard up to the maximum, as specified by the Uniform Building Code.

Reversed corner lots shall have a street side yard equal to one-half the front yard distance of the lot to the back and reversed corner lot.

The yard area between the property line and any wall in the side yard shall be landscaped and maintained as a condition of use by the homeowner.

The Planning Division has made the following interpretations re: side yard setbacks in Woodside Village:

With respect to patio covers, said setback will be measured from the supporting posts with an eave overhang into said side yard as specified by the Uniform Building Code.

The requirement for ten (10) feet between structures will not be required in the following situations:

- a: In situations (such as Development Plan No. 1) where 5-foot easements have been provided for open space use by adjoining residents, a 3-foot setback shall be allowed between structures and the side yard property line. In this situation, the setback shall be measured from the eaves and not the supporting posts for patio covers. Supporting posts shall not be allowed in the easement. All other structures shall be allowed to project up to two (2) feet into the easement notwithstanding other provisions of the Woodside Village Master Plan Text (mechanical equipment location. etc.)
- b. In the situation of attached residences, there is no setback requirement for interior units. However, the location of patio covers or room addition on the side yard property line will be subject to fire wall requirements as required by the Uniform Building Code. Patio covers or room additions may be located a minimum of three feet from the side property line without a fire wall so long as the eave projection is a minimum of two feet from said property line.

A ten (10) foot minimum will still be required between structures and side property line from unattached walls or street side yards.

2. Walls, Fences, or Hedges:

Walls, fences, or hedges shall be regulated as are walls and fences on lots zoned for single-family use elsewhere in the city.

3.. Maximum Unit Size

<u>Lot Size (Sq. Ft.)</u>	<u>Maximum Unit Size (sq. ft.)</u>
Under 20,000	As determined by 0.50 F.A.R., or 3,999 square feet - whichever is less.
20,000 - 24,999	4,000
25,000 - 29,999	5,000
30,000 - 34,999	6,000
35,000 - 39,999	7,000
40,000 and over	8,000

As these figures reflect the maximum allowable unit sizes, they shall not be regarded as an automatic right. Each proposal shall be reviewed on a case by case basis and requires approval of the Planning Director subject to the following findings:

- a) The lot and proposed development is consistent with the General Plan, Zoning, and meets all other applicable code requirements.
- b) The development utilizes building materials, color schemes and a roof style which blend with the existing structure, if any, and results in a development which is harmonious in scale and mass with the surrounding residences.
- c) the development is sensitive and not detrimental to convenience and safety of circulation for pedestrians and vehicles.

- d) The development can be adequately served by existing infrastructure and services.
- e) The design of the structure has given consideration to the privacy of surrounding properties through the usage and placement of windows and doors, cantilevers, decks, balconies, minimal retaining walls, trees and other buffering landscaping materials.
- f) The development is sensitive to the natural terrain, minimizes necessary grading, de-emphasizes vertical massing which could disrupt the profile of a natural slope, and does not impede any scenic vistas or views open to the public or surrounding properties.

The decision of the Planning Director may be appealed to the Planning Commission subject to the procedures outlined in WCMC Section 26-212. Detached accessory structures shall not be included in the above maximum unit size figures.

The above maximum unit sizes may be increased by up to twenty-five percent (25%) subject to the approval of an Administrative Use Permit pursuant to the procedures outlined in Section 26-270, et seq. Attached accessory structures including but not limited to guest house, second unit, and garage shall be included in the twenty-five percent (25%) figure.

An expansion of the above maximum unit sizes by more than twenty-five percent (25%) may be granted subject to the approval of a Conditional Use Permit (CUP) by the Planning Commission pursuant to the procedures outlined in Municipal Code Sections 26-246 and 26-685.2000.

4. Lot Coverage

Dwelling unit and garage total ground floor area shall not exceed 50% of the lot area.

5. Parking

Four (4) parking spaces per dwelling unit shall be provided, a minimum of two (2) in a fully enclosed garage with a minimum 10' X 20' clear area per parking space and the balance in a driveway. All uncovered spaces shall have minimum dimensions of eight (8) feet by sixteen (16) feet. Additional off-street parking spaces shall be provided on the basis of unit size and in accordance with Section 26-402 (d) and (e) of the Municipal Code.

6. Lot Size

No minimum lot size. Lot size will be a result of dwelling unit floor area related to and resulting from defined coverage, setback, and yard requirements.

7. Building Height

No building or structure shall have more than two (2) stories, or be more than 25 feet high.

8. Where not otherwise specified in the Master Plan text, development and land-use standards for properties zoned R-1, AD-1 elsewhere in the City shall apply

B. Attached, Single Family Dwelling Units, Townhouses, etc.:

1. Yards and Building Setbacks

Front: Ten (10) foot minimum from property line for the main building.
Twenty-two (22) foot minimum from property line for straight-in garages.

The yard area between the property line and any wall in the front yard shall be landscaped and maintained as a Condition of use by the homeowner.

Rear: Ten (10) foot minimum to property line, provided there is a minimum of twenty-five (25) feet between opposing structures. The Planning Commission may approve a smaller minimum to property line for individual lots where topography, odd shaped lots, structures, or subdivisions design make compliance with ten (10) foot minimum impractical or if the structure adjoins permanent open space in the rear. Detached garages and other accessory structures are allowable intrusions into the required rear yard.

Side: Zero (0) foot minimum between attached structures. Ten (10) foot minimum between structures and property line for unattached wall or street side yard.

Eaves and other architectural projections may intrude into the side yard up to the maximum, as specified by the uniform building code.

Reversed corner lots shall have a street side yard equal to one-half of the front yard distance of the lot to the back of said reversed corner lot. The yard area between the property line and any wall in the side yard shall be landscaped and maintained as a condition of use by the homeowner.

2. Walls, Fences, or Hedges:

Walls, fences, or hedges shall be regulated as are walls and fences on lots zoned for single-family use elsewhere in the city.

3. Lot Coverage

Dwelling unit and garage total ground floor area shall not exceed 50% of the lot area. If the dwellings are part of a condominium, coverage shall not exceed 50% of the condominium project area.

4. Parking

Two parking spaces per dwelling shall be provided in a fully enclosed garage with a minimum 10' X 20' clear area per parking space.

5. Lot Size

No minimum lot size. Lot size will be a result of dwelling unit floor area related to and resulting from defined coverage, setbacks, and yard requirements.

6. Building Height

No maximum building height

C. Multiple Family Dwelling Units:

The side development Standards of the West Covina MF-20 Zone shall be used. A waiver of one or more of the development Standards for a specific Development Plan may be granted by the Planning commission, if it finds that there are exceptional physical circumstances applied on the property which substantiate the requested waiver, and that the granting of such waiver will not be materially detrimental to the proposed development or to the surrounding developments. A request for waiver, and the justification therefor, shall be filed in writing at the time that the application for the specific Development Plan is filed.

Household pets are allowed, subject to the management decisions of the owners of the multiple family projects.

D. Animals

Only household pets are allowed and are not to exceed three (3) per dwelling unit and shall be of such type, size, and number so as not to be capable of inflicting harm or discomfort or endangering the peace, health, or safety of any person or property.

E. Commercial

The site development Standards of the West Covina N-C (Neighborhood Commercial) zone shall be used. In addition to the site development standards of the Neighborhood Commercial (N-C) zone, the following shall apply: to auto supply stores that include "installation" and "minor services":

1. Auto supply stores that include "installation" and "minor services"
2. Not less than 40% of structures shall be devoted to retail use.
3. No service bays shall open onto a public right-of-way.
4. Landscaping shall conform to the landscaping requirements of the Master Plan.
5. Exterior of the structures must blend with the surrounding development.

A waiver of one or more of the development Standards for a specific Development Plan may be granted by the Planning Commission, if it finds that there are exceptional physical circumstances applied on the property which substantiate the requested waiver, and that the granting of such waiver will not be materially detrimental to the proposed development or to the surrounding developments. A request for waiver, and the justification therefore, shall be filed in writing at the time that the application for the specific Development Plan is filed.

F. General

The Planning Commission may at the time of approval for a Development Plan or Tentative Map waive specific development Standards as requested by the developer.

