

ORDINANCE NO. 1214

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-72-001.

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 PCD as such zone is defined in Appendix A of the Code of the City of Covina:

The South 6.94 Chains of Lot 4 in Block 4 of the Phillips Tract in the City of Covina, State of California, as per Map Recorded in Book 9, Pages 3 and 4 of Miscellaneous Records, in the Office of the County Recorder of said County, the Northerly Line of said 6.94 Chains in a Line parallel with and distant northerly 6.94 chains, measured at right angles from the center line of Badillo Avenue, as shown on said map of the Phillips Tract.

Except from Lot 4 the South 21 feet thereof as conveyed to the County of Los Angeles, by deed recorded in Book 3237, Page 256 of Deeds; also except therefrom that portion thereof condemned by the State of California in the Los Angeles County Superior Court Case Number 680257, a certified copy of the Final Decree of Condemnation in said Case being recorded May 29, 1958, in Book D-114, Page 814 of Official Records.

SECTION 3. The application for a Planned Community Development is hereby granted subject to the following conditions:

1. That the site in addition to the landscaping proposed be landscaped in accordance with the following:
 - a. That the entire end of all interior parking space rows shall be landscaped.
 - b. That the interior parking space rows shall contain at least three tree well planters between the end planters.
 - c. That a planter shall be used to screen the receiving area for the drugstore.
 - d. That planters shall be provided adjacent to the building frontage and treated with complementary landscaping.
 - e. That irrigation plans be prepared and approved.


2. That plans for the development and use of the corner site indicated as Phase 11 be approved by the Planning Commission and City Council.
3. That the uses of the C-2 zone be permitted for Phase 1 and Phase 11.
4. That all roof and utility equipment be screened from view.
5. That the plans, sign program, and landscape design be reviewed and approved by the Architectural Board of Review.
6. That all exterior light be directed away from adjacent residential areas.
7. That the hours of operation be restricted to 10:00 P.M.
8. That development commence within 180 days of the effective date of this application.
9. That underground utility service be provided to all buildings.
10. That all main circulation aisles be a minimum of 25 feet wide.
11. That the recommendations of the Engineering Division be satisfied.
12. That all other City Code requirements not specifically indicated herein be maintained.
13. That all compressors, motors and machinery, etc., be installed inside the building.
14. That no external storage be allowed on the rear of the property.
15. That the northerly loading dock be modified to provide a screened loading area with an enclosed trash storage area.
16. That no opening for loading or unloading of any kind be allowed on the easterly side of the building.

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 ADOPTED this 16th day of April, 1973.


 Mayor of the City of Covina, California

ATTEST:


 City Clerk, Deputy

APPROVED AS TO FORM:

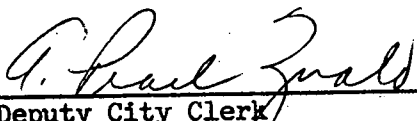

 City Attorney

I, A. PEARL ZVALO, Deputy City Clerk, City of Covina, California
CERTIFY that the foregoing ordinance was introduced at a regular
meeting of the City Council held April 2, 1973, and thereafter at a
regular meeting of the City Council held April 16, 1973 signed by
the Mayor, and the ordinance was passed and adopted by the following
vote:

AYES: Councilmen Coulter, Haven, Hawkins

NOES: Councilmen Brutocao, Yaeger

ABSENT: None



Deputy City Clerk