

ORDINANCE NO. 1211

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-73-001.

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:

That portion of Lot 1 in Block 9 of Phillips Tract, in the City of Covina, County of Los Angeles, State of California, as shown on map recorded in Book 9, Pages 3 and 4 of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Beginning at the northeast corner of Lot 89 in Tract No. 18207, as shown on map recorded in Book 460, Pages 8 and 9 of Maps, in said office of the County Recorder; thence southerly along the easterly line of said Tract No. 18207 to the southerly line of said Lot 1 in Block 9 of the Phillips Tract, at the southeast corner of Lot 82 in said Tract No. 18207; thence easterly along said southerly line of Lot 1 to the westerly line of Hollenbeck Street (Now Hollenbeck Avenue) 66 feet wide, as shown on said map of the Phillips Tract; thence northerly thereon to the southerly line of Badillo Street, 108 feet wide, as shown on map of Tract No. 16304, recorded in Book 417, Page 31 and 32 of Maps, in the office of said County Recorder; thence westerly thereon to the point of beginning.

EXCEPT therefrom the westerly 180 feet of the northerly 240 feet thereof.

ALSO EXCEPT therefrom that portion thereof included within the lines of the land described in the deed to the City of Covina recorded on April 16, 1964 as Instrument No. 4098 in Book D-2436, Page 827, Official Records, records of said County.

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

1. That construction of the condominium portion commence within a year from the effective date of this application.

2. That construction of the professional office portion commence within three years from the effective date of this application.
3. That the precise plans, including landscaping and architecture, be reviewed and approved by the Architectural Board of Review.
4. That development standards of the RD Zone be established for the condominium portion of this development.
5. That the uses and development standards of the C-P Zone be maintained for the office portion of the application.
6. All exterior doors to be of solid construction (not hollow core).
7. All exterior doors to be equipped with dead bolt locks with a full one-inch throw. Dead bolt locks must have security trim consisting of case hardened steel cylinder guards, or equivalent. If glass to exterior is within forty inches of lock the dead bolt lock must be double cylinder type.
8. All doors entering directly into the interior of the dwelling from the garage (as illustrated in Plan No. 1) shall be considered exterior doors.
9. Patio sliding glass doors to be equipped with secondary locking devices. For this purpose slide bolts will be sufficient.
10. All garage doors to be equipped with adequate locking devices that will not allow easy entry by unauthorized individuals.
11. Driveways and off-street parking facilities to have night time lighting to deter theft and "car clouting."
12. All exterior doors to recreation center to be equipped with double cylinder dead bolts, as described in Item 7.
13. Three fire hydrants be required, two on site, and one on Hollenbeck at the north driveway.
14. The perimeter driveway must be a minimum of 30 feet in clear width, subject to the satisfaction of the Fire Department.
15. The interior north-south driveway must be a minimum of 25 feet in clear width.
16. The on-site fire main must deliver a minimum of 2500 gallons per minute.
17. A subdivision will be required in connection with the division of this property.
18. All public improvements will be required.
19. That the water system, fire hydrants and meters can be designed after approval of the development.
20. That the following recital be added to the conditions, covenants and restrictions:

- a. If, in the opinion of the City of Covina, accessways, private roadways and appurtenances, or garbage collection point facilities fall into a state of disrepair or are allowed to deteriorate so that the provision of city services becomes more hazardous or more expensive than the provision of services to comparable properties in the city, then, and in that event, the city may demand that appropriate repairs and restorations be made. If the board does not undertake said repairs and restorations within fifteen (15) days after receipt of written demand therefor, then the city may do such work of repair and restoration. Any sums expended by the city shall be at the expense of the owners and shall be a charge upon the neighborhood association. If said fund is insufficient to fully reimburse the city for said sums so expended, the board shall levy a special assessment against the unit ownerships for the payment of such charges and any such assessment shall be secured by the lien created hereunder.
  - b. If, in the opinion of the City of Covina, the common landscaped areas, private driveways, or other common facilities fall into a state of disrepair or are allowed to deteriorate to a point that is detrimental to the health and welfare of the residents within the tract or to the residences of the adjacent properties, the city may demand that appropriate repairs and restorations be made. If the board does not undertake said repairs and restorations within fifteen (15) days after receipt of written demand therefor, then the city may do such work of repair and restoration. Any sums expended by the city shall be at the expense of the owners and shall be a charge upon the neighborhood association. If said fund is insufficient to fully reimburse the city for said sums so expended, the board shall levy a special assessment against the unit ownership for the payment of such charges and any such assessment shall be secured by the lien created hereunder.
21. That all other City Code requirements not specifically waived herein shall be maintained.
  22. That a six-foot block wall along the southerly property line of the lot be installed by the developer. This lot line extends the entire length of the City Yard property.

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 2nd day of April,  
1973.

Harold H. Hawkins  
Mayor of the City of Covina, California

ATTEST:

Frieda C. Richardson  
City Clerk

APPROVED AS TO FORM:

[Signature]  
City Attorney

I, FRIEDA C. RICHARDSON, City Clerk, City of Covina, California, CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council held March 19, 1973, and thereafter at a regular meeting of the City Council held April 2, 1973, signed by the Mayor, and the ordinance was passed and adopted by the following vote:

AYES: **Councilmen Brutocao, Coulter, Haven, Hawkins, Yaeger**  
NOES: **None**  
ABSENT: **None**

Frieda C. Richardson  
City Clerk