

ORDINANCE NO. 1236

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-73-002.

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 22 of the Phillips Tract, in the Rancho Lo Puente, in the County of Los Angeles, State of California, as per map recorded in Book 9, Page 3 of Miscellaneous records, in the office of the County Recorder of said County, described as follows:

Beginning at the northwesterly corner of said Lot 1; thence along the westerly line of said lot, southerly thereon a distance of 611.32 feet, more or less, to the southwesterly corner of said lot; thence along the southerly line of said lot South 89° 14' 40" East 335.35 feet; thence North 0° 03' 15" West 611.43 feet to a point in the northerly line of said lot, distant thereon South 89° 15' 45" East 334.80 feet from said northwesterly corner; thence along said northerly line North 89° 15' 45" West 334.80 feet to the point of beginning.

Said property is located on the south side of Rowland Street, westerly of Citrus Avenue.

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

1. That the project comply with Section 3.50 "RD" Multiple Residential Zone requirements.
2. That precise elevation plans be submitted to the Architectural Board of Review and Planning Commission for approval prior to the issuance of a building permit.
3. That landscape plans be submitted before completion of construction for approval to the Architectural Board of Review and Planning Commission.
4. That the planter at the southwesterly corner be enlarged to buffer the one abutting residential property.

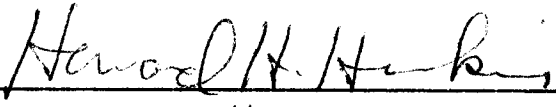
5. That specimen trees be used extensively or as approved by the Architectural Board of Review.
6. That during construction:
 - a. No construction work shall be permitted between 7:00 P.M. to 6:00 A.M.
 - b. All ground shall be watered to reduce dust.
 - c. Construction vehicle parking shall be located a sufficient distance away from the adjacent residents.
7. Fire Department requirements:
 - a. Provide (5) five fire hydrants, (3) three on-site and (2) two on Rowland Street. Hydrants to be James Jones Model J-3700. Provide 4 inch pipe barricades where necessary to protect hydrants.
 - b. Provide a minimum of 2500 gallons per minute fire flow on site provided roof covering is of tile. 3500 gallons per minute for shake roof.
 - c. Recommend tile roof covering in lieu of wood shakes.
 - d. All interior driveways must be a minimum of 30 feet of unobstructed width. No overhead projections into required fire access drive under 14 feet.
 - e. Ingress to the easterly driveway entrance shall be to the satisfaction of the Fire Department.
 - f. Apartment addresses or number designations must be approved by the Fire Department.
8. All exterior doors to be of solid construction (not hollow core).
9. All exterior doors to be equipped with dead bolt locks with a full one inch throw. Locks must have security trim consisting of case hardened steel cylinder guards, or equivalent. Dead bolts must be double cylinder type if glass to outside is within forty inches of lock.
10. All doors entering directly into the interior of the dwelling from the garage shall be considered exterior doors.
11. Automatic garage door openers will have as great a variety of signals (codes) as possible to prevent unauthorized opening of garage doors.
12. Patio sliding glass doors to be equipped with secondary locking devices. For this purpose, slide bolts will be sufficient.
13. If entrance gates are used, they should have controlled access by means of a card reading device which will accept the cards already present in the police units.
14. "No Parking" signs should appear in all the courts.

15. That the following recital be added to the CCR's on the subject property:
 - 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.
16. That the Homeowners' Association Agreement be reviewed by the Planning Department before the signing of building permits and approved by the Planning Commission.
17. That the landscaping along street frontage shall be mounded sufficiently to reduce the amount of visible structure thereby giving the appearance of a lowprofile building.
18. That the two existing trees be preserved.
19. The roofline should be lowered on certain units to keep the profile low and create a compatible architectural appearance.
20. That the requirements of the Engineering Division be satisfied:
 - a. Full compliance with Chapter 24 of the Covina Municipal Code entitled "Subdivisions."
 - b. Installation of all public improvements, including parkway trees, tree wells with irrigation lines, public sanitary sewers in public easements, approved drainage structures, fire hydrants, street lighting with underground service, driveways, easements as may be necessary, grading and drainage plans, etc.
 - c. Traffic traveling west on Rowland Street will not be permitted to make a "U" turn at Calvados Avenue because no left turn pocket exists. "U" turns are permissible at Fenimore.
 - d. Electrical, telephone and cable television service shall be underground.

21. That all other City Code requirements not specifically stated herein shall be maintained.
22. That construction commence within 180 days of the effective date of this application.

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 17th day of September, 1973.



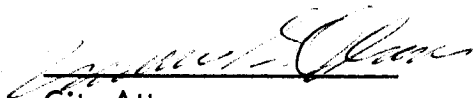
Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:



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 September 4, 1973, and thereafter at a regular meeting of the City Council held September 17, 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



City Clerk