

ORDINANCE NO. 1374

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-77-002, 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 C-3A-PCD as such zone is defined in Title 17 of the Covina Municipal Code:

Lot 3 of Tract No. 22976 as per map recorded in Book 773, pages 53 and 54 of Maps in the Office of the County Recorder of Los Angeles, County, State of California.

Except that portion of said Lot 3 lying northerly of the southerly boundary of the Los Angeles County Flood Control District property per Parcel 164, O.R. D 396-387 and Parcel 226 O.R. D 246-297 and M. B. 595-81-82.

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

1. That a precise landscaping and sprinkler plan be submitted and approved by the Architectural Review Board prior to the issuance of a building permit.
2. That the development standards of the RD zone be applied to this development unless specifically waived herein.
3. That construction commence within one year from the effective date of this application and the final tract map.

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4. That a continuous concrete block wall, 6 feet above adjacent single family residential property finished grade, be provided.
 5. All planters or landscaping adjacent to parking and driveways shall be enclosed with a 6" continuous concrete curb.
 6. The entry paving shall be a masonry block or simulated concrete block.
 7. A minimum of one tree shall be provided for each unit in the following ratio:
10% - 5 gallon
30% - 15 gallon
60% - 24 inch box or larger
 8. All open ground shall be covered with shrubs and ground cover.
 9. All open ground shall be covered with a ground cover which will fully cover the area in three months.
 10. Satisfy the attached requirements of the City departments.
 11. Submit CCRs to the Planning Commission for approval.

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 5th day of December, 1977.



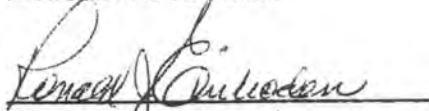
Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney (Assistant)

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 November 21, 1977 and thereafter at a
regular meeting of the City Council held December 5, 1977 signed
by the Mayor, and the ordinance was passed and adopted by the following
vote:

AYES: Colver, Fryke, Haven, Jaeger, Donaldson

NOES: None

ABSENT: None


City Clerk

CITY OF COVINA
INTER-OFFICE MEMORANDUM

Date September 21, 1977

TO Michael A. Marquez, Planning Director
FROM Earl W. Elton, Public Works Director
SUBJECT Oak Bay Company, PCD 77002, 68 Unit Townhouse, south of San Dimas Wash,
East side of Citrus Avenue, Project 11-1487

We have the following preliminary comments regarding this development:

1. The provisions of Chapter 16 of the Covina Municipal Code entitled "Subdivision" will apply and full public improvements are required.
2. In lieu of parkway trees, we recommend that the developer provide trees on private property adjacent to public sidewalk in Citrus Avenue.
3. Attached is a copy of our standard drawing for trash bin enclosures.
4. All utilities shall be placed underground.
5. This area is served by the Azusa Valley Water Company.
6. The private streets shall be shown as private drives on the tract map. These private drives shall be constructed to City standards.
7. Consideration should be given for a cul-de-sac at the end of Nubia Street.
8. A portion of Citrus Avenue adjacent to this property is in the County. We recommend that the proposed driveway approach on Citrus Avenue have a maximum width of 35 feet between the bottom of the Xes.
9. Each unit shall have its own sewer lateral and metered water service. Public easements will be required.

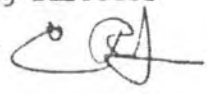
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Richard A. Miller, City Manager
Ken Klingelberg, Civil Engineering Assistant
Henry Tiner, Engineering Technician


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CITY OF COVINA
INTER-OFFICE MEMORANDUM

Date September 23, 1977

TO Michael A. Marquez, Planning Director
FROM Carl R. Johnson, Fire Chief 
SUBJECT PCD 77002 - 1200 Block North Citrus

Fire Department Requirements

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1. Emergency access gate on east side of property shall be a minimum of 12 feet in width and be chained and locked, using a standard padlock as specified by the Fire Department.
 2. On-site fire mains and fire hydrants subject to type of construction of buildings and built-in fire protection.
 3. Address system to be approved by the Fire Department.
 4. Driveways are all deemed fire accessways and must be signed in accordance with fire accessway ordinance.

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CITY OF COVINA
INTER-OFFICE MEMORANDUM

Date

TO Planning Department
FROM Police Department
SUBJECT PCD-77-002

In response to the Inter-Office Memorandum on the Site Plan Review, the following points should be considered:

I. All Outside Doors

- a. All wood doors shall be of solid core with a minimum thickness of 1-3/4 inches.
- b. The locks shall be so constructed that both deadbolt and deadlatch can be retracted by a single action of the inside door knob. Alternate devices to equally resist illegal entry may be substituted subject to prior approval of the Police Department.
- c. An interviewer or peephole shall be provided in each individual entrance door.
- d. Door closers will be provided on each individual entrance door.
- e. Doors swinging out shall have non-removable hinge pins.
- f. In-swinging exterior doors shall have rabbited jambs.
- g. Jambs for all doors shall be so constructed or protected so as to prevent violation of the function of the strike.
- h. Cylinders shall be so designed or protected so they cannot be gripped by pliers or other wrenching devices.
- i. All exterior doors shall have a minimum of 60 watt bulbs over the outside of the door. Bulb shall be protected with a vapor cover or cover of equal breaking resistant material.

II Sliding patio-type doors opening onto patios or balconies:

- a. All single sliding patio doors shall have the movable section of the door slide on the inside of the fixed portion of the door.
- b. Deadlocks shall be provided on all single sliding patio doors. The lock shall be operable from the outside by a key utilizing a bored lock cylinder of pin tumbler construction. Mounting screws for the lock case shall be inaccessible from the outside. Lock bolts shall be of hardened material or have hardened steel inserts and shall be

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6

capable of withstanding a force of 90 pounds applied in any direction. The lock bolts shall engage the strike sufficiently to prevent its being disengaged by any possible movement of the door within the space or clearances provided for installation and operation. The strike areas shall be reinforced to maintain effectiveness of bolt strength.

- c. Double sliding patio doors must be locked at the meeting rail and meet the locking requirements of II b. above.

III Window Protection

- a. Windows shall be so constructed that when the window is locked, it cannot be lifted from the frame.
- b. Window locking devices shall be capable of withstanding a force of 300 pounds applied in any direction.
- c. Louvered windows shall not be used within eight feet of ground level, adjacent structures or fire escapes.
- d. Accessible rear and side windows not viewable from the street shall consist of rated burglary resistant glass or glass-like material. Fire Department approval shall be obtained on type of glass used.
- e. Outside hinges on all accessible side and rear glass windows shall be provided with non-removable pins. If the hinge screws are accessible, the screws shall be of the non-removable type.

Mr. Fryke voted no.

The following title of this ordinance was read by the City Clerk:

ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA AMENDING SECTIONS 11.04.020 AND 11.04.090 OF THE COVINA MUNICIPAL CODE, CHAPTER 11.04, RELATING TO STREET LIGHTING POLICY.

The motion was made by Mr. Jaeger, seconded by Mr. Haven, to dispense with further reading of the ordinance. Motion carried.

ORDINANCE
1ST READING
HANDICAPPED
PARKING
ZOA-77-005

First reading of an ordinance regarding an amendment to the Municipal Code relating to handicapped parking, ZOA-77-005.

The motion was made by Mr. Haven, seconded by Mr. Jaeger, to place this ordinance on first reading. Motion carried.

The following title of this ordinance was read by the City Clerk:

ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA AMENDING THE COVINA MUNICIPAL CODE WITH RESPECT TO HANDICAPPED PARKING REQUIREMENTS, APPLICATION ZOA-77-005.

The motion was made by Mr. Haven, seconded by Mr. Jaeger, to dispense with further reading of the ordinance. Motion carried.

ORDINANCE
FIRST READING
PCD-77-002
OAK BAY CO.

First reading of an ordinance establishing a planned community development district zone classification for property located on the east side of Citrus Avenue, southerly of San Dimas Wash, Application PCD-77-002, Oak Bay Company.

The motion was made by Mr. Fryke, seconded by Mr. Jaeger, to place this ordinance on first reading. Motion carried.

The following title of this ordinance was read by the City Clerk:

ORDINANCE

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-77-002, AND MAKES CERTAIN FINDINGS AND CONDITIONS.

The motion was made by Mr. Fryke, seconded by Mr. Jaeger, to dispense with further reading of the ordinance. Motion carried.

8

A substitute motion was made by Mr. Fryke, seconded by Mr. Colver, to amend the minutes of October 17, 1977 to include the comments the City Clerk extracted from the tapes and were read to the Council and that the minutes be approved as amended.

Mr. Colver felt it is not fair to include Mr. Fryke's rhetoric and not include everyone else's comments. He noted there were some comments he made that were also excluded.

Mr. Fryke stated he felt it was important to include his comments in the minutes because he felt it was a wrong approach to go on a bus to observe lighting levels. The right approach is to take into consideration I.E.S. standards with light measurements.

Mayor Donaldson did not feel the minutes are censored, but are summarized--a necessary part of minute-taking. There were additional remarks made later in that discussion that should be included, if this is made a part of the minutes.

A voice vote was taken on the substitute motion and the motion failed by a one-to-four vote. Council members Colver, Donaldson, Haven and Jaeger voted no.

A voice vote was then taken on the main motion and the motion carried by a three-to-one vote. Council member Fryke voted no.

Mr. Jaeger abstained on the main motion because of an item of business contained in the minutes that he abstained on at the time it was considered.

Mayor Donaldson asked if there were any additions or corrections to the minutes of the adjourned regular meeting of October 24, 1977.

There were none, so the motion was made by Mr. Haven, seconded by Mr. Fryke, to approve the minutes of the October 24, 1977 meeting as prepared. Motion carried.

AMENDMENT TO AGENDA Add Item D-5. Discussion on the Council minutes.

ORAL COMMUNICATIONS Oral Communications.

Mr. Harold Quinley asked permission to speak on Item C-1.
Mr. Albert Howell asked permission to speak on Item C-1.
Mrs. Cheryl Goodwin asked permission to speak on Item C-1.
The following persons asked permission to speak on Item D-1:
Mr. Charles Hitchcock Mr. Luis Escontrius
Mrs. Patricia Johnson Mr. Gene Gloudeman
Mrs. Janice Hitchcock Mr. Stephen Mattson
Mr. John Colget

PUBLIC HEARING Public hearing on a proposed planned community development
PCD-77-002 overlay zone to allow the development of a condominium,
OAK BAY CO. east side of Citrus Avenue, south of the San Dimas Wash,
PCD-77-002, Oak Bay Company, applicant.

Mayor Donaldson asked if any written protests had been received. None had been received, so she asked for a staff report.

The Planning Director came forward and pointed out the location of the subject property just north of the K-Mart facility. This property

was designated as medium density land use on the Master Plan. This designation allows from 7 to 20 units per acre.

He then described the proposed development as shown on the site plan showing a condominium concept instead of an apartment complex as requested previously.

This development will have approximately 11 units per acre and the rear units abutting residential property will be moved at least 100 feet westerly of the property line to provide adequate separation. Also, the wall will be developed on the higher elevation of the single family residential properties. There will also be a 10-foot wide landscaped area within the 100-foot separation in addition to parking, driveway circulation and covered and enclosed garages.

The development will consist of 68 units, 52 of which will be designed for an area of 1,375 square feet per unit and the remaining units will be 1,250 square feet per unit. After describing the proposed development, he concluded all Code requirements have been met on the provisional plan.

The Planning Commission has reviewed the overall development plan, considered all the testimony given and recommends approval of this application, subject to the following conditions:

1. That a precise landscaping and sprinkler plan be submitted and approved by the Architectural Review Board prior to the issuance of a building permit.
2. That the development standards of the RD zone be applied to this development unless specifically waived herein.
3. That construction commence within one year from the effective date of this application and the final tract map.
4. That a continuous concrete block wall, 6 feet above adjacent single family residential property finished grade, be provided.
5. All planters or landscaping adjacent to parking and driveways shall be enclosed with a 6" continuous concrete curb.
6. The entry paving shall be a masonry block or simulated concrete block.
7. A minimum of one tree shall be provided for each unit in the following ratio:
 - 10% - 5 gallon
 - 30% - 15 gallon
 - 60% - 24 inch box or larger
8. All open ground shall be covered with shrubs and ground cover.
9. All open ground shall be covered with a ground cover which will fully cover the area in three months.
10. Satisfy the requirements of all city departments.
11. Submit CCRs to the Planning Commission for approval.