

ORDINANCE NO. 1387

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-78-001, 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 as 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:

That portion of Lot 4 in Block 4 of the Phillips Tract, in the City of Covina, County of Los Angeles, 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, described as follows:

Beginning at the intersection of the center line of Azusa Avenue (formerly known as Sierra Street 66 feet wide) as shown on said map of Phillips Tract with a line parallel with and distant 458.00 feet northerly measured at right angles from the center line of Badillo Street (66 feet wide), as shown on said map of Phillips Tract; thence along said parallel line, east 308.36 feet to the true point of beginning; thence continuing along said parallel line, east 358.24 feet to the easterly line of said lot 4; thence along said easterly line, north 518.36 feet to the southerly line of San Bernardino Road (formerly known as Covina Boulevard) as described in parcel 2 in the deed to the City of Covina recorded November 18, 1959, as instrument No. 2696 in Book D-667 Page 685 official records of said county; thence along said

southerly line, south 85 degrees 34 minutes 00 seconds west to the westerly line of the land as described in the deed to William J. Schultz and Mary S. Schultz recorded April 26, 1955, in Book 47589 Page 184 of official records of said county; thence along said westerly line, north to the southerly line of San Bernardino Road (formerly known as Covina Boulevard 66 feet wide) as shown on said map of Phillips Tract; thence along said last southerly line south 85 degrees 34 minutes 00 seconds west to the most westerly easterly line of the land as described in the deed to William J. Schultz and Mary S. Schultz recorded May 6, 1959, as instrument No. 1074 in Book D-456 Page 447 of official records of said county; thence along said most westerly easterly line south 0 degrees 12 minutes 50 seconds east 7.02 feet to the southerly line of San Bernardino Road (formerly known as Covina Boulevard) as described in Parcel 1 in said deed to the City of Covina; thence along said last mentioned southerly line south 85 degrees 24 minutes 20 seconds west 339.82 feet to the southeasterly line of the land as described in the deed to the State of California, registered November 20, 1950, as Document No. 36252-S entered on Certificate of Title No. VZ 77781 on file in the office of the County Recorder of said county; thence along said southeasterly line, south 45 degrees 42 minutes 51 seconds west to the easterly line of Azusa Avenue (formerly known as Sierra Avenue), as described in the deed to the State of California recorded June 20, 1957, as Instrument No. 1901 in Book 54833 Page 212 of official records of said county; thence southerly along said last mentioned easterly line to the southeast corner of said last mentioned deed to the State of California; thence parallel with the center of Badillo Street (66 feet wide) as shown on said map of Phillips Tract, east 258.36 feet; thence parallel with the center line of Azusa Avenue (formerly known as Sierra Avenue 66 feet wide) as shown on said map of Phillips Tract, south 158.19 feet to the true point of beginning.

Excepting therefrom that portion thereof described as follows:

Beginning at the northwest corner of said Lot 4, said northwest corner being the point of intersection of the easterly line of Azusa Avenue (formerly Sierra Avenue 66 feet wide) with the southerly line of San Bernardino Road, (formerly known as Covina Boulevard) 66 feet wide, as said corner, street and road are shown on said map of the Phillips Tract; thence south 0 degrees, 12 minutes 50

seconds east along the westerly line of said Lot 4, a distance of 155.72 feet; thence north 89 degrees 47 minutes 10 seconds east at right angles to said westerly line, a distance of 158.97 feet; thence north 0 degrees 12 minutes 50 seconds west parallel with said westerly line and the northerly prolongation thereof, a distance of 167.90 feet to a point in the northerly line of said Lot 4; thence south 85 degrees 24 minutes 20 seconds west along said northerly line a distance of 159.44 feet to the point of beginning.

Excepting therefrom that portion thereof described as follows:

Beginning at said northwest corner of Lot 4; thence south 0 degrees 12 minutes 50 seconds east along the westerly line of said Lot 4, a distance of 40.00 feet; thence north 45 degrees 42 minutes 51 seconds east 62.45 feet to a point in the northerly line of said lot; said point being distant easterly 45.00 feet from the point of beginning; thence south 85 degrees 24 minutes 20 seconds west along said northerly line 45.00 feet to the point of beginning.

Also excepting therefrom that portion included within the land described in deed to the State of California, recorded June 20, 1957, in Book 54833, page 212 of official records.

Also excepting therefrom that portion included within the land described in deed to the City of Covina, recorded November 18, 1959, as Instrument Number 2696 in Book D 667, Page 683 of official records.

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

1. A precise plan showing the total development of the overlay zone as described above.
2. The conditions on the precise plan shall include but not be limited to:
 - a. A time limit for development,
 - b. Regulation of use or uses,
 - c. Special yards, spaces and buffer areas,
 - d. Fences, walls and screening devices,
 - e. Surface of parking areas subject to specifications established by the Council,
 - f. Required street, service road or alley dedications and improvements,
 - g. Regulation of points of vehicle ingress and egress,
 - h. Regulation of signs,
 - i. Required landscaping and maintenance thereof,
 - j. Regulation of noise, vibrations, odors, glare,

- k. Required maintenance of grounds,
- l. Regulation of time for certain activities during the construction phase and during the lifetime of the project,
- m. Duration of use,
- n. Regulations of lighting standards,
- o. When there is more than one parcel of land involved, the land shall be recorded as one parcel for state and city code prior to issuance of the building permit,
- p. Require bonding or financial guarantees of any requirements or conditions made a part of the approval by the council,
- q. Such other conditions as will make possible the development of the use in an orderly and efficient manner and conformity with the intent and purposes set forth in this chapter.

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 3rd day of July 1978.



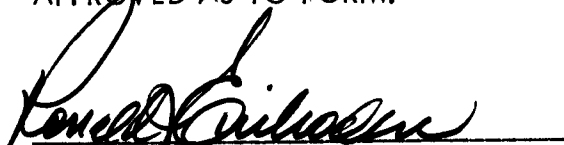
Mayor

ATTEST:



City Clerk

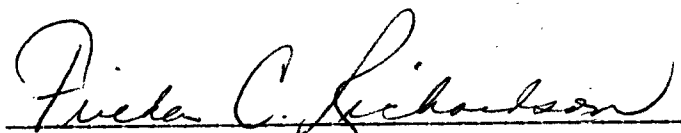
APPROVED AS TO FORM:



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 June 19, 1978, and thereafter at a regular meeting of the City Council held July 3, 1978, signed by the Mayor, and the ordinance was passed and adopted by the following vote:

AYES: Colver, Haven, Low, Morgan, Jaeger
 NOES: None
 ABSENT: None



City Clerk