

ORDINANCE NO. 1403

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-79-001, 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 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 A-1 (PCD) and C-4 (PCD) as such zones are defined in Title 17 of the Covina Municipal Code:

That portion of the Northeast Quarter of Section 12, Township 1 South, Range 10 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the Official Plat of said land filed in the District Land Office April 21, 1877, and that portion of Section 12, Township 1 South, Range 10 West, in the City of Covina, in said County and State, lying within the subdivision of the Rancho Addition to San Jose and a portion of the Rancho San Jose, as per map recorded in Book 22, Page 21 et seq., of Miscellaneous Records in the office of the County Recorder of said County, described as follows:

Beginning at the intersection of the centerlines of Ben Lomond Avenue and Cienega Avenue as said intersection is shown on the map of Tract No. 15973, recorded in Book 539, Pages 17 to 19 inclusive of Maps, in the office of the County Recorder of said County; thence along the centerline of Ben Lomond Avenue, North 0° 25' 17" West to the Southeasterly line of the land described in the deed to Los Angeles County Flood Control District, recorded February 28, 1963 as Instrument No. 5769, in Book D1937 Page 8 of Official Records of said County; thence Northeasterly along said Southeasterly line to the Southerly line of Arrow Highway; thence Easterly along the Southerly line of Arrow Highway to the Southerly line of the land described in the deed to Salley Linley Malnic, recorded March 15, 1956, as Instrument No. 570, in Book 50605, Page 190 of Official Records of said County; thence Easterly along the Southerly line of said land of Malnic and its Easterly prolongation to the centerline of Grand Avenue; thence Southerly along said centerline of Grand Avenue to the centerline of said Cienega Avenue; thence Westerly along the centerline of Cienega Avenue to the point of beginning.

Except therefrom those portions thereof within public streets as they exist as of March 31, 1977.

ALSO EXCEPTING therefrom that portion thereof conveyed to the Covina School District of Los Angeles County by deed recorded October 9, 1957 as Document No. 1401 in Book 55804 Page 282 of Official Records in the Office of the County Recorder of said County,

and;

That portion of the Northeast quarter of the Northeast quarter of Section 12, Township 1 South, Range 10 West, of the Subdivision of the Rancho Addition to San Jose and a portion of the Rancho San Jose, in the City of Covina, in the County of Los Angeles, State of California, as per map recorded in Book 22, Page 21 et seq. of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Beginning in a line which is parallel with the South line of said Northeast quarter of the Northeast quarter and that passes through a point in the East line of said section that is distant Northerly along said East line 867.30 feet from the Southeast corner of the Northeast quarter of the Northeast quarter of said section; thence along said parallel line South $89^{\circ} 59' 40''$ West 176.12 feet to the true point of beginning; thence North $0^{\circ} 28' 40''$ West 100.77 feet; thence North $18^{\circ} 12' 49''$ West 64.23 feet; thence North $6^{\circ} 14' 16''$ West 35.00 feet to a point in the Southerly line of Arrow Highway, 80 feet wide, as described in the deed to said County recorded November 29, 1937 as Instrument No. 620, in Book 15352, Page 318, Official Records of said County, that is distant South $83^{\circ} 45' 15''$ West 171.17 feet from the intersection of said Southerly line with the Westerly line of Grand Avenue, 60 feet wide; thence Easterly along said Southerly line of said Arrow Highway to said intersection; thence Southerly along said Grand Avenue to said parallel line; thence along said parallel line South $89^{\circ} 59' 40''$ West 176.12 feet to the true point of beginning.

Except therefrom those portions of said land designated as Parcel No's. 3-37, 7-38 and 7-39 in the Final Decree of Condemnation entered in Superior Court, Los Angeles County, Case No. 698343, a certified copy which was recorded July 8, 1959 as Document No. 3977, in Book D530, Page 180, Official Records of said County.

including:

An easement for all purposes for which approaches and access to automotive service stations are customarily used by pedestrian and vehicular traffic, and for ingress and egress between Parcel 1 and the abutting streets, over that portion of the Northeast quarter of the Northeast quarter of Section 12, Township 1 South, Range 10 West of the Subdivision of the Rancho Addition to San Jose and a portion of the Rancho San Jose, in the City of Covina, in the County of Los Angeles, State of California, as per map recorded in Book 22, Page 21 et seq. of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the Southerly line of Arrow Highway, 80 feet wide, as described in the deed to the County of Los Angeles, recorded November 29, 1937 in Book 15352, Page 318, Official Records of said County, distant Westerly thereon 171.17 feet from its intersection with the Westerly line of Grand Avenue 60 feet wide; thence South $6^{\circ} 14' 16''$ East 35.00 feet to the Northerly terminus of that certain course described in the deed to Albert Noble and wife, recorded in Book D63, Page 511, Official Records of said County, as having a bearing and length of North $18^{\circ} 12' 49''$ West 64.23 feet; thence North $51^{\circ} 15' 26''$ West 35.35 feet; thence North $6^{\circ} 02' 25''$ West 10.00 feet to said Southerly line; thence Easterly along said Southerly line to the point of beginning.

Except therefrom that portion of said land designated as Parcel No. 3-37 in the Final Decree of Condemnation entered in Superior Court, Los Angeles County, Case No. 698343, a certified copy which was recorded July 8, 1959 as Document No. 3977, in Book D530, Page 180, Official Records of said County.

and that portion:

Beginning at a point in the Southerly line of Arrow Highway, 80 feet wide, as described in the deed to the County of Los Angeles, recorded November 29, 1937 in Book 15352 Page 318 of Official Records of said County, distant Westerly thereon 171.17 feet from its intersection with the Westerly line of Grand Avenue, 60 feet wide; thence South $6^{\circ} 14' 16''$ East 35.00 feet to the Northerly terminus of that certain course described in the deed to Albert Noble and wife, recorded in Book D63 Page 511 of Official Records of said County, as having a bearing and length of North

18° 12' 49" West 64.23 feet; thence North 51° 15' 26" West 35.35 feet; thence North 6° 02' 25" West 10.00 feet to said Southerly line; thence Easterly along said Southerly line to the point of beginning.

Except therefrom that portion of said land designated as Parcel No. 3-37 in the Final Decree of Condemnation entered in Superior Court, Los Angeles County, Case No. 698343 a certified copy which was recorded July 8, 1959 as Document No. 3977 in Book D530 Page 180, Official Records of said County.

and that portion:

Commencing in a line which is parallel with the South line of said Northeast quarter of the Northeast quarter and that passes through a point in the East line of said Section, that is distant Northerly along said East line 867.30 feet from the Southeast corner of the Northeast quarter of the Northeast quarter of said section; thence along said parallel line South 89° 59' 40" West 279.12 feet to the true point of beginning; thence along said parallel line North 89° 59' 40" East 103 feet; thence North 0° 28' 40" West 100.77 feet; thence North 18° 12' 49" West 64.23 feet; thence North 51° 15' 26" West 35.35 feet; thence North 6° 02' 25" West 10.00 feet to the Southerly line of Arrow Highway, 80 feet wide, as described in the deed to said County, recorded on November 29, 1937, as Instrument No. 620, in Book 15352 Page 318, Official Records of said County; thence Westerly along the Southerly line of said Arrow Highway to a line that bears North 0° 28' 40" West from the true point of beginning; thence South 0° 28' 40" East to the true point of beginning.

Except that portion of said land included within a strip of land 50 feet wide, the Northerly boundary of which is described as follows:

Beginning at the Easterly terminus of that certain course having a length of 223.27 feet in the center line of that certain 80 foot strip of land described in deed to County of Los Angeles from Arrow Highway, recorded in Book 15352, Page 318, Official Records, in the office of the County Recorder of said County; thence South 83° 45' 15" West along said center line 223.27 feet to the Easterly terminus of that certain 2000 foot radius curve in said center line; thence Westerly along said certain curve 154.36 feet.

and that portion:

Beginning in a line which is parallel with the South line of said Northeast quarter of the Northeast quarter and that passes through a point in the East line of said Section that is distant Northerly along said East line 867.30 feet from the Southeast corner of the Northeast quarter of the Northeast quarter of said Section; thence along said parallel line South 89° 59' 40" West 279.12 feet to the true point of beginning; thence North 0° 28' 40" West to the Southerly line of Arrow Highway, 80 feet wide, as described in the deed to the County of Los Angeles, recorded November 29, 1937 in Book 15352, Page 318, Official Records of said County; thence Westerly along said Southerly line of said Arrow Highway to a point distant South 83° 45' 15" West 320.00 feet from the intersection of said Southerly line of Arrow Highway with the Westerly line of Grand Avenue, 60 feet wide; thence along a line drawn at right angles to said parallel line South 0° 00' 20" West to said parallel line; thence along said parallel line North 89° 39' 40" East 69.97 feet to the true point of beginning.

Except that portion described in the deed to the County of Los Angeles, recorded November 18, 1959, in Book D667, Page 895, Official Records of said County, being described as follows:

That portion of that certain parcel of land in the Northeast quarter of Section 12, Township 1 South, Range 10 West, Subdivision of the Rancho Addition to San Jose and a portion of the Rancho San Jose, Book 22 Page 21 of Miscellaneous Records, in the office of the County Recorder of said County, described in deed to Albert Noble, et ux., recorded April 4, 1958 as Instrument No. 1594, in Book D63, Page 511, Official Records of said County, which lies within a strip of land 50 feet wide, the Northerly boundary of which is described as follows:

Beginning at a point in that certain 2000 foot radius curve in the center line of that certain 80 foot strip of land described in the deed to the County of Los Angeles for Arrow Highway, recorded November 29, 1937, in Book 15352, Page 318, Official Records of said County, distant Westerly thereon 54.36 feet from the Easterly terminus thereof, thence Westerly along said certain curve 100.00 feet.

and that portion:

Beginning at the intersection of the North line of said section with the West line of said Rancho, (said point being indicated as 21.95 chains West of the Northeast corner of said section); thence Easterly along the North line of said section 250.00 feet; thence due South 300.00 feet to the true point of beginning of this description; thence Easterly in a direct line to a point in the East line of said section, distant Southerly along said line 57 feet from the Northeast corner of said section; thence Southerly along said East line of said section to a point distant Northerly along said East line, 867.30 feet from the Southeast corner of the Northeast quarter of the Northeast quarter of said section; thence Westerly parallel with the South line of said Northeast quarter of the Northeast quarter, 649.10 feet; thence Westerly along the North line of the land described in deed to George W. Van Vleit, recorded in Book 5119, Page 7 of Deeds, 549 feet, more or less, to a line bearing due North and passing through the true point of beginning; thence due North to the true point of beginning.

Except therefrom that portion described as follows:

Beginning at the Southeast corner of said land described above; thence Westerly along the Southerly line thereof to the Westerly line of Grand Avenue 60 feet wide and the true point of beginning; thence continuing Westerly along the said Southerly line, to a line drawn at right angles to the said Southerly line and which passes through a point in the Southerly line of Arrow Highway 80 feet wide, as described in the deed to said County recorder on November 29, 1937, in Book 15352, Page 318 of Official Records of said County that is distant Westerly thereon 320 feet from the intersection thereof with the said Westerly line of Grand Avenue; thence Northerly along said line to the Southerly line of said Arrow Highway, 80 feet wide; thence Easterly along said Arrow Highway 320 feet to the said Westerly line of Grand Avenue; thence Southerly along said Grand Avenue to the true point of beginning.

Except from the remainder thereof that portion which lies Northerly of the Southerly line of Arrow Highway 80 feet wide as described in Book 15352, Page 318 of Official Records.

Also except therefrom that portion thereof within Arrow Highway as presently widened.

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

In General

1. The proposed commercial and industrial developments shall conform to any and all provisions set forth in specific Disposition and Development Agreements to be signed between the individual developers and the Covina Redevelopment Agency.
2. All development shall conform to the adopted architectural guidelines for redevelopment Project Area 4a.

3. The proposed developments shall satisfy the conditions and/or requirements as set forth by the Fire Department, Police Department, Engineering Division, Planning Department and the Covina Redevelopment Agency. Satisfaction of any and all conditions and/or requirements shall be shown on the preliminary construction drawings which shall be submitted for review and approval.
4. The following specific uses shall be allowed:
COMMERCIAL DEVELOPMENT
A. Retail stores, sales and services.

Antique home furnishings
Art shop
Auto parts sales, excluding body and fender work and painting and mechanical auto wash.
Bakery; provided not more than five persons shall be employed and all products are sold on the premises.
Bakery sales
Barber and/or beauty shop
Bicycle shop
Book and stationery store
Call office for delivery of laundry or dry cleaning
Carpet and rug sales, no cleaning
Cleaners
Clothing and wearing apparel
Coffee shop
Cosmetic shop
Craft shop
Delicatessen
Discount house
Drug store
Electrical appliance supply and repair
Fixit shop
Florist
Food stores, including poultry and eggs, bakery, ice cream and confectionery; provided all products shall be sold on the premises, and provided there shall be no slaughtering, plucking or dressing of poultry on the premises.
Frozen food lockers
Fruit store
Furniture
Furniture upholstery
Furriers
Gift shop
Haberdashery
Hardware
Health food stores
Hobby shop and supply
Home furnishings
Household appliances, supply, repair and service
Ice cream parlor
Jewelry sales and repair
Karate studios
Laundromat
Leather goods and luggage
Linoleum stores
Liquor, off-sale
Locksmith
Luggage shop
Mail order house
Maternity shop

- Meat market
- Medical equipment and supplies
- Mimeographing and duplicating
- Music instructions
- Music shop
- Newsstand
- Novelty shop
- Office furniture and machine, sales and repair
- Orthopedic equipment and supplies
- Paint and wallpaper materials and supplies
- Pet shop and food stores
- Pharmacy
- Physicians' equipment and supplies
- Photocopying
- Photographers' studio
- Photography supplies
- Piano sales and service
- Picture framing
- Plant nursery, provided fertilizer be sold only in bags
- Public utility customer service office
- Radio, television and phonographic supplies, sales and service
- Redemption centers
- Reducing salon
- Restaurant, tearoom, cafe; providing no dancing or theatrical performance is permitted and no liquor or alcoholic beverages shall be sold or dispensed on the premises except as provided in Section 17.38.030
- Sewing machine sales and service
- Shoe sales and repair
- Soda fountain
- Sporting goods and equipment sales and rentals
- Stationery stores
- Stenographers, public
- Supermarket
- Tailor
- Ticket agency
- Tobacco store
- Toy store
- Vacuum cleaner sales and service
- Variety store
- Wearing apparel
- Yarn shop

B. Other

- Administrative or professional offices (any offices in which chattels or goods, wares or merchandise are not manufactured or sold).
- Bank and financial institutions
- Bill paying office
- Insurance brokers, adjusters and agents
- Notary public
- Offices (any office in which chattels or goods, wares or merchandise are not manufactured or sold).
- Off-street parking
- Optometrists
- Parking lot, public
- Real estate brokers
- Stock exchange and brokers
- Tax consulting services

C. Uses permitted subject to conditional use permit

- Liquor, on sale only in conjunction with eating establishments
- Public dance, only when conducted in conjunction with a restaurant.

INDUSTRIAL PARK DEVELOPMENT

A. Commercial

Administration or sales offices directly related to the hereinafter permitted industrial uses, excluding, however, sales offices devoted exclusively to retail sales operation only, except at hereinafter provided.

Maintenance service

Real estate office

Retail sales of only those products manufactured, processed or fabricated under the permitted industrial uses, as defined in subsections B, C and D of this section, upon the premises from which such retail sales are to be conducted, except for the specific retail sales operations hereinafter provided for.

B. Manufacturing

Aircraft or missile factory

Automotive

a. Automotive assembly

Boat building and repairs

Bottling plant

Brewery

Ceramic products, using only previously pulverized clay and fire in kilns using only electricity or gas

Electrical and electronic items

Garment manufacturing

Ice cold storage plant

Machine shop

Manufacturing, compounding, processing, packaging or treatment of products, such as:

a. Bakery goods (including wholesaling and warehousing facilities, storage and distribution agencies).

b. Candy

c. Cosmetics

d. Dairy products

e. Drugs

f. Food products (excluding sauerkraut, vinegar, yeast and rendering of fats and oils).

g. Fruits or vegetable packing

h. Perfumes

i. Toiletries

Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials:

a. Bone

b. Canvas

c. Cellophane

d. Cloth

e. Cork

f. Feathers

g. Felt

h. Fiber

i. Fur

j. Glass

k. Hair

l. Horns

m. Leather

n. Metals

o. Paints not employing a boiling process

p. Paper

q. Plaster

r. Plastics or synthetics

s. Precious or semiprecious stones or metals

- t. Shells
- u. Textiles
- v. Tobacco
- w. Wood
- x. Yarns

Novelties manufacturing
Rubber and metal stamps
Shoes
Textiles

C. Processing

Blueprinting and photocopying
Carpet and rug cleaning plant
Cleaning and dyeing plant
Creamery
Laboratory
Laundry

D. Fabrication

Fabrication of products made from finished rubber
Prefabricated houses

E. Wholesaling and warehousing: wholesaling and warehousing facilities, storage and distribution agencies.

F. Residential: residential uses required for plant security personnel only.

G. Other

Printing and publishing
Research and development
Uses incidental and directly related to the services and operation of a permitted industrial use

- a. Infirmary or dispensary
- b. Recreation facilities for employees

Public storage facility

Commercial Development

5. The developer shall submit, obtain approval and record a subdivision tract map in accordance with Chapter 16 of the Covina Municipal Code prior to the completion of Phase 1 construction.
6. A minimum of 80% of the total shop space, outlined on the provisional plan, shall be devoted to retail commercial uses.
7. A concrete block wall, designed per City and Agency standards and criteria, shall be constructed along the south and west property lines in conjunction with the industrial developer.
8. Design and layout approval is subject to a final survey.

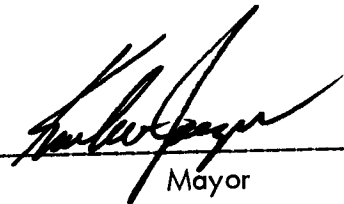
Industrial Development

9. The developer shall submit, obtain approval and record a subdivision tract map in accordance with Chapter 16 of the Covina Municipal Code prior to the completion of Phase 1 construction.

10. A concrete block wall, designed per City and Agency standards and criteria, shall be constructed along the south, east and west property lines in conjunction with the commercial developer.
11. The developer shall submit site plans, building plans, elevations and landscaping plans, as they are prepared for individual lots, for site plan review.
12. Design and layout approval is subject to a final survey.

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 19th day of March 1979.



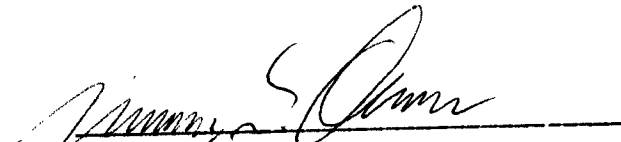
 Mayor

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 March 5, 1979, and thereafter at a regular meeting of the City Council held March 19, 1979, 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