

ORDINANCE NO. 1470

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-80-001, 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 C-4 (PCD) and RD-3500 (PCD) as such zones are defined in Title 17 of the Covina Municipal Code:

RD-3600 (PCD)

Lots 1, 2 and 4 of Tract No. 29834, in the City of Covina, County of Los Angeles, State of California, as shown on map recorded in Book 795, pages 92, 93 and 94 of Maps, in the office of the County Recorder of said County, together with the unimproved portion of Grondahl Street, 80.00 feet wide, as said street is shown on said map, vacated by Resolution 3063 of the City Council of Covina, a certified copy of which was recorded in said office of the County Recorder on September 13, 1972 in Book D5601, Page 286.

Except from said Lot 1, the westerly 271.41 feet thereof.

Also except from said Lot 2, the most westerly 200.00 feet thereof.

Also except from said Lot 4, the westerly 20.00 feet thereof.

Said portion of Grondahl Street that was vacated is bounded on the north by the northerly line of said Grondahl Street, on the east by the southerly prolongation of the easterly line of said Lot 2, on the south by the southerly line of Grondahl Street and on the west by the southerly prolongation of that certain course in the westerly boundary of said Lot 2, shown on said map as having a bearing of North 0° 22' 16" East and a length of 150.00 feet.

C-4 (PCD)

The most westerly 200.00 feet of said Lot 2

Excepting from said most westerly 200.00 feet, the northerly 10.00 feet of the westerly 100.00 feet thereof.

SECTION 3. After giving full consideration to all evidence presented at said HEARING, both oral and documentary, and after being fully informed, said City Council does hereby find and decide:

1. That the requested PCD overlay zone is compatible with the General Plan.
2. That a need has been shown for the proposed condominium which provides a housing style consistent with the housing in the general area.
3. That the proposal will not create any adverse effects or impacts upon the immediate neighborhood.
4. An environmental assessment was made pursuant to which a negative declaration is on file in compliance with C.E.Q.A., and the Council approves same and considered the matters set forth therein in rendering this decision.

SECTION 4. The application for a Planned Community Development Overlay Zone is hereby granted subject to the following conditions:

1. That the CC&Rs prohibit parking and storage of recreational vehicles on-site with the exception of temporary visitors.
2. That the Conwell Street setback and landscape be in accordance with landscape plan submitted as a precise plan approved by staff.
3. That the room designated as a "study" in the floor plan layout, maintain its characteristics to ensure its intended use.
4. That the provisional plan approved is the plan used in the development.
5. That the commercial property fronting Azusa Avenue be subdivided from the residential portion of this PCD.
6. That the C-2 zone requirements shall be used to guide and regulate the use and development of the commercial portion of this development.

7. That the "RD" zone requirements shall be used to guide and regulate the uses and development of the residential portion of this development, except as approved on the precise plan.
8. That the construction of the condominium commence within 18 months from the effective date of this application.
9. That all roof equipment be concealed and not visible from adjacent properties.
10. That a 6 foot high masonry wall be placed along all property lines with the exception that a 6 foot wall be placed no closer than 5 feet of the property line of Conwell Avenue, to ensure adequate separation from adjacent areas.
11. All building, landscaping and sign plans shall be approved prior to issuance of permits.
12. That the following recital be added to the CC&Rs:
 - 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 therefore, 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 to be 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.
 - 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.

- c. That provision be made to prohibit parking in undesignated areas and advise each buyer of this responsibility.
 - d. That garages shall be maintained primarily for the parking of two motor vehicles.
13. The condominium requires the submission of a subdivision tract map in accordance with City and State law.
14. Engineering Department requirements:
- a. The provisions of Chapter 16 of the Covina Municipal Code entitled "Subdivisions" will apply and full public improvements are required for this project. The portion of the existing parcel fronting on Azusa Avenue will have to be split off by subdivision procedure.
 - b. This project is also subject to the provisions of Chapter 17.64 Site Plan Review.
 - c. All utilities shall be placed underground.
 - d. Developer shall provide for a Southern California Edison Company owned street light system with underground service. This property and the parcel to be split off adjacent to Azusa Avenue will be put in a street light assessment district so the City can recover all energy and maintenance cost. A cash deposit will be required to cover estimated street light energy costs incurred by the City from the date the proposed street lights are energized until the district assessment period begins.
 - e. Each condominium unit shall have its own separate sewer lateral. This will require an on-site public sewer main and appropriate easement.
 - f. Each condominium unit shall have its own separate metered water service. The developer should check with the Azusa Valley Water Company for their requirements and necessary easements.
 - g. The developer's civil engineer shall prepare improvement drawings on City vellum for all required public improvements.
 - h. Cash deposits and bonds covering the required public improvements shall be submitted prior to final map approval.
 - i. All private drives shall be constructed with 3 inches of asphaltic concrete pavement on 4 inches of aggregate base with a 4-foot wide 8-inch thick concrete gutter wherever flow lines are planned, (minimum requirements).
 - j. Tract map 29834 shows a number of easements running across the southerly portion of Lot 4. Since some of the proposed condominium units lie within these easements, the easements may have to be vacated or the condominium units relocated.
 - k. Developer shall provide adequate drainage facilities in accordance with City standards and requirements.
15. Fire Department requirements:
- a. Driveways

- (1). Driveways shall be signed and marked per fire accessway ordinance to insure no parking at any time.

b. Fire Protection

- (1). Minimum fire flow required on-site shall be 3000 gallons per minute.
- (2). To provide the above fire flow, extend the existing 10" water main in Conwell to the entrance driveway to the development. A minimum 6" water main shall be looped from the extended 10" water main in Conwell to the existing 12" water main in Grondahl. Provide two sets of plans and calculations for fire flow for approval.
- (3). Provide three on-site fire hydrants, James Jones model J-3700. Provide one additional site plan after revisions are made covering above requirements for fire hydrant locations.
- (4). Provide one off-site fire hydrant, James Jones Model J-3700, on the west side of Conwell north of the entrance driveway.
- (5). All fire hydrants shall be operational prior to framing state of development.
- (6). Provide two additional site plan sheets to be used for specifying fire hydrant locations and fire accessway markings and sign locations.

c. Roof Coverings

- (1). Wood shake and shingle roof coverings are prohibited unless they conform to Section 3203(e) of the Uniform Building Code.

d. Security Gates

- (1). Security gate actuation device shall operate by existing Police-Fire Security Emergency card regardless of tenant system.

e. Addresses

- (1). Addresses for building shall be visible front and rear, and address system shall be approved by the Fire Department.

16. Police Department requirements (residential).

a. All Outside Doors

- (1). All wood doors shall be of solid core with a minimum thickness of 1-3/4 inches.
- (2). 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. Deadbolt locks must have a minimum one inch throw with hardened steel bolt.

- (3). An interviewer or peephole shall be provided in each individual entrance door.
- (4). All striker plates shall be a minimum of 8 inches in length with steel reinforcement.
- (5). Doors swinging out shall have non-removable hinge pins.
- (6). Jambs for all doors shall be so constructed or protected so as to prevent violation of the function of the strike.
- (7). Cylinders shall be so designed or protected so they cannot be gripped by pliers or other wrenching devices, including a tapered cylinder case which swivels.
- (8). All exterior doors shall have a minimum of 60 watt bulbs over the outside of the door.

b. Sliding patio-type doors opening onto patios or balconies :

- (1). All single sliding patio doors shall have the movable section of the door slide on the inside of the fixed portion of the door.
- (2). Deadlock 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 capable of withstanding a force of 1000 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.
- (3). Double sliding patio doors must be locked at the meeting rail and meet the locking requirements of b-2 above.

c. Window Protection

- (1). Windows shall be so constructed that when the window is locked, it cannot be lifted from the frame.
- (2). Window locking devices shall be capable of withstanding a force of 500 pounds applied in any direction.
- (3). Louvered windows shall not be used.
- (4). Accessible rear and side windows not viewable from the street shall consist of rated burglary resistant glass or acrylic material. Fire Department approval shall be obtained on type of glass used.
- (5). 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.

d. Garage Doors

- (1). The builder shall install, on each side of the garage door, hardened padlock hasps.

- (2). If glass is to be installed into a garage door, it shall be at least 3 feet from any inside locking device.

e. Parking area

- (1). Lighting shall be provided and placed so as to light the parking areas and garage areas, as well as any entrance or exit from the main building.
- (2). Lighting to be placed near the laundry area so as to illuminate this area.

f. Fencing

Some type of fencing should be considered around the back and sides of the building.

g. Landscaping

- (1). No bushes as high as the bottom window level.
- (2). Trees shall be trimmed up for observation.
- (3). Lighting shall be contained within the landscaping for security.

h. Miscellaneous

All the apartments to have well marked numbers, preferably lighted on the outside entrances.

i. Walkways

- (1). Planting along both sides of walkways shall be of a type that will not cut down on adequate observation.
- (2). Adequate lighting shall be contained along the walkways.

j. Lighting

All lighting, not including the garage or carport, shall be directed towards the building, rather than away. Low pressure sodium lighting is not recommended.

17. Police Department requirements (commercial).

a. All exterior doors shall be secured as follows:

- (1). A single door shall be secured with either a double-cylinder deadbolt or a single cylinder deadbolt without a turnpiece with a minimum throw of one inch. A hook or expanding bolt must also have a throw of one inch. Any deadbolt must contain hardened material to repel attempts at cutting through the bolt.
- (2). On pairs of doors, the active leaf shall be secured with a swing bolt type lock with a minimum of 1-1/4 inch throw, constructed of hardened steel. The inactive leaf shall be equipped with flush bolts protected by hardened material with a minimum throw of 5/8 inches at head and foot.

- (3). Any single or pair of doors requiring locking at the bottom or top rail shall have locks with a minimum 5/8 inches throw bolt at both the top and bottom rails.
- (4). Cylinders shall be designed or protected so they cannot be gripped by pliers or other wrenching devices, i.e., tapered casing, with swivel capabilities.
- (5). Exterior sliding commercial entrances shall be secured as in (1), (2) and (4) above, with special attention given to safety regulations.
- (6). Rolling overhead doors, solid overhead swinging, sliding or accordion type doors shall be secured with a cylinder lock or padlock on the inside, when not otherwise controlled or locked by electric power operation. If a padlock is used, it shall be of hardened steel shackle laminated body with heel and toe locking qualities, with a minimum five pin tumbler operation with non-removable key when in an unlocked position.
- (7). Metal accordion grate or grill-type doors shall be equipped with metal guide track at top and bottom and a cylinder lock and/or padlock with hardened steel shackle and minimum five pin tumbler operation with non-removable key when in an unlocked position. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position.
- (8). Outside hinges on all exterior doors shall be provided with non-removable pins when using pin-type hinges.
- (9). Doors with glass panels and doors that have glass panels adjacent to the door frame shall be secured as follows:
 - (a) a rated burglary resistant glass or plastic-like material, or,
 - (b) the glass shall be covered with iron bars of at least one half inch round or 1" x 1/4" flat steel material, spaced not more than five inches apart, secured on the inside of the glazing or,
 - (c) iron or steel grills of at least 1/2" material of 2" mesh secured on the inside of the glazing.
- (10). Inswinging doors shall have rabbeted jambs, with steel reinforced striker plates at least 6" in length.
- (11). Wood doors, not of solid core construction, or with panels therein less than 1 3/8" thick, shall be covered on the inside with at least 16 gauge sheet steel or its equivalent attached with screws on minimum six inch centers.
- (12). Jambs for all doors shall be so constructed or protected so as to prevent violation of the function of the strike, including reinforced striker plate.

- (13). All exterior doors, excluding front doors, shall have a minimum of 60 watt bulb over the outside of the door. Such bulb shall be protected with a vapour cover or cover of equal breaking resistant material.
- (14). Exterior doors shall be of solid core not less than 1 3/4" thickness.

b. Glass Windows

- (1). Accessible rear and slide windows not viewable from the street shall consist of rated burglary resistant glass or plastic-acrylic material. Fire Department approval shall be obtained on type of glazing used.
- (2). If the accessible side or rear window is of the operable type, it shall be secured on the inside with a locking device capable of withstanding a force of 800 pounds applied in any direction.
- (3). Louvered windows shall not be used.
- (4). 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.

c. Accessible Transoms

- (1). All exterior transoms exceeding 8" x 12" on the side and rear of any building or premises used for business purposes shall be protected by one of the following:
 - (a). rated burglary resistant glass or plastic-acrylic material, or
 - (b). outside iron bars of at least 1/2" round or 1" x 1/4" flat steel material, spaced no more than 5" apart, or
 - (c). outside iron or steel grills of at least 1/8" material, but not more than 2" mesh.
 - (d). the window barrier shall be secured with rounded head flush bolts on the outside.

d. Roof Openings

- (1). All glass skylights on the roof of any building or premises used for business purposes shall be provided with:
 - (a). rated burglary resistant glass or glass-like material meeting code requirements, or
 - (b). iron bars of at least 1/2" round or 1" x 1/4" flat steel material under the skylight and securely fastened, or
 - (c). a steel grill of at least 1/8" material of 2" mesh under the skylight and securely fastened.
- (2). All hatchway openings on the roof of any building or premises used for business purposes shall be secured as follows:

- (a). if the hatchway is of wooden material, it shall be covered on the inside with at least 16 gauge steel or its equivalent attached with screws.
 - (b). the hatchway shall be secured from the inside with a slide bar or slide bolts. The use of crossbar or padlock must be approved by the Fire Department.
 - (c). outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.
- (3). All air duct or air vent openings exceeding 8" x 12" on the roof or exterior walls of any building or premise used for business purposes shall be secured by covering the same with either of the following:
- (a). iron bars of at least ½" round or 1" x ¼" flat steel material spaced no more than 5" apart and securely fastened, or
 - (b). a steel grill of at least 1/8" material of 2" mesh and securely fastened.
 - (c). if the barrier is on the outside, it shall be secured with rounded head flush bolts on the outside.

e. Special Security Measure

(1). Safes

Commercial establishments having \$1,000.00 or more in cash on the premises after closing hours shall lock such money in a class "E" safe after closing hours.

(2). Multiple occupancy buildings

All entrance doors to individual office suites shall have a deadbolt lock with a minimum one inch throw bolt which can be opened from the inside.

f. Parking areas

Lighting shall be placed so as to light the parking stalls. Low pressure sodium lighting shall not be employed.

SECTION 5. 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 21st day of July,

1980.



 Mayor

ATTEST:

Frieda C. Richardson
City Clerk

APPROVED AS TO FORM:

[Signature]
City Attorney

I, FRIEDA C. RIDHCARDSON, City Clerk, Covina, California, CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council held on July 7, 1980, and thereafter at a regular meeting of the City Council held on July 21, 1980, signed by the Mayor, and the ordinance was passed and adopted by the following vote:

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

Frieda C. Richardson
City Clerk