

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-81-001, 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 R-1-7500 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code: 9.

A part of Section 18 in Township 1 South, Range 9 West, San Bernardino Meridian, if platted and extended from lines shown in United States Land Office Map over the Rancho La Puente, in the City of Covina, in the County of Los Angeles, State of California, described as follows:

Beginning at the intersection of the center line of Badillo Avenue, extended easterly from the Phillips Tract, and the extension of the Avenue running north and south on Badillo Avenue, Bassells' subdivision of the Rancho San Jose addition through the center of Section 6 and 7 in Township 1 South, Range 9 west, as per map recorded in Book 22, Page 21 of Miscellaneous Records of said County, known as Glendora Avenue, thence north 10 chains, thence east 10 chains, thence south 10 chains, thence west 10 chains, to the point of beginning, being the southwest quarter of the land described in Book 341, Page 245 of mortgages.

Excepting therefrom the north 80 feet of the south 113 feet thereof conveyed to the Pacific Electric La Land Company, a corporation, by deed recorded in Book 4407, Page 112 of deeds, and condemned by the County of Los Angeles by final order of condemnation recorded August 28, 1952 in Book 39723, Page 14 of official records.

Also except from the west 30 feet of the south 44 thereof the interest conveyed to the County of Los Angeles by deed and in Book 3661, Page 1 of deeds.

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 site for the proposed use is adequate in size and shape to accommodate the use;
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
3. That the proposed use is not detrimental to the surrounding properties or uses permitted in the general area;
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;
5. The provisional plan on file is hereby approved.

SECTION 4. The application for a Planned Community Development Overlay Zone is hereby granted subject to the following conditions deemed necessary to protect the health, safety and general welfare of the community:

1. The CC&Rs shall include the prohibition of the storage of recreational vehicles on site.
2. A precise plan in substantial conformity with the provisional plan must be submitted for Planning Department review prior to submission of building plans. No use shall be made of subject property other than that indicated on the approved precise plan.
3. The RD zone requirements shall be used to guide and regulate the uses and development of this proposal except as approved on the precise plan.
4. The construction of the condominiums shall commence within 18 months from the date of this application and shall be completed by March 2, 1984.
5. All roof equipment shall be concealed and not visible from adjacent properties.

6. A six foot high masonry wall shall be placed along all property lines to assure adequate separation from adjacent areas.
7. All building, landscaping and irrigation, and sign plans shall be approved prior to issuance of building permits.
8. A subdivision tract map in accordance with City and State law shall be submitted.
9. Street vacation shall be accomplished in order for the developer to obtain the land adjacent to Badillo Street.
10. Provision shall be made for location of ten rubbish bin enclosures.
11. The front entries and private patio areas shall be screened to provide private unit access.
12. All on-site utilities shall be placed underground.
13. All applicable City requirements not specifically waived herein shall be observed.
14. Engineering Department requirements:
 - a. The provisions of Chapter 16 of the Covina Municipal Code entitled "Subdivision" will apply and full public improvements are required for this project.
 - b. Developer shall provide for a Southern California Edison Company owned street light system with underground service. This property 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.
 - c. Each condominium unit shall have its own separate sewer lateral. This will require an on-site public sewer main and appropriate easement.
 - d. Each condominium unit shall have its own separate metered water service and appropriate easement.

- e. The developer's civil engineer shall show all existing utilities, storm drains and sanitary sewers on the street plans for Badillo Street and Glendora Avenue and determine if there are any conflicts with utilities or easements in connection with the proposed buildings.
 - f. The developer's civil engineer shall prepare improvement drawings on city vellum for all required public improvements.
 - g. The use of the strip of land fronting Badillo Street will require a determination by the City Council that the property is surplus and is to be vacated.
 - h. Cash deposits, bonds and public improvement agreement covering the project 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. Driveway approaches for vehicular access to Badillo Street will not be allowed. Any proposed access points along Badillo Street frontage will require street-intersection type returns designed and constructed to the City Engineer's satisfaction.
 - k. No median openings will be allowed in either the existing or the proposed center islands in Badillo Street to serve this development.
15. Water Department requirements:
- a. An engineered water system plan will be required indicating water mains, water services, and fire hydrants as required by the Fire Chief. The water main shall be capable of supplying 2500 GPM, and connected to existing water mains at two locations in Badillo Street and Glendora Avenue.
16. Fire Department requirements:
- a. Wood shake and shingle roof coverings are prohibited unless of the fire retardant type complying with Sec. 3203 (e) of the Building Code.

- b. A looped six-inch water main capable of providing a minimum of 2500 gallons per minute fire flow shall be provided.
 - c. Four on-site fire hydrants, James Jones model J-3700 shall be provided. Fire hydrants shall be operational prior to framing stage of any portion of the development. Additional site plan for hydrant placement shall be provided.
 - d. Driveways shall be 30 feet of clear width with no projection into the 30 foot width. All driveways are deemed "Fire Accessways;" parking is prohibited, and driveways must be marked and signed per Fire Accessway Ordinance.
 - e. Security gates shall be operable by existing Fire-Police Emergency Card system and entire system shall meet Fire and Police Departments' approval. Wheel spikes are not allowed as part of the security system.
17. Police Department requirements:
- 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 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 clearance 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 slide 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, 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

- (1). 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

- (1). 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

(1). All lighting, not including the garage or carport, shall be directed towards the building rather than away.

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 6th day of April,
1981.



Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:




City Attorney

I, FRIEDA C. RICHARDSON, City Clerk, Covina, California, CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council held on March 16, 1981, and thereafter at a regular meeting of the City Council held on April 6, 1981, signed by the Mayor, and the ordinance was passed and adopted by the following vote:

AYES: Edgar, Jaeger, Low, Morgan, Colver

NOES: None

ABSENT: None



City Clerk