

ORDINANCE NO. 1505

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-81-003, 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 recommendations 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 RD-3000 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code:

The Easterly 20 feet of Lot 5; all of Lot 6 and the Westerly 14 feet of Lot 7, Tract 587, in the City of Covina, as per map recorded in Book 15, Page 152 of Maps, in the office of the County Recorder of said County.

EXCEPTING therefrom that portion lying Northerly of a line commencing at the Northeast corner of Lot 15 of said Tract; thence North 89 degrees 16' West 381.17 feet along the Northerly line of said lots to the beginning of a curve, concave to the North, having a radius of 28888.84 feet (a common radial line to said curve to point of beginning bears North 4 degrees 16' West); thence along said curve West 251.10 feet to a line parallel with and 11 feet Southerly (measured at right angles) from the Northerly line of said lots; thence West along said line to a point 47 feet West of the East line of said Lot 5.

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. That the requested PCD overlay zone is compatible with the General Plan.
5. That the proposal will not create any adverse effect or impacts upon the immediate neighborhood.
6. That an environmental assessment was made pursuant to which a negative declaration has been filed in compliance with C.E.Q.A. , and the Council approves same and considered the matter set forth therein in rendering this decision.
7. 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. Submit landscape and irrigation plans prior to issuance of building permits.
2. Submit sign design and application prior to erection of new signs.
3. The time limit to start development of the proposed office building will be twelve months with completion of the development in eighteen months.
4. Prior to proceeding with actual building plans, a precise plan must be submitted detailing all of the requirements necessary for development.
5. All development standards and uses to be governed by C-P zoning.
6. A 2-story law office will require a new one inch water service.
7. Fire Department Requirements:
 - a. Combustible roofs of wood shake or shingle shall comply with Sec. 3203(e) of the Building Code.

- b. Provide an approved supervised automatic fire detection system for the entire building with signals, terminating at the Fire-Police Communication Center.
 - c. Provide an approved Security Key Box System to provide immediate entry by fire personnel to ascertain origin of fire alarm signals.
8. Engineering Department Requirements:
- a. Public Improvements: Construct driveway approaches, sidewalk, gutter, parkway, drain; close up any unused driveways; replace broken or sunken curb and gutter; install Edison Company-owned underground street light system; all in accordance with City standards.
 - b. This property will be put in a street light assessment district so the City can recover all energy and maintenance costs. The next available assessment roll period covers the fiscal period from July 1, 1981 until June 30, 1982. A cash deposit is required to reimburse the City for estimated energy charges incurred by the proposed street lighting system prior to July 1, 1981.
 - c. The developer shall post a performance or cash bond with the City to guarantee construction of public improvements.
 - d. Plan check and inspection fees are to be paid to the Engineering Department.
 - e. All utilities shall be placed underground.
 - f. The developer shall supply the Engineering Department with three prints of the site plan that shows the public improvements to be constructed.
 - g. Developers shall construct a wheelchair ramp at the corner of Badillo Street and Kendall Way.
9. 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 a 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 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, 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 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 1st day of June

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 May 18, 1981, and thereafter at a regular meeting
of the City Council held June 1, 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

A handwritten signature in cursive script that reads "Frieda C. Richardson". The signature is written in black ink and is positioned above the printed name.

City Clerk