

ORDINANCE NO. 1510

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA ESTABLISHING A PCD ZONE CLASSIFICATION FOR CERTAIN PROPERTY IN THE CITY OF COVINA, MAKING CERTAIN FINDINGS, AND IMPOSING ENUMERATED CONDITIONS, (PCD-81-004).

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 E-5 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code:

PARCEL 1:

Those portions of Lots 13 and 15, of Tract No. 10330, in the City of Covina, in the County of Los Angeles, State of California, as per map recorded in Book 161, Pages 22 to 31, inclusive, of Maps, in the office of the County Recorder of said County, together with that portion of Holt Avenue (shown as Arroyo Avenue, 100 feet wide, on the map of said Tract), vacated by order of the Board of Supervisors of said County, recorded on June 29, 1932, in Book 11727, Page 4, of Official Records of said County, described as a whole as follows:

Beginning at the intersection of the centerline of said Holt Avenue, with the centerline of the 100 foot wide strip of land described in Parcel 1 of the Deed to the State of California, recorded in Book 11401, Page 95, Official Records, of said County; thence along the centerline of said Holt Avenue, North $66^{\circ} 24' 11''$ East 360.11 feet; thence South $23^{\circ} 35' 49''$ East 30.00 feet to a line parallel with and distant Northwesterly 20.00 feet; measured at right angles from the tangent portion of the Northwesterly line of said Lot 13; thence Northeasterly along said parallel line to its point of intersection

with the Northwesterly prolongation of the Northeasterly line of said Lot 13, said last mentioned point being the true point of beginning for this description; thence Southeasterly along said last mentioned prolongation to and along the Northeasterly line of said Lot 13, a distance of 535.83 feet; more or less, to the most Easterly corner of said Lot 13; thence Easterly along the Northerly line of said Lot 15, a distance of 466.16 feet to the Northeasterly corner of said Lot 15; thence Southeasterly along the Northeasterly line of said Lot 15 to a point distant thereon North 20° 29' 58" West 81.11 feet from the Northeasterly line of the 100 foot wide strip of land, described in Parcel 1, in said deed to the State of California; thence along the boundary line of land, described in the deed to Samuel L. Kurland, recorded January 19, 1956, as Instrument No. 563, in Book 50085, Page 354, of Official Records, the following courses, North 84° 34' 47" West 38.91 feet, North 75° 50' 10" West 210.95 feet and North 67° 07' 23" West 160.92 feet to the most Southerly corner of land described in Parcel 54482-1 of the Final Order of Condemnation, entered in Los Angeles Superior Court Case No. C 6939, a certified copy of which was recorded September 8, 1972, as Instrument No. 3109; thence along the boundary of said Parcel 54482-1 the following courses, North 60° 41' 40" West 472.91 feet to the beginning of a tangent curve being concave Northeasterly and having a radius of 200.00 feet, Northwesterly along said curve through a central angle of 34° 40' 24", an arc distance of 121.03 feet, tangent to said last mentioned curve North 26° 01' 16" West 451.16 feet, and North 43° 47' 59" East 111.17 feet to said parallel line; thence Northeasterly along said parallel to the true point of beginning.

PARCEL 2:

That portion of Lot 14 of Tract 10330, in the City of Covina, in the County of Los Angeles, State of California, as per map recorded in Book 161, Pages 22 to 31, inclusive, of Maps, in the office of the County Recorder of said County, together with that portion of Holt Avenue vacated by an order of the Board of Supervisors recorded on June 29, 1932, in Book 11727, Page 4, of Official Records of said County, described as a whole as follows:

Beginning at the intersection of the Northerly prolongation of the Southwesterly line of said Lot, with the Northwesterly line of the land described in Parcel 9, in said Book 11727, Page 4, of Official Records, of said County; thence along said Northwesterly line, North 66° 39' 25" East 422.17 feet; thence parallel with the Easterly line of said lot and its prolongation South 20° 16' 27" East 285.27 feet; thence South 69° 43' 33" West 27.62 feet; thence parallel with said Easterly line South 20° 16' 27" East 321.91 feet to the Southerly line of said lot; thence along the boundary lines of said lot and along the prolongation thereof, South 81° 11' 39" West 296.08 feet and North 31° 26' 29" West 535.85 feet to the point of beginning.

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 relates to streets and highways 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 property 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.

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. That the provisional plan submitted in this matter and so identified by the Planning Department is hereby the plan and shall, by this approval, constitute the precise plan governing the development.

2. That the C-P zone permitted uses, with the exception of a restaurant, shall be used to guide and regulate the use and the development of the office building in this project.
3. That the construction of the project shall commence within 180 days from the effective date of the finalization of the final tract map.
4. All site, building, landscaping and sign plans shall be approved prior to issuance of permits.
5. That a heavy landscaped buffer shall be provided between the single family homes and the proposed garden offices.
6. That all roof equipment shall be concealed and not visible from adjacent properties.
7. That a subdivision map shall be filed and approved if there is to be separate ownership.
8. Fire Department Requirements:
 - A. The existing water system from Village Oaks Park may be extended to provide water for fire protection.
 - B. Four (4) fire hydrants, James Jones Model M-3700, shall be installed and shall be operational prior to the framing stage of the development.
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). All striker plates shall be a minimum of 8 inches in length with steel reinforcement.

- (4). Doors swinging out shall have non-removable hinge pins.
- (5). Jambs for all doors shall be so constructed or protected so that the function of the strike cannot be disabled.
- (6). 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.
- (7). All exterior doors shall have a minimum of 60 watt bulbs over the outside of the door.

B. 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.

C. Parking Area

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

D. Fencing

- (1). Some type of fencing should be considered around the back and sides of the building.

E. Landscaping

- (1). No bushes as high as the bottom window level shall be permitted.
- (2). Trees shall be trimmed to permit observation of buildings for security purposes.
- (3). Lighting shall be contained within the landscaping for security purposes.

F. 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.

G. Lighting

- (1). All lighting shall be directed towards the building rather than away.

10. That all City requirements not specifically stated or waived herein shall be maintained.

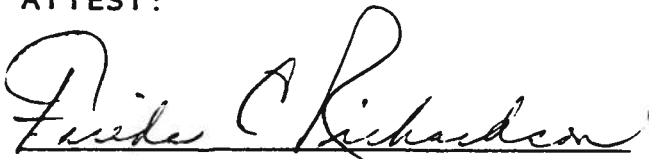
SECTION 5. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published according to law.

Approved and adopted this 21st day of September 1981.



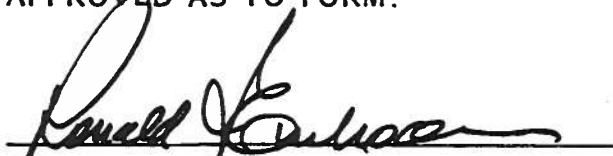
Mayor

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 September 8,
1981, and thereafter at a regular meeting of the City Council
held on September 21, 1981, signed by the Mayor, and the
ordinance was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

A handwritten signature in cursive script, reading "Frieda C. Richardson". The signature is written in dark ink and is positioned above the printed name.

City Clerk