

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-81-005, 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 RD-3000 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code:

Those portions of Lots 1 and 2, Block 23, of the Phillips Tract in the City of Covina, Los Angeles County, State of California, as shown on Map recorded in Book 9, Pages 3 and 4 of Miscellaneous Records, in the office of the County Recorder of said County, said portions described as follows:

Parcel 1 (proposed Lots 1 through 14, Lots A & B).

Beginning at the southeast corner of said Lot 2; thence along southerly line of Lot 2

1. North 89 degrees 06' 44" West, 274.70 feet to the easterly line of the easement to the Los Angeles County Flood Control District described in Document No. 38289 on file in the office of the Registrar of Titles of said County, being a nontangent curve concave to the northwest, having a radius of 344.62 feet; thence
2. Northeasterly along said curve through a central angle of 23 degrees 08' 23" an arc distance of 139.18 feet; thence tangent to said curve
3. North 21 degrees 20' 16" East 208.00 feet; thence leaving said easterly easement line
4. South 68 degrees 39' 44" East 38.00 feet; thence

5. South 53 degrees 28' 48" East 44.00 feet; thence
6. South 88 degrees 42' 35" East 36.00 feet; thence
7. North 69 degrees 56' 29" East 65.20 feet; thence
8. South 41 degrees 13' 11" East 30.00 feet more or less to the north-westerly line of the land described in the deed to Covina City School District of Los Angeles County, Recorded as Instrument No. 451 on July 19, 1949 in Book 30563, Page 387 of Official Records; thence
9. South 48 degrees 46' 49" west along said northwesterly line, 84.00 feet more or less to the easterly line of said Lot 2 of Block 23; thence
10. South 0 degrees 10' 51" West along said easterly line, 217.68 feet more or less to the point of beginning.

Parcel 2 (Proposed Lot 15)

Beginning at a point in the south line of said Lot 2, said point being the easterly line of the easement to the Los Angeles County Flood Control District described in Document No. 38289 on file in the office of the Registrar of Titles of said County, said easterly line being a nontangent curve concave northwesterly having a radius of 344.62 feet; thence from said point of beginning

1. Northeasterly 139.18 feet along the arc of said curve through a central angle of 23 degrees 08' 23"; thence
2. North 21 degrees 20' 16" East, tangent to said curve, 208.00 feet; thence leaving said easterly line
3. South 68 degrees 39' 44" East, 38.00 feet; thence
4. South 53 degrees 28' 48" East, 44.00 feet; thence
5. South 88 degrees 42' 35" East, 36.00 feet; thence
6. North 69 degrees 56' 29" East, 65.20 feet; thence
7. South 41 degrees 13' 11" East, 30.00 feet more or less to the north-westerly line of the land described in the deed to Covina City School District of Los Angeles County, recorded as Instrument No. 451 on July 19, 1949, in Book 30563, Page 387 of Official Records; thence
8. North 48 degrees 46' 49" East along said northwesterly line, 47.10 feet; thence leaving said northwesterly line

9. North 0 degrees 14' 14" East, 247.88 feet; thence
10. North 46 degrees 31' 11" East, 82.85 feet to the northerly line of Lot 1 of said Block 23; thence
11. North 89 degrees 06' 49" West along said northerly line, 158.53 feet to the northwest corner of said Lot 1; thence
12. South 0 degrees 10' 51" West along the westerly line of said Lot, 80.30 feet more or less to the centerline of the easement to the Los Angeles Food Control District described in Document No. 38289 on file in the office of the Registrar of Titles of said County; thence along said centerline as follows:
13. South 42 degrees 47' 16" West, 104.17 feet to the beginning of a tangent curve concave southeasterly having a radius of 359.26 feet; thence
14. Southwesterly 134.50 feet along the arc of said curve through a central angle of 21 degrees 27' 00"; thence
15. South 21 degrees 20' 16" West, tangent to said curve, 227.52 feet to the beginning of a tangent curve concave northwesterly having a radius of 319.62 feet; thence
16. Southwesterly 153.82 feet along the arc of said curve through a central angle of 27 degrees 34' 25" to an intersection with the southerly line of said Lot 2; thence
17. South 89 degrees 06' 44" East along said southerly line, 35.84 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 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 a need has been shown for the proposed condominiums which provides a housing style consistent with the housing in the general area;
6. 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 matter set forth therein in rendering this decision, and
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. That the "den" in the "C" and "D" floor plans maintain characteristics which will ensure its intended use.
2. A precise plan in substantial conformity with the provisional plan in this development shall 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. That the RD-3000 zone requirements shall be used to guide and regulate the use and development of this proposal except as approved on the precise plan.
4. That the construction of the condominiums shall commence within 18 months from the effective date of the finalization of the final tract map.
5. That all roof equipment shall be concealed and not visible from adjacent properties.
6. That a six foot high masonry wall shall be placed along all property lines to ensure adequate separation from adjacent areas.
7. All building, landscaping and irrigation, and sign plans shall be approved prior to issuance of building permits.
8. The following recital shall 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 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 funds 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 assesement shall be secured by the lien created hereunder.

- c. That provisions shall be made to prohibit parking in undesignated areas and advise each buyer of this responsibility.
  - d. That the CC&Rs shall include the prohibition of the storage of recreational vehicles on-site.
  - e. That garages shall be maintained primarily for the parking of two motor vehicles.
  - f. Place all utilities to be used by said unit only in walls which exclusively enclose said unit. Utilities for other units may not pass through walls of said unit.
  - g. This declaration of restrictions may be amended only by an affirmative vote of the Association by methods set forth elsewhere in this declaration. However, the provisions of this declaration shall not be amended without the written consent of the City Planning Director to the extent such provisions relate to the original conditions placed on the project by the City, or to the extent such provisions affect the City's rights herein.
  - h. No owner shall be entitled to sever his unit from his undivided interest in the common area nor shall the respective undivided interests established and to be conveyed with each respective unit be changed.
  - i. Any and all changes made to the building require Architectural Committee approval and proper permit and review by the City of Covina.
9. A subdivision tract map in accordance with City and State law shall be submitted.
10. All on-site utilities shall be underground.
11. That all applicable City requirements not specifically stated or waived herein shall be observed.
12. Engineering Department requirements;
- a. This subdivision is subject to the requirements of Chapter 16 of the Covina Municipal Code entitled "Subdivision." Full public improvements are required.
  - b. Developer shall provide for a Southern California Edison Company owned street lighting system with underground service. Subject 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 until the beginning of the next available assessment period, or July 1, 1982.
- c. Each condominium unit shall have its own separate metered water service. Provide water easement as may be necessary.
  - d. Each condominium unit shall have its own separate sewer lateral. Construct an on-site public sanitary sewer main from the existing sewer in San Antonio Drive to the north line of the southerly parcel in an appropriate easement. The existing buildings on the northerly parcel shall be connected to this new sewer.
  - e. Indicate proposed drainage and sanitary sewer system on the tentative tract map.
  - f. The developer's civil engineer shall prepare improvement drawings on city vellum for all required public improvements.
  - g. All utilities shall be placed underground.
  - h. Bonds to guarantee public improvements and engineering and inspection fees will be required.
13. Fire Department requirements;
- a. Due to the width of the driveway into the project, there shall be no parking on either side of the driveway and shall be posted per Fire Accessway Ordinance.
  - b. Provide one fire hydrant, James Jones J-3700, on the east side of the driveway at the south property line.
  - c. The existing water mains provide only 1200 gallons per minute. Either the existing water main shall be extended across Y.M.C.A. property to Rowland Street to provide additional water or provide additional built-in fire protection to reduce building fire flow to available water.
  - d. Provide Emergency Alarm System in compliance with Ordinance 1499.
  - e. All combustible roofs prohibited unless of the fire retardant type complying with Section 3203(e) of the Building Code.
  - f. The entryways of connecting units cannot be enclosed without the extension of the fire separation wall.

- g. The atrium, shown between units 13 and 14 (Plan C) shall be separated by a two hour wall and terminating in a parapet.
14. Water Department requirement;
- a. Proposed development will require extension of the existing 6" water main and water services to each unit.
15. Police Department requirements;
- a. Residential Emergency Alarms
    - (1). All new residential construction is required to install the four feature emergency alarm. (Refer to City of Covina Municipal Code relating to emergency alarms, Ordinance No. 1499 and Covina City-wide Public Safety Emergency Alarm Systems Project).
  - b. Outside Doors
    - (1). All wood doors shall be of solid core construction with a minimum thickness of 1-3/4 inches.
    - (2). Jambs for all doors shall be so constructed or protected so as to prevent violation of the function of the strike.
    - (3). An interviewer or peephole shall be provided in each individual entrance door.
    - (4). Striker plates shall be a minimum of eight inches in length with steel reinforcement and installed with minimum of 1½ inch, in length, screws.
    - (5). Doors swinging out shall have non-removable hinge pins.
    - (6). All wood exterior doors are required to have both deadbolt and deadlatch locks. Locks shall be so constructed that both deadbolt and deadlatch can be retracted by a single action of the inside door knob.
      - (a). All deadbolt locks must have a minimum one inch throw with hardened steel bolt.
      - (b). Cylinders shall be 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 one 60-watt bulb over the outside of the door.



c. Sliding Glass Doors

- (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). A deadlock shall be provided on all single sliding doors.
  - (a). Locks shall be of a hardened material or have hardened steel inserts.
  - (b). Lock bolts shall engage the strike sufficiently to prevent its being disengaged by movement of the door within the space or clearance provided for installation.
  - (c). Strike areas shall be reinforced to maintain bolt strength.
- (3). An auxiliary locking device may be installed to supplement an inferior deadlock if Police Department approval is obtained prior to installation.
- (4). Double sliding doors must be locked at the meeting rail and meet the locking requirements of b (2) and (3) above.
- (5). Sliding doors shall be constructed so that when locked it cannot be lifted from the frame.

d. Window Protection

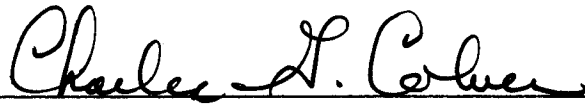
- (1). Windows shall be constructed so that when the window is locked it cannot be lifted from the frame.
- (2). Louvered windows may not be used.
- (3). Accessible windows, not viewed from the street, shall consist of rated burglary resistant glass. (Fire Department approval shall be obtained on type of glass used).
- (4). Outside hinges on all accessible windows shall contain non-removable pins.

e. Garage Doors

- (1). Hardened steel padlock hasps shall be installed on each side of overhead garage doors. (Exception: Overhead garage doors equipped with automatic garage door opener).

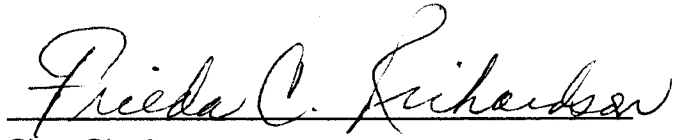
SECTION 5. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published according to law.

APPROVED AND ADOPTED this 15th day of March 1982.



Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:

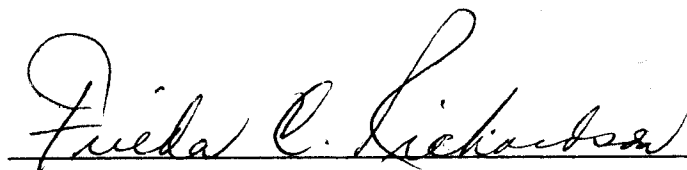


I, FRIEDA C. RICHARDSON, City Clerk, Covina, California, CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council held on March 1st, 1982, and thereafter at a regular meeting of the City Council held on March 15th, 1982, signed by the Mayor, and the ordinance was passed and adopted by the following vote:

AYES: Edgar, Low, Morgan, Colver

NOES: None

ABSENT: None



City Clerk