

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 (PCD82001).

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:

Lot 8 in Block 9 of the Phillips Tract, Rancho La Puente, as per map recorded in Book 9, Pages 3 and 4 of Miscellaneous Records in the office of the County Recorder.

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 City Council approves same and considered the matters set forth therein in rendering this decision.

5. That the provisional plan on file is hereby approved.

SECTION 4. The application for a Planned Community Development Overlay Zone (R-1-7500-[PCD]) is hereby granted subject to the following conditions deemed necessary to protect the health, safety and general welfare of the community.

1. That the CC&Rs shall include the prohibition of the storage of recreational vehicles on site.
2. That a precise plan in substantial conformity with the provisionsl 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. That the RD zone standards shall be used to guide and regulate the uses and development of this proposal, except as approved on the precise plan.
4. That the construction of the condominium shall commence within 18 months from the date of the final approval of this application and shall be completed within 30 months from date of such approval.
5. That all roof equipment shall be concealed and not visible from adjacent properties.
6. That a six foot high ornamental/security wall shall be placed between buildings adjacent to the public streets to provide for security.
7. That five to six foot high patio wall be provided, using masonry and/or wood which generally match the materials used in construction of the units; exterior patio walls to be masonry.
8. That ten rubbish collection centers be located around the main circulation driveway. These collection centers should be clearly identified and provided with architectural and landscaped screening. Furthermore, the CC&Rs should indicate that rubbish shall be placed in plastic trash bag containers and placed in the collection centers only on the night prior to collection day.

9. That a guard house be placed at the point of ingress/egress to ensure maximum security.
10. That the roof coverings shall be of fire retardant material per uniform Building Code 3203E.
11. That a meandering sidewalk shall be considered by the developer and staff at the time of construction.
12. That all building, landscaping and irrigation and sign plans shall be approved prior to issuance of building permits.
13. That a subdivision tract map, in accordance with City and State law, shall be submitted.
14. That the front entries and private patio areas shall be screened to provide private unit access.
15. That all on-site utilities shall be placed underground.
16. That all driveways shall be a minimum of 25 feet width.
17. That all on-site fire hydrants shall be installed at the following locations of perimeter drive:
 - a. Northeast corner
 - b. Eastside center
 - c. Southeast corner
 - d. Northwest corner
 - e. Westside center
 - f. Southwest cornerFire hydrants shall be Jones 3700
18. That on-site water must provide a fire flow of 3,000 G.P.M.
19. That the on-site water system shall be operational prior to framing state of development.
20. That the fire accessway shall be posted per Municipal Code Section 14.28.200.
21. That the Home Safe Alarm System shall be installed in each unit per Ordinance #1499.
22. That all applicable City requirements not specifically waived herein shall be observed.

23. That the provisions of Chapter 16 of the Covina Municipal Code entitled "Subdivisions" will apply and full public improvements are required for this development.
24. Subject property will be put in a street light assessment district so the City can recover all energy and maintenance costs. 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. A petition to annex to the District shall be signed by the owner and submitted to the City. Developer shall provide for a Southern California Edison Company owned street lighting system with underground service. Lights are to be installed in Hollenbeck Avenue, Puente Street and Heathdale Avenue.
25. Owner shall dedicate the South 7.00 feet of subject property and sufficient land for a 27 foot property line radius at the northeast corner of Puente Street and Heathdale Avenue and sufficient land for a property line corner cut-off at the northwest corner of Puente Street and Hollenbeck Avenue for street widening. Owner shall dedicate the East 2.00 feet of this property for widening Hollenbeck Avenue to include all the existing sidewalk or remove the existing 5 foot wide sidewalk and construct full width sidewalk in the parkway. Puente Street is to have a parkway width of 8 feet. Hollenbeck Avenue's parkway is to be 8 or 10 feet wide. Heathdale Avenue has a 12 foot wide parkway. Parkways at Puente Street and Hollenbeck Avenue are to have full width sidewalks.
26. The curb at the corner of Puente Street and Heathdale Avenue is to have a 36 foot radius. The existing curb return at the corner of Hollenbeck Avenue and Puente Street is to be reconstructed from the midpoint of the curb southerly to join an 8 foot wide parkway on Puente Street.
27. Full public improvements in Puente Street are required, such as excavation removals, grading, relocations, curb, gutter, full width sidewalk, driveway approach, asphaltic concrete pavement, street lights, drainage facilities, pavement resurfacing, wheelchair ramps, relocate traffic signal on Puente Street, relocate fire hydrant on Heathdale Avenue, relocate service cabinet and conduit, street signs and striping, etc.

28. A 4-foot wide by 8-inch thick concrete gutter is required wherever flow lines are planned in the private driveways (minimum requirements). Private drive pavement shall be 3-inches of asphalt on 4-inches of rock base (minimum).
29. The developer's civil engineer shall prepare improvement drawings on City vellum for all required public improvements.
30. Bonds to guarantee public improvements and engineering and inspection fees will be required by the Engineering Department.
31. There are existing sanitary sewer and storm drain facilities in easements at the northwest corner of subject property. These facilities serve the property to the north. No building encroachment or landscaping will be permitted in this area.
32. Entry islands shall set back a minimum distance of 5 feet from the property line.
33. Outside Doors
 - a. All wood doors shall be of solid core construction with a minimum thickness of 1-3/4 inches.
 - b. Jambs for all doors shall be so constructed or protected so as to prevent violation of the function of the strike.
 - c. An interviewer or peephole shall be provided in each individual entrance door.
 - d. Striker plates shall be a minimum of eight inches in length with steel reinforcement and installed with minimum of 1-1/2 inch, in length, screws.
 - e. Doors swinging out shall have non-removable pins.
 - f. 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.
 - (1). All deadbolt locks must have a minimum one inch throw with hardened steel bolt.

- (2). Cylinders shall be designed or protected so they cannot be gripped by pliers or other wrenching devices, including a tapered cylinder case which swivels.
- g. All exterior doors shall have a minimum of one 60 watt bulb over the outside of the door.

34. Sliding Glass Doors

- a. All single sliding doors shall have the movable section of the door slide on the inside of the fixed portion of the door.
- b. A deadlock shall be provided on all single sliding doors.
 - (1). Locks shall be of a hardened material or have hardened steel inserts.
 - (2). 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.
 - (3). Strike areas shall be reinforced to maintain bolt strength.
- c. An auxiliary locking device may be installed to supplement an inferior deadlock if Police Department approval is obtained prior to installation.
- d. Double sliding doors must be locked at the meeting rail and meet the locking requirements of outside doors.
- e. Sliding doors shall be constructed so that when locked it cannot be lifted from the frame.

35. Window Protection

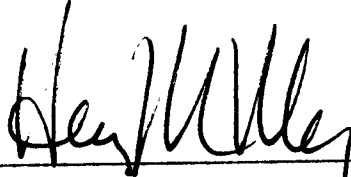
- a. Windows shall be constructed so that when the window is locked it cannot be lifted from the frame.
- b. Louvered windows may not be used.
- c. Accessible windows, not viewed from the street, shall consist of rated burglary resistant glass. (Fire Department approval shall be obtained on type of glass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

36. Garage Doors

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

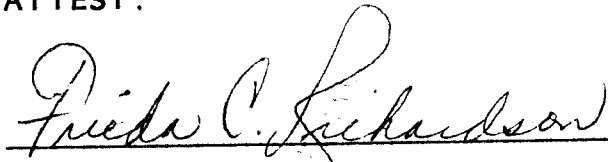
SECTION 5. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published according to law.

Approved and adopted this 6th day of December 1982.



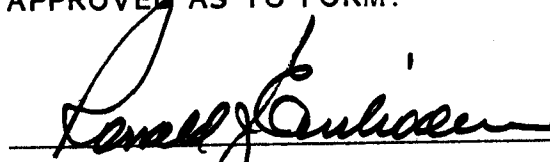
Mayor

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 November 15, 1982, and thereafter at a regular meeting of the City Council held December 6, 1982, signed by the Mayor, and the ordinance was passed and adopted by the following vote:

AYES: Colver, Edgar, Haven, Low, Morgan
NOES: None
ABSESNT: None



City Clerk