

ORDINANCE NO. 1531

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-82-002, AND MAKES CERTAIN FINDINGS AND CONDITIONS.

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

PARCEL 1:

That portion of the following described property, in the City of Covina, lying Southerly of the lines of Tract 21402, as per map recorded in Book 567 Pages 36 to 40, inclusive, of Maps, in the office of the county recorder of said county:

A triangular parcel of land located in the Rancho La Puente and being all that portion of that certain real property described in deed to Pacific Electric Land Company, recorded in Book 4274 Page 80 of Deeds, Los Angeles County Records, lying within the following described boundaries:

Beginning at the most Northerly corner of real property; thence Southerly along the Easterly line of said property, 230.96 feet to a point in a line which is 113 feet Northerly, measured at right angles from the center line of Badillo Avenue (66 feet wide) and parallel thereto; thence Westerly along said parallel line 1,190.5 feet, more or less, to a point of intersection with the Northerly line of said real property; thence Northeasterly along said Northerly line 1,211.5 feet, more or less, to the point of beginning.

EXCEPT therefrom the Easterly 614.00 feet, measured along the Southerly line thereof.

PARCEL 2:

Beginning at a point in the Easterly line of Grand Avenue, 100 feet wide, as shown on map of Tract 21402, recorded in Book 567 Pages 36 to 40, inclusive, of Maps, in the office of the county recorder of said county; said point being the Southwest corner of Lot 1 of said Tract 21402; thence Southerly along said Easterly line 17 feet to the beginning of a tangent curve concave North-easterly, having a radius of 15 feet; said curve being tangent at its Easterly terminus with a line parallel to and distant 71 feet Northerly measured at right angles from the centerline of Badillo Street, shown as being the Easterly prolongation of Badillo Street, in the Phillips Tract, as per Miscellaneous Records, in Book 9 Pages 3 and 4, as shown on said map of Tract 21402; thence South-easterly along said curve to said parallel line; thence Easterly along said parallel line 62.06 feet to the true point of beginning; thence continuing along said parallel line 462.14 feet to the beginning of a tangent curve concave North-westerly, having a radius of 3.00 feet; thence Northeasterly along said curve to a point of tangency with a curve concave Southeasterly having a radius of 42 feet; said last-mentioned curve being tangent at its Easterly terminus with a line that is parallel to and distant 113.00 feet Northerly measured at right angles from the center line of said Badillo Street; thence Northeasterly along said mentioned curve to a point of tangency with said last-mentioned parallel line; thence Westerly along said last-mentioned parallel line to a line parallel to and 87.06 feet Easterly measured at right angles, from said Easterly line of Grand Avenue; thence Southerly thereon to the true 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 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 Commission approves same and considered the matter set forth therein in rendering this decision
7. That 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 a landscape and irrigation plan be submitted prior to issuance of building permits.
2. That a sign design and permit be issued prior to erection of any sign.
3. That the vacation of public right-of-way be completed prior to issuance of building permits.
4. That the C-P uses and development standards, along with the use of a drive-up, will be the permitted uses for this overlay zone.
5. That a 6-foot high masonry wall be constructed along all residential property lines before the temporary building permits are issued. All necessary permits be obtained from the County of Los Angeles before starting construction .
6. That any lighting done in conjunction with this development be directed away from the residential area.
7. That the precise plan be utilized as the only plan to develop the subject property.
8. That construction begin within 18 months of final approval of this application.

9. Engineering requirements:

- a. This property shall be annexed to the Covina Lighting District to recover annual street light energy and maintenance costs. The property owner of record shall sign a request to have the property annexed to the District.

Owner shall submit a copy of the deed or a current title report of this property to the Engineering Department so we can prepare the request document.
- b. A cash payment will be required to cover street light energy costs until the beginning of the next available assessment period.
- c. All utilities shall be placed underground.
- d. The developer shall provide an Edison-owned street lighting system with underground wiring. The city will determine the number of lights and their locations. Two steel lighting poles adjacent to this property are to be removed.
- e. Developer shall construct public improvements such as drive approaches; additional sidewalk in parkway area; close any driveway approaches that are not to be used; construct sanitary sewer lateral; trenching for street lighting system; drainage facilities as may be required; remove and replace any broken curb, gutter and/or sidewalk; street signs; etc.

Drainage

Any runoff from adjacent properties shall be handled in a manner approved by the city.

Driveway Approach

The proposed driveway approach adjacent to the drive-up teller shall have a maximum width of 35 feet plus 4 foot "X"s.

- f. The Los Angeles County Flood Control District has a test well located in the service road, within the proposed two-way driveway approach. The developer should check with the water conservation division to determine if they would object to a driveway approach at this location. The district should also be aware of the proposed landscaping within their easement.

- g. The developer's civil engineer shall prepare the legal description for the vacation of excess Badillo Street right-of-way, and the Engineering Department will review the description.
 - h. The most westerly drive approach shall be exit only with right turn only.
 - i. The developer shall post a bond with the City to guarantee the construction of public improvements.
 - j. There will be plan check and inspection fees by the Engineering Department.
10. Fire Department requirements:
- a. A James Jones 3700 Fire Hydrant shall be installed in the sidewalk area approximately 20' east of the building.
 - b. The building shall be provided with an approved fire detector system and alarmed with the alarm terminating at the Police/Fire communications Center.
 - c. The alarm system shall be installed and monitored by one of the following Alarm Companies:
 - Tele-Fire
 - Valley Alarm Company
 - Honeywell Alarm
 - American Protection Industries
 - Wells Fargo Alarm Services
 - A.D.T.
 - d. The alarm system shall be inspected, tested, and on line before building is occupied.
 - e. A security key box (Knox-Box) shall be provided and installed at the front of the building.

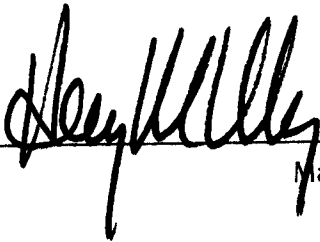
11. Water Department requirements:

1" water meter required for the development.

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.

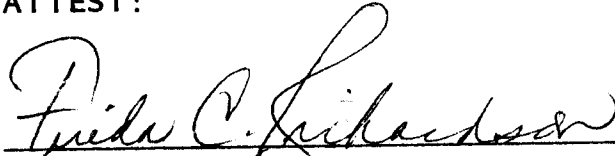
APPROVED AND ADOPTED this 17th day of January

1983.



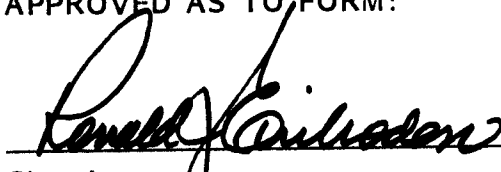
Mayor

ATTEST:



City Clerk

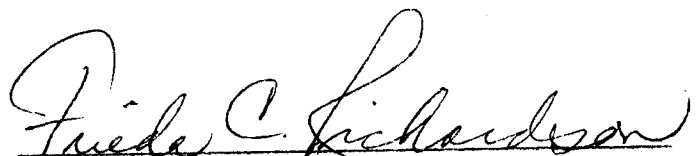
APPROVED AS TO FORM:



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 January 3, 1983, and thereafter at a regular meeting of the City Council held January 17, 1983, signed by the Mayor, and the ordinance was passed and adopted by the following vote:

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



City Clerk