

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 PCD81003-A, 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 C-P (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, County of Los Angeles, State of California, 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 2888.84 feet (a common radial line to said curve to a 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 proposed 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 proposal will not create any adverse effect or impacts upon the immediate neighborhood.
5. That the requested PCD overlay zone is compatible with the General Plan.
6. That 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.
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:

1. A two-story law office building will require one inch water service.
2. Trash bin enclosures to be built to City requirements.
3. Landscaping and irrigation plans identifying all plants with complete irrigation system must be approved prior to issuance of building permits. Please submit these plans to the Planning Department.
4. Seven trees are to be spaced along the eastern property line to provide for visual separation between residential and commercial development.

5. The minimum dimensions for the side landscaped area shall be two feet exclusive of walls and curbs, and the minimum dimensions for the rear landscaped area shall be 2-1/2 feet exclusive of walls and curbs.
6. The placement of postal box receptacles must be coordinated with the Covina Post Office. The Planning Department will review the proposal.
7. Installation of a security system is required as per Section 8.20.065 of the Covina Municipal Code. Please coordinate this activity with the Police/Fire Departments.
8. Provisions of Chapter 24 of the State Code relating to handicapped persons shall apply to this development.
9. Please submit a sign plan for the development of the site prior to erection of any signs.
10. Ordinance requirements not herein listed are still applicable.
11. That a five to six foot high masonry wall be placed along all property lines abutting residential development.
12. That the C-P zoning ordinance be used to guide and regulate the uses of the proposal as approved on the precise plan.
13. That any lighting done in conjunction with this development be directed away from the residential area.
14. That roofing materials shall be non-flamable and made of clay, ceramic or concrete tile or shingles.
15. That all roof equipment be concealed and not visible from adjacent properties.
16. Engineering Department requirements:
 - A. A copy of a current grant deed or title policy showing the current record owner(s) and legal

description of the subject property shall be submitted.

- B. The current record owner(s) shall sign forms (prepared by the Engineering Department) requesting that the subject property be annexed to the Covina Lighting District and the Covina Landscaping District. Once the property is annexed to these districts, the property owner(s) will be periodically assessed for street light energy, landscaping and appurtenant maintenance costs.
- C. The developer shall install the following public improvements in accordance with City standards:
- (1). Construct full width sidewalk along entire property frontage on Kendall Way.
 - (2). Construct new drive approach (25' minimum width) with 4" "Xs."
 - (3). Any drive approach that is not to be used shall be removed and replaced with full height curb and sidewalk.
 - (4). Construct new concrete gutter adjacent to existing curb on Kendall Way to match the existing gutter. Replace sunken and damaged pavement adjacent to the new gutter as necessary.
 - (5). Construct a new wheelchair ramp at the southeast corner of Kendall Way and Badillo Street within the curb return area.
 - (6). Construct new parkway drain to handle property surface run-off.
 - (7). Install street tree(s) on both Badillo Street and Kendall Way as required. Tree species, irrigation and planting requirements shall be determined by the Covina Field Operations Department.

- D. A \$6,100.00 faithful performance or cash bond covering the required public improvements shall be submitted.
- E. The following cash deposits are required:

Engineering and inspection	\$ 427.00
Street light ordinance charge	\$1,422.00
- F. All utilities shall be placed underground.
- G. Developer shall revise the site plan to show the public improvements to be constructed.

17. Fire Department requirements:

- A. The roof covering shall be of a non-combustible or fire retardant material per UBC 3203(e).
- B. The building shall be provided with a fire detection system. This system shall be installed and supervised by a fire alarm company approved by the Covina Fire Marshal.
- C. A security key box (Knox Box) shall be installed and located at the front entry.

18. Police Department requirements:

- A. Provide good lighting, appropriate landscaping, and high visibility for crime prevention.
- B. All exterior doors shall be secured as follows:
 - (1). A single door shall be secured with a dead-bolt without a turnpiece with a minimum throw of one inch. A hook or expanding bolt must also have a throw of one inch. In places where panic hardware is required the dead-bolt locking device must be released by the action of the panic hardware release bar.
 - (2). On pairs of doors, the active door shall be secured with a swing bolt type lock with a minimum of 1-1/4" throw, constructed of hardened steel. The inactive door shall be

equipped with flush bolts protected by hardened material with a minimum throw of 5/8" at head and foot.

- (3). Any single or pair of doors requiring locking at the bottom or top rail shall have locks with a minimum 5/8" throw bolt at both the top and bottom rails.
- (4). Cylinders shall be designed or protected so they cannot be gripped by pliers or other wrenching devices, i.e., tapered casing with swivel capabilities.
- (5). Exterior sliding commercial entrances shall be secured as in (1), (2) or (4) above.
- (6). Rolling overhead doors, solid overhead swinging, sliding or accordion type doors shall be designed so they can be secured with a padlock on the inside, when not otherwise controlled or locked by electric power operation.
- (7). Outside hinges on all exterior doors shall be provided with non-removable pins when using pin-type hinges.
- (8). Rear non-public access doors shall be of all metal construction.

C. Windows

- (1). Louvered windows shall not be used.

D. Roof Openings

- (1). All skylights on the roof of any building or premises used for business purposes shall be provided with:
 - (a). Iron bars of at least 1/2" round or 1" x 1/4" flat steel material under the skylight and securely fastened.

- (2). All hatchway openings on the roof of any building or premise used for business purposes shall be secured as follows:
 - (a). The hatchway must be of metal construction.
 - (b). The hatchway shall be secured from the inside with a slide bar or slide bolts. The use of crossbar or padlock must be approved by the Fire Department.
 - (c). Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.
- (3). All air duct or air vent openings exceeding 8" x 12" on the roof or exterior walls of any building or premise used for business purposes shall be secured by covering the same with either of the following:
 - (a). Iron bars of at least 1/2" round or 1" x 1/4" flat steel material spaced no more than 5" apart and securely fastened, or
 - (b). A steel grill of at least 1/8" material of 2" mesh and securely fastened.
 - (c). If the barrier is on the outside, it shall be secured with rounded head flush bolts on the outside.

E. Parking Areas

- (1). One lighting fixture shall be provided for each ten parking stalls. Low pressure sodium lighting shall not be used.
- (2). All light fixtures shall be protected by a wire guard.

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 2nd day of September, 1986.

Larry Straight
Mayor

ATTEST:

Frieda C. Richardson
City Clerk

APPROVED AS TO FORM:

Samuel J. Williams
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 August 18, 1986, and thereafter at a regular meeting of the City Council held September 2, 1986, signed by the Mayor and the ordinance was passed and adopted by the following vote:

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

Frieda C. Richardson
City Clerk