

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 PCD83002, 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 R-1-7500 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code.

The easterly 5.4 acres of the Northerly one-half of the Easterly one-half of the Northeast quarter of the Southwest quarter of Section 7, Township 1 South, Range 9 West, San Bernardino Meridian, in the Rancho Addition to San Jose, in the City of Covina, as per map recorded in Book 22, page 21 of Miscellaneous Records, in the Office of the County Recorder of said County.

EXCEPT therefrom the Southerly 400 feet.

ALSO EXCEPT therefrom those portions included within roads.

ALSO EXCEPT any portion included within the Westerly 304.25 feet of the East one-half of the Northeast one-quarter of the Southwest quarter of said Section 7.

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 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 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. That a review of the wall along Covina Boulevard be made and design relief be provided.
2. That the entrance for units 7, 17 and 18 be improved for privacy by erecting small wing walls at the entranceways.
3. That the developer lay in ducts from public right-of-way to provide for the expansion of cablevision within the complex. The ducts shall be stubbed to the most appropriate location within the living area of each unit.
4. All utilities shall be underground on site. Further all utilities will gain access to each individual unit from the open common area of the development.
5. Landscape and irrigation plans must be approved before obtaining building permits.
6. That the RD zoning ordinance be used to guide and regulate the uses in this proposal as approved on the precise plan.
7. That the construction of the condominium commence within 18 months from the date of approval of this application.
8. That all roof equipment be concealed and not visible from adjacent properties.
9. That a six foot high masonry wall be placed along all property lines to assure adequate separation between single family and multiple family residences.

10. The condominium requires a submission of a subdivision tract map in accordance with City and State law.
11. Engineering Department 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. Developer shall provide for an Edison-owned lighting system with underground wiring on Covina Boulevard and Glendora Avenue. The City will determine the number of lights required and their location. Existing lights are to be removed from the existing wood poles as necessary.
 - d. All utilities shall be placed underground. Developer shall provide evidence satisfactory to the City Engineer that cable TV facilities are provided for.
 - e. The owner shall dedicate the north 10.00 feet of the subject property for widening Covina Boulevard and sufficient area for a corner radius of 29.02 feet.
 - f. The new parkway width for Covina Boulevard shall be 10.00 feet. Glendora Avenue has a parkway width of 8.0 feet. There is an existing 35.00 foot curb radius at the southwest corner of Covina Boulevard and Glendora Avenue. This curb radius shall remain in place.
 - g. The developer shall have a civil engineer prepare street plans for widening Covina Boulevard

and improving Glendora Avenue. Plans shall be prepared on City vellum.

- h. The developer shall construct or provide the following public improvements: excavation, grading, removals, relocations, concrete sidewalk, wheelchair ramps, driveway approaches, curb, gutter, asphaltic concrete pavement and base, cap and re-surface as necessary, Edison-owned street lighting system with underground wiring, drainage facilities, sanitary sewer facilities, remove and replace any broken curb, gutter, and/or sidewalk, etc.
- i. Driveway approaches that serve two-way traffic shall have a minimum width of 25 feet plus 4 foot "x"s or side slopes.
- j. The developer shall post a performance bond with the City to guarantee construction of the required public improvements.
- k. Plan check and inspection will be done by the Engineering Department. A cash fee is required for these services.
- l. The developer's civil engineer shall submit a quantity and cost estimate of the required public improvements.
- m. Unless this property is graded to drain to Covina Boulevard and/or Glendora Avenue, the run-off from this property shall be handled through approved drainage structures in appropriate easements.
- n. There is a sanitary sewer ordinance charge based on 220 feet of frontage at \$8.00 per front foot, or \$1,760.00.
- o. The contractor taking out the permit for the public improvements should contact the City regarding business license fees and insurance requirements.
- p. The provisions of Chapter 16 of the Covina

Municipal Code entitled "Subdivision" will apply and full public improvements are required for this development.

- q. Concrete gutters are required wherever flow lines are planned in the private driveways. Private drive pavement shall be a minimum thickness of 3 inches of asphalt on 4 inches of rock base.

12. 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 1-1/2 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 door.

d. 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 D-2 and 3 above.

(5). Sliding doors shall be constructed so

that when locked it cannot be lifted
from the frame.

e. Window Protection

- (1). Window 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.
- (4). Outside hinges on all accessible windows shall contain non-removable pins.

f. Garage Doors

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

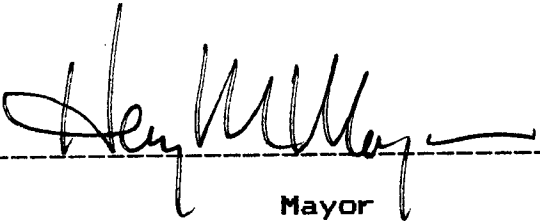
13. Fire Department requirements:

- a. Two Jones 3700 Fire Hydrants shall be installed at the following locations:
 - (1). West side of Glendora Avenue, south side of driveway entry.
 - (2). South side of Covina Boulevard, east side of driveway entry.
- b. The private street (driveway) is deemed a "Fire Accessway." The fire accessway shall be posted for fire department direction.
- c. Each unit shall be provided with a home safety alarm system. See Crime Prevention Unit for details.
- d. Provide detail on Gate for emergency access.
- e. Chimney tops shall be covered with a spark arrester that can be seen from ground level.
- f. Fire hydrant shall be installed and operational prior to framing stage.
- g. Portable fire extinguishers shall be located on plan check.

- h. A two-hour fire separation wall shall be provided between units 4 and 5, units 10 and 11, units 16 and 17.
14. That all City requirements not specifically stated or waived herein be maintained.

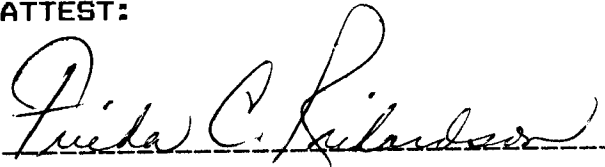
SECTION 5. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published according to law.

APPROVED AND ADOPTED this 20th day of June,
1983.



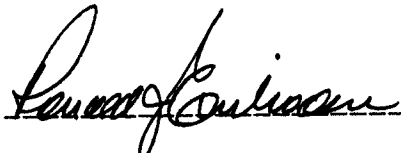
Mayor

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 June 6, 1983, and thereafter at a regular meeting of the City Council held June 20, 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