

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 PCD83003, 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-1580 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code.

PARCEL 1

That portion of Lot 2 in Block 1 of Phillips Tract, in the Rancho La Puente, in the City of Covina, County of Los Angeles, State of California, as per map recorded in Book 9, Pages 3 and 4 of Miscellaneous Records in the office of the County Recorder of said County, described as follows:

Beginning at the northeasterly corner of said Lot 2; thence along the northerly line of said lot, South 85 degrees, 34' West 360.96 feet, more or less, to the northerly prolongation of that certain course in the land described in Parcel 1 of the Decree of Condemnation recorded on December 20, 1960 as Instrument No. 1078 in Book D-1069 Page 663 of Official Records of said County as having a bearing and length of "South 3 degrees 34' 30" West 54.52 feet"; thence along said prolongation South 3 degrees 34' 30" West 177.16 feet, more or less, to the northerly terminus of said last described course; thence along the northeasterly and easterly boundaries of said land described in said parcel 1, as follows: South 49 degrees 03' 30" East 173.34 feet and South 0 degrees

04' 20" east 9.99 feet to the northwesterly corner of the land described as Clark property in the decree recorded on August 12, 1960 as Instrument No. 5141 in Book M-576 Page 988 of said Official Records; thence along the northerly boundary of said Clark property as follows: South 65 degrees 55' 16" East 39.54 feet; South 60 degrees 34' 49" east 55.18 feet to the beginning of a tangent curve concave northerly having a radius of 10.00 feet; northeasterly along said curve through a central angle of 45 degrees 17' 43" an arc distance of 7.91 feet and tangent to said curve North 72 degrees 06' 13" east 156.29 feet to the northeasterly corner of said Clark property, being also a point in the easterly line of said Lot 2; thence along said easterly line North 0 degrees 04' 37" West 324.53 feet; more or less, to the point of beginning.

PARCEL 2

That portion of Lot "A" of Tract 1089, in the City of Covina County of Los Angeles, State of California, as per map recorded in Book 17 Page 167 of Maps, in the Office of the County Recorder of said County, lying northwesterly of the northwesterly line of Tract 13020, as per map recorded in Book 333 Pages 13 and 14 of Maps, in the office of the County Recorder of said County.

PARCEL 3

That portion of San Bernardino Road in the City of Covina, County of Los Angeles, State of California, as shown on a map of Tract No. 12973 recorded in Book 334, Pages 12 and 13 of Maps, in the Los Angeles County Recorder's Office, lying southerly of the southerly line of a strip of land 80.00 feet wide, the centerline of which is described as follows:

Beginning at the intersection of the centerline of Grand Avenue, and the centerline of Wingate Street, as shown on a map of Tract No. 20675, Recorded in Book 541, Page 50 of Maps in said County Recorder's Office, thence along the westerly prolongation of said centerline of

Wingate Street, South 89 degrees 54' 45" West 488.83 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1500.00 feet; thence southwesterly along said curve through a central angle of 4 degrees 21' 05" an arc distance of 113.92 feet; thence tangent South 85 degrees 33' 40" West 250.00 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1500.00 feet; thence southwesterly along said last mentioned curve through a central angle of 7 degrees 24' 08" an arc distance of 193.79 feet to a tangent reversing curve concave northwesterly and having a radius of 1500.00 feet; thence southwesterly along said last mentioned curve through a central angle of 7 degrees 24' 08" an arc distance of 193.79 feet; thence tangent South 85 degrees 33' 40" West 370.00 feet.

Except therefrom that portion of said land, lying easterly of a line, measured at right angles to the southerly line of said San Bernardino Road at the northwesterly corner of Lot 20 of Tract 13020, as per map recorded in Book 333, Pages 13 and 14 of Maps, in the said County Recorder's office.

Also excepting therefrom, the above mentioned parcels 1 and 3, the following described real property:

That portion of Lot 2 in Block 1 of the Phillips Tract in the Rancho La Puente in the City of Covina, County of Los Angeles, State of California. as per map recorded in Book 9, Pages 3 and 4, of Miscellaneous Records in the office of the County Recorder of said County, and that portion of San Bernardino Road vacated by Ordinance No. 1037 of the City Council of the City of Covina lying southerly of the 80 foot wide strip of land described in Document No. 1405 recorded Januaray 27, 1969 in Book D-4261, Page 852, of Official Records in the office of the County Recorder of said County more particularly described as follows:

Beginning at a point in the southerly line of that 80 foot wide strip of land described in Document No. 1405

recorded January 27, 1969 in Book D-4261, Page 852, of Official Records in the office of the County Recorder of said County with the intersection of the northerly prolongation of that certain course in the land described in Parcel 1 of the Decree of Condemnation recorded December 20, 1960 as Instrument No. 1078 in Book D-1069, Page 663 of Official Records of said County, as having a bearing of South 3 degrees 34' 30" West and a length of 54.52 feet; thence southerly along said northerly prolongation South 3 degrees 34' 30" West 81.19 feet; thence North 79 degrees 25' 35" East 51.56 feet, more or less, to a line parallel with and distant 50 feet easterly, measured at right angles, from said northerly prolongation; thence North 3 degrees 34' 30" East 81.19 feet to a point in the southerly line of the aforesaid 80 foot wide strip of land, said point being on a curve having a radius of 1460 feet; thence westerly along said curve through a central angle of 2 degrees 01' 25" a distance of 51.56 feet, more or less, 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 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. 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:

1. That a five to six foot high masonry wall be placed along all property lines between the RD and R-1 single family homes.
2. That any lighting done in conjunction with this development be directed away from the residential area.
3. That the developer lay in ducts from the 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 placed underground on site. All utilities shall gain access to each individual unit from the open, common area of the development.
5. That the RD zoning ordinance be used to guide and regulate the uses of the proposal as approved on the precise plan.
6. That all roof equipment be concealed and not visible from adjacent properties.
7. That concrete shingle tile roofing be provided.
8. Landscape and irrigation plans must be approved before gaining building permits.
9. That the construction of the condominiums commence within 18 months from approval of this application.
10. That all City requirements not specifically stated or waived herein be maintained.
11. The condominium requires a submission of a subdivision tract map in accordance with City and State law.
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.

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 C-(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). 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.

E. 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. The driveways shall be posted for Fire Accessway per Municipal Code 14.28.200.
- B. The attic space shall be separated at each unit to eliminate common attic space.
- C. Units shall be addressed with 4 inch numbers shown at front and rear.
- D. Each unit shall be provided with a Home Safe Alarm System per Ordinance 1499. See Crime Prevention Unit for details.
- E. The security gates shall be provided with a card reader system per Fire Department specifications.
- F. The fire hydrants shall be James Jones 3700.
- G. The water main shall be a minimum of 8 inch diameter and looped. Water main shall extend through all driveway areas and tied into the San Bernardino Road water main at each end of the complex. The system shall be capable of flowing 2000 G.P.M.
- H. The swimming pool enclosure gates shall be provided with self-closing and self-latching devices.
- I. Two ABC portable fire extinguishers shall be installed in recessed metal wall cabinets and shall be located within 75 feet travel distance. The extinguishers shall not be located on the driveway side of the buildings.

14. Engineering Department requirements:

- A. The development is subject to the requirements of Chapter 16 of the Covina Municipal Code entitled "Subdivision."
- B. Developer shall install a Southern California Edison Company-owned street light system with underground wiring.

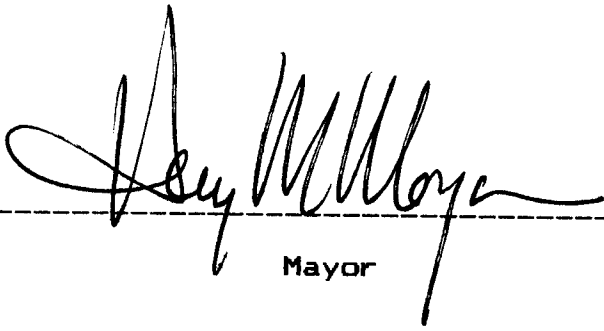


- C. A cash deposit for street light energy and maintenance costs shall be submitted. The amount of deposit will depend on project scheduling and estimated date of street light energization.
- D. Cash deposits, bonds, and approved drawings are required for all public improvements.
- E. Developer shall submit his proposal for on-site drainage for Engineering and Building Department approval.
- F. Any existing driveway approaches not to be used shall be replaced with new curb, gutter and sidewalk.
- G. All utilities shall be placed underground. Developer shall provide evidence satisfactory to the City Engineer that cable TV facilities are provided for.
- H. Concrete gutters are required wherever flow lines are planned in the private driveways. Private drive pavement shall be a minimum thickness of three inches of asphalt on four inches of rock base.
- I. The developer shall remove the existing footings within the street right-of-way and construct additional concrete sidewalk to provide for a full width sidewalk within the eight foot wide parkway.
- J. Approval by the Covina Irrigating Company and the Covina Water Division for easement relocation.

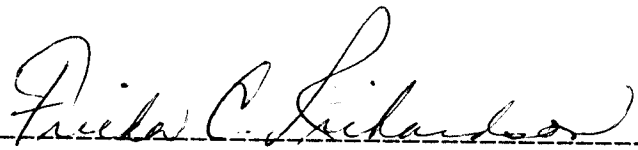
SECTION 5. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published according to law.

APPROVED AND ADOPTED this 12th day of October,

1983.

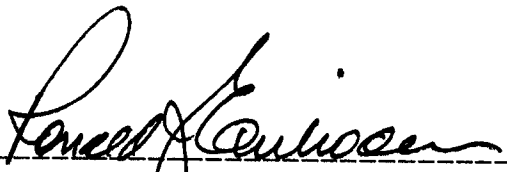
  
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Mayor

ATTEST:

  
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City Clerk

APPROVED AS TO FORM:

  
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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 on September 19, 1983, and thereafter at an adjourned regular meeting of the City Council held October 12, 1983, signed by the Mayor, and the ordinance was passed and adopted by the following vote:

AYES: Colver, Haven, Low, Morgan

NOES: None

ABSENT: Edgar

  
Frieda C. Richardson  
City Clerk