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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 PCD83004, 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.

A part of Section 18 in Township 1 South, Range 9 West, San Bernardino Meridian, if platted and extended from lines shown in United States Land Office Map over the Rancho La Puente, in the City of Covina, in the County of Los Angeles, State of California, described as follows:

Beginning at the intersection of the center line of Badillo Avenue, extended easterly from the Phillips Tract, and the extension of the Avenue running north and south on Badillo Avenue, Bassells' subdivision of the Rancho San Jose addition through the center of Sections 6 and 7 in Township 1 South, Range 9 west, as per map recorded in Book 22, Page 21 of Miscellaneous Records of said County, known as Glendora Avenue, thence north 10 chains, thence east 10 chains, thence south 10 chains, to the point of beginning, being the southwest quarter of the land described in Book 341, Page 245 of mortgages.

Excepting therefrom the north 80 feet of the south 113

feet thereof conveyed to the Pacific Electric La Land Company, a corporation, by deed recorded in Book 4407, Page 112 of deeds, and condemned by the County of Los Angeles by final order of condemnation recorded August 28, 1952 in Book 39723, Page 14 of official records. Also except from the west 30 feet of the south 44 thereof the interest conveyed to the County of Los Angeles by deeds and in Book 3661, Page 1 of deeds.

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. 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.
5. The provisional plan dated September 21, 1983, by Gerald Congiardo, Architects, is the plan that will be hereby approved.

SECTION 4. The application for a Planned Community Development Overlay Zone is hereby granted subject to the following conditions:

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 provisional 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 requirements 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 condominiums shall commence within 12 months of the approval of this application.
5. That all roof equipment shall be concealed and not visible from adjacent properties.
6. That a 6 foot high masonry wall shall be placed along all property lines to assure adequate separation from adjacent areas.
7. That all building, landscaping and irrigation and sign plans shall be approved prior to issuance of building permits.
8. That a subdivision tract map in accordance with City and State law shall be submitted and approved prior to development.
9. That street vacation shall be accomplished in order for the developer to obtain the land adjacent to Badillo Street.
10. That provision shall be made for location of four rubbish bin enclosures.
11. That the front entries and private patio areas shall be screened to provide private unit access.
12. That all on-site utilities shall be placed underground and installed in each unit from the common open space.
13. That an engineered water system plan be provided indicating water mains, water services, and fire hydrants as required by the Fire Chief. The water main shall be capable of supplying 2000 GPM and connected to existing water mains at two locations in Badillo Street and Glendora Avenue.
14. That the roof color is to be black as determined by the developer.
15. 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 of the 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. Provide a looped water main capable of delivering a minimum of 2000 GPM on site. System shall be operational prior to framing.
- B. Five (5) on-site fire hydrants are shown on the plans. A sixth (6th) hydrant shall be provided and located between Building 7 and Building 8. The on-site fire hydrants shall be the James Jones 3700.
- C. Each unit shall be separated from adjoining units by extending the wall through the attic area to the roof bottom.
- D. A 2-hour fire separation wall shall be installed at the mid point of all 4 and 6 unit buildings.
- E. The east end of the security gate island shall be set back ten (10) feet to allow adequate turning radius for fire apparatus entering narrow driveway.
- F. Trees planted in security gate island shall be of the type that will not have growth over driveways.
- G. A plan of the security gates shall be submitted by contractor to the Fire Marshal for approval prior to installation. Operation of security gates for Fire Department shall be by card reader.
- H. All driveways are considered "Fire Accessways." Parking is prohibited. The Fire Accessways shall be marked and posted as such, per CMC 14.28.200.
- I. All units shall be provided with the Home S.A.F.E.

Alarm System per Ord. 1499. See Crime Prevention Unit for details.

14. Engineering Department requirements:

- A. The provisions of Chapter 16 of the Covina Municipal Code entitled "Subdivision" will apply and full public improvements are required for this project.
- B. All utilities shall be placed underground. Underground cable television service shall be provided to each unit by the developer prior to occupancy.
- C. Street light requirements:
 - (1). The developer shall provide for a city-owned street light system with underground service along the median of Badillo Street. Two marbelite poles with double arms and a total of 4 (22,000 lumens HPSV) street lights shall be provided by the developer along the median. A street lighting plan on city vellum shall be prepared by the developer's engineer for this city-owned street light system requirement.
 - (2). The developer shall provide for a Southern California Edison Company owned street light system with underground service along the east side of Glendora Avenue. Two 16,000 HPSV lumens street lights on marbelite poles will be required. The developer shall make arrangements with the Southern California Edison Company regarding this requirement.
 - (3). This property will be put in a street light assessment district so the City can recover all energy and maintenance cost. A cash deposit will be required to cover estimated street light energy costs incurred by the City from the date the proposed street lights are energized until the district assessment period begins. The owner of record shall submit a signed request for annexation to the district.

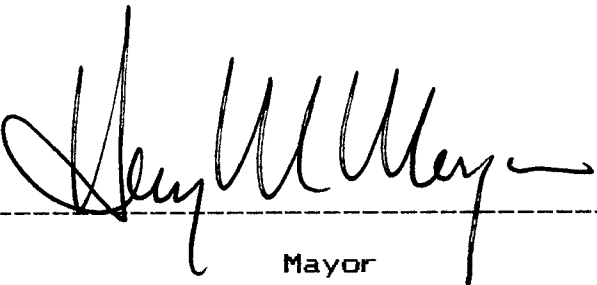
- D. Developer shall have the proposed storm drain designed and constructed in accordance with the requirements of the Flood Control District.
- E. The developer's civil engineer shall prepare improvement drawings on city vellum for all required public improvements.
- F. The use of the strip of land fronting Badillo Street will require a determination by the City Council that the property is surplus and is to be vacated. A legal description of the proposed vacation area shall be provided by the developer's engineer. Vacation by omission from tract map is unacceptable.
- G. There are telephone, storm drain and sanitary sewer facilities within the vacation area along the north side of Badillo Street that may present a problem regarding proposed buildings, walls, landscaping, etc. The developer's civil engineer shall determine if there are any conflicts with utilities or easements in connection with the proposed buildings or block walls.
- H. Any proposed access points along Badillo Street frontage will require street-intersection type returns designed and constructed to the City Engineer's satisfaction.
- I. No median openings will be allowed in the center islands in Badillo Street to serve this development.
- J. Cash deposits, bonds and public improvement agreement covering the project shall be submitted prior to final map approval.
- K. All private drives shall be constructed with 3 inches of asphaltic concrete pavement on 4 inches of aggregate base with a 4-foot wide 8-inch thick concrete gutter wherever flow lines are planned, (minimum requirement).

L. No trees and tree wells shall be installed within the parkway area. The 8 foot parkway on Glendora Avenue and Badillo Street shall be full-width sidewalk from curb to property line.

15. That all applicable City requirements not specifically waived herein shall be observed.

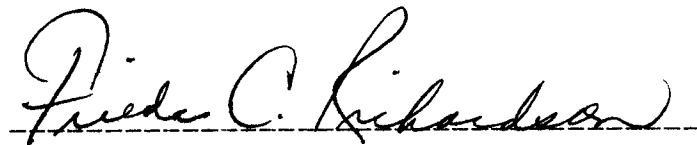
SECTION 5. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published according to law.

APPROVED AND ADOPTED this 5th day of December, 1983.



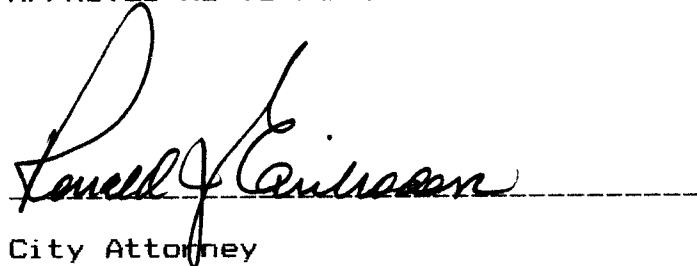
Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:



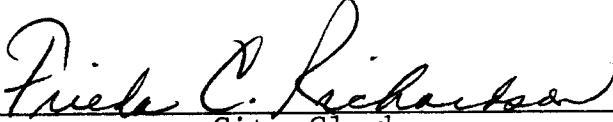
City Attorney

I, FRIEDA C. RICHARDSON, City Clerk, Covina, California, CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council held November 21, 1983, and thereafter, at a regular meeting of the City Council held December 5,, 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