

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 PCDB3007, 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-2 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code.

The southerly 235 feet, measured at right angles, of the Easterly 200 feet of the West one-half of the Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 8, Township 1 South, Range 9 West, San Bernardino Meridian, in the Rancho Addition to San Jose, in the City of Covina, County of Los Angeles, State of California, as per Map recorded in Book 22, Page 21 et seq. of Miscellaneous Records, in the Office of the County Recorder of said County.

EXCEPT any portion included in Public Streets, or Highways, as said Street existed on July 24, 1970.

Parcel 2: Also a right of way for a pipe line extending from the Northeast corner of the above described land eastward along the North Line of the next adjoining five acres of Land, a distance of approximately 330 feet.

Also an undivided one-half interest in a rights of way for a pipe line extending from the Eastern end of the above

described right of way Northward across the adjoining ten acres of Land, approximately a distance of 640 feet.

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 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 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.
2. That the RD zone standards shall be used to guide and regulate the uses and development of this proposal, except as approved on the precise plan.
3. That the construction of the apartments shall commence within 18 months from the date of final approval of this application and shall be completed within 30 months from date of such approval.
4. That all roof equipment shall be concealed and not visible from adjacent properties.

5. That a red California tile roof be used on the units.
6. That the roof coverings shall be of fire retardant material per Uniform Building Code 3202E.
7. That a six foot high ornamental/security wall shall be placed along the westerly property line as indicated in the site plan review.
8. That a minimum of two covered refuse bins be provided.
9. That all building, landscaping, irrigation and sign plans shall be approved prior to issuance of building permits.
10. That the front entries and private patio areas shall be screened to provide private unit access.
11. The developer shall 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.
12. The requirements of the site plan review shall still prevail.
13. That all driveways shall be a minimum of 25 feet in width.
14. That the revised plan dated 11-4-83 be accepted for the development of the subject property.
15. That all applicable City requirements not specifically waived herein shall be observed.
16. Engineering Department requirements:
 - a. The developer shall verify the property line dimensions of subject property.
 - b. 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 a current title report or deed of this property to the Engineering Department so they can prepare the lighting district document.
 - c. A cash payment will be required to cover street

light energy costs until the beginning of the next available assessment period.

- d. All utilities shall be placed underground. Underground cable television service shall be provided to each apartment by the developer prior to occupancy.
- e. The contractor constructing the utilities and public improvements shall obtain a city business license, permit, shall pay necessary fees, and meet city insurance requirements.
- f. The developer shall revise the plot plan to show existing and proposed public improvements to be constructed.
- g. The developer shall post a bond with the City to guarantee the construction of public improvements. There will be plan check and inspection fees required by the Engineering Department.
- h. Developer shall construct sewer laterals as necessary, remove and close up driveway approaches that are not to be used, and construct a driveway approach in Lyman Avenue. All work shall be done in accordance with city standards.
- i. We recommend that vehicular access to this development be made from Lyman Avenue only. If the Covina Boulevard access is for emergency fire access only, developer shall construct a 15 foot wide standard concrete drive approach.

17. Fire Department requirements:

- a. In addition to the requirements shown on SPR-83-031, the fire access gate shown shall be approved by the Fire Department. The contractor shall furnish plans of the gate and it shall be designed to operate electrically by use of a card reader which shall be compatible with current fire department access card.

18. 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 D-2 and 3 above.
- (5). Sliding doors shall be constructed so that when locked it cannot be lifted from the frame.

d. Window Protection

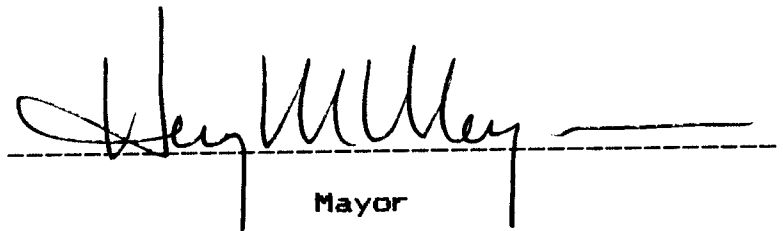
- (1). Window shall be constructed so that when the window is locked, it cannot be lifted from the frame.
- (2). Louvered windows may not be used.
- (3). Accessible windows, not viewed from the street, shall consist of rated burglary resistant glass.
- (4). Outside hinges on all accessible windows shall 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).

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 March,
1984.



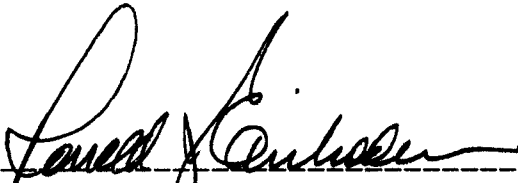
Mayor

ATTEST:



City Clerk

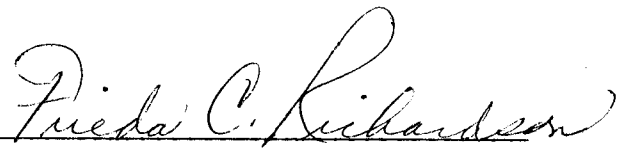
APPROVED AS TO FORM:



City Attorney

I, FRIEDA C. RICHARDSON, City Clerk, Covina, California, CERTIFY that this ordinance was introduced at a regular meeting of the City Council held on February 21, 1984, and thereafter at a regular meeting of the City Council held on March 5, 1984, signed by the Mayor and the ordinance was passed and adopted by the following vote:

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



City Clerk