

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 PCD84001, 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 easterly 5.40 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 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. Submit landscape and irrigation plans before obtaining building permits.
2. 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.
3. The placement of postal boxes must be coordinated with the Postal Department. The staff requests that the postal box receptacles be placed on site and the structures should be coordinated with the architectural features of the surrounding units to make the post office structures blend in with the environment.
4. Ordinance requirements not herein listed are still applicable.
5. All utilities to be installed in each unit from the common yard open space.

6. That the RD zoning ordinance be used as a guide and regulate the uses in this proposal as approved on the precise plan.
7. That construction of the condominiums commence within 18 months from date of approval of this application.
8. That a six foot high masonry wall be placed along the property lines to assure adequate separation between single family and multiple family residences.
9. That all roof equipment be concealed and not visible from adjacent properties.
10. That the roof materials consist of thick butt asphalt shingles.
11. The condominium requires a submission of a subdivision tract map in accordance with City and State law.
12. CC&Rs for the development must be included for review before the final tract map can be approved.
13. Fire Department requirements:
 - A. Fire Hydrants
 - (1). The two (2) existing fire hydrants along the south side of Covina Boulevard and within the frontage of the proposed project shall be removed and relocated.
 - (2). Three (3) fire hydrants shall be installed on the south side of Covina Boulevard and within the frontage of the proposed project as follows:
 - #1 shall be installed on the west side of the west entry driveway
 - #2 shall be installed on the west side of the divided driveway, approximately 400' east of hydrant #1
 - #3 shall be installed on the west side of the most easterly entry driveway approximately 410' east of hydrant #2

(3). There shall be five (5) on-site fire hydrants installed and located as follows:

#4 shall be installed in the landscape area between units 75 and 76

#5 shall be installed in the landscape area west of unit 16

#6 shall be installed in the landscape area south and across the driveway of unit 31

#7 shall be installed in the landscape area between the two parking areas north of unit 38

#8 shall be installed in the landscape area south and across the driveway of unit 45

All fire hydrants installed shall be James Jones 3700.

B. Water System for Fire Hydrants

The on-site water main shall be a looped system which will disallow the possibility of dead-end water mains. The water main on-site shall be of a size capable of delivering 2000 GPM to meet the required fire flow. The water main system shall be engineered by Southern California Water Company and plans of that system submitted to the Fire Marshal for approval.

The entire water system and fire hydrants shall be installed and operational prior to any framing of structures.

C. Alarm/Detection System

(1). Each unit shall be provided with a Home S.A.F.E. Alarm System. See Crime Prevention Unit for details.

(2). There shall be two (2) smoke detectors installed in each unit, one at each level, which is a part of the above alarm system.

D. Fire Accessways

- (1). The center entry/exit driveway has been provided with a center divider. The landscaping in this divider or along each side of the driveway shall be of a type that will not cause any overhanging type of obstruction for fire apparatus.
- (2). The center divider above shall be reduced in length or set back from frontage line of unit B3 approximately 40' to provide necessary turning radius for fire apparatus.
- (3). The property shall be posted for fire department access per CMC 14.28.200 "Fire Accessways." Contractor shall contact Fire Marshal for posting directions prior to completion of project.

E. Fire Extinguishers

To be located during plan check.

- F. The separation wall between each unit shall extend through the attic to the underside of the roof. A 2 hour fire separation wall shall be installed at given unit separations not exceeding 3000 sq. ft. of area on second floor level. The 2 hour separation shall be from the foundation and extend through the attic. Details to be provided in plan check.
- G. The roofs shall be covered with a fire resistive material per U.B.C. 3203(e).
- H. Each unit furnished with a fireplace shall have a spark arrestor installed at the chimney top.

11. 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 development.

- B All utilities shall be placed underground. Underground cable television service shall be provided to each condominium unit by the developer prior to occupancy.
- C. Developer shall install a Southern California Edison Company owned marbelite street light system with underground conduit.
- D. 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.
- E. A cash payment will be required to cover street light energy costs until the beginning of the next available assessment period.
- F. The developer shall construct curbs, gutters, sidewalk, asphaltic concrete paving, driveway approaches, street lighting system, drainage facilities as required and close up existing driveway approaches adjacent to subject property.
- G. The contractor constructing the utilities and public improvements shall obtain a city business license, permit and shall pay necessary fees, and meet city insurance requirements.
- H. Cash deposits, bonds, and approved drawings are required for all public improvements.
- I. Four foot wide by eight inch thick 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.

J. Entry islands shall be set back a minimum distance of 5 feet from the property lines.

K. The "Not a Part" lot should be 140 feet deep.

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 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).

(2). South side of Covina Boulevard, east side of driveway entry.

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:

Frieda C. Richardson

City Clerk

APPROVED AS TO FORM:

Samuel J. Colver

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 February 21, 1984, and thereafter at a regular meeting of the City Council held March 5, 1984, 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

Frieda C. Richardson
City Clerk