

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 PCDB5001, 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-3A (PCD) as such zone is defined in Title 17 of the Covina Municipal Code.

The Northeast corner of Citrus Avenue and Shoppers Lane, being a parcel of land approximately 100 feet by 100 feet, constituting a portion of Lot twenty-three (23), Tract No. 19651, as per map recorded in Book 506, pages 33 and 34 of Maps in the Office of the County Recorder, County of Los Angeles, State of California.

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 the requirements of C.E.Q.A. The assessment will be open until the end of the public hearings and a determination will be made at that time whether a negative declaration will be filed.
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 the proposal be built in accordance with the site plan requirements as originally proposed to the City except at such time that the City sells the parking lot adjacent to the subject property, the property owner at 654 South Citrus Avenue will provide alternate access from his lot.
2. That any roof equipment be shielded from the surrounding area.
3. That landscape and irrigation plans be presented for approval prior to the issuance of building permits.
4. All utilities shall be placed underground on the site.
5. That the C-3A zoning ordinance be used to guide and regulate the uses of the proposal as approved on the site plan. Auto sales are to be included in the uses for this PCD overlay zone.
6. That construction of the site to commence within 18 months of the approval of this application.

7. That all external lighting of the parking area to be directed in a downward direction to mitigate the lighting impact on neighboring commercial activities.
8. That all City requirements not specifically stated or waived herein be maintained.
9. Police Department requirements:
 - A. All exterior doors shall be secured as follows:
 - (1). A single door shall be secured with either a double-cylinder deadbolt or a single-cylinder deadbolt without a turnpiece with a minimum throw of one inch. A hook or expanding bolt must also have a throw of one inch. Any deadbolt must contain hardened material to repel attempts to cutting through the bolt.
 - (2). On pairs of doors, the active leaf shall be secured with a swing bolt-type lock with a minimum of 1-1/4" throw, constructed of hardened steel. The inactive leaf shall be equipped with flush bolts protected by hardened material with a minimum throw of 5/8" at head and foot.
 - (3) Any single or pair of doors requiring locking at the bottom or top rail shall have locks with a minimum 5/8" throw bolt at both the top and bottom rails.
 - (4). Cylinders shall be designed or protected so they cannot be gripped by pliers or other wrenching devices, i.e., tapered casing, with swivel capabilities.
 - (5). Exterior sliding commercial entrances shall be secured as in (1), (2) or (4) above, with special attention given to safety regulations.

(6). Rolling overhead doors, solid overhead swinging, sliding or accordion-type doors shall be secured with a cylinder lock or padlock on the inside, when not otherwise controlled or locked by electric power operation. If a padlock is used, it shall be of hardened steel shackle laminated body with heel and toe locking qualities, with a minimum five pin tumbler operation with non-removable key when in an unlocked position.

(7) Metal accordion grate or grill-type doors shall be equipped with metal guide track at top and bottom and a cylinder lock and/or padlock with hardened steel shackle and minimum five pin tumbler operation, with non-removable key when in an unlocked position.

The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position.

(8). Outside hinges on all exterior doors shall be provided with non-removable pins when using pin-type hinges.

(9). Doors with glass panels and doors that have glass panels adjacent to the door frame shall be secured as follows:

(a). a rated burglary resistant glass or plastic-like material, or

(b). the glass shall be covered with iron bars of at least one half inch round or 1" x 1/4" flat steel material, spaced not more than five inches apart, secured on the inside of the glazing, or

- (c). iron or steel grills of at least 1/2" material of 2" mesh secured on the inside of the glazing.
- (10). Inswinging door shall have rabbitted jambs, with steel reinforced striker plates at least 6" in length.
- (11). Wood doors, not of solid core construction, or with panels therein less than 1-3/8" thick, shall be covered on the inside with at least 16 gauge sheet steel or its equivalent attached with screws on minimum six inch centers.
- (12). Jambs for all doors shall be so constructed or protected so as to prevent violation of the function of the strike, including reinforced striker plate.
- (13). All exterior doors, excluding front doors, shall have a minimum of 60 watt bulb over the outside of the door. Such bulb shall be protected with a vapour cover or cover of equal breaking resistant material.
- (14). Exterior doors shall be of solid core not less than 1-3/4" thickness.

B. Glass Windows

- (1). Accessible rear and side windows not viewable from the street shall consist of rated burglary resistant glass or plastic-acrylic material.
- Fire Department approval shall be obtained on type of glazing used.
- (2). If the accessible side or rear window is of the operable type, it shall be secured on the inside with a locking device capable of withstanding a force of 800 pounds applied in any direction.

- (3). Louvered windows shall not be used.
- (4). Outside hinges on all accessible side and rear glass windows shall be provided with non-removable pins. If the hinge screws are accessible, the screws shall be of the non-removable type.

C. Accessible Transoms

- (1). All exterior transoms exceeding 8"x 12" on the side and rear of any building or premises used for business purposes shall be protected by one of the following:
 - (a). rated burglary resistant glass or plastic-acrylic material, or
 - (b). outside iron bars of at least 1/2" round or 1" x 1/4" flat steel material, spaced no more than 5" apart, or,
 - (c). outside iron or steel grills of at least 1/8" material, but not more than 2" mesh.

The window barrier shall be secured with rounded head flush bolts on the outside.

D. Roof Openings

- (1). All glass skylights on the roof of any building or premises used for business purposes shall be provided with:
 - (a). rated burglary resistant glass or glass-like material meeting code requirements, or
 - (b). iron bars of at least 1/2" round or 1" x 1/4" flat steel material under the skylight and securely fastened, or

- (c). a steel grill of at least 1/8" material of 2" mesh under the skylight and securely fastened.
- (2). All hatchway openings on the roof of any building or premise used for business purposes shall be secured as follows:
- (a). if the hatchway is of wooden material it shall be covered on the inside with at least 16 gauge steel or its equivalent attached with screws.
 - (b). the hatchway shall be secured from the inside with a slide bar or slide bolts. The use of crossbar or padlock must be approved by the Fire Department.
 - (c). outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.
- (3). All air duct or air vent openings exceeding 8" x 12" on the roof or exterior walls of any building or premise used for business purposes shall be secured by covering the same with either of the following:
- (a). iron bars of at least 1/2" round or 1" x 1/4" flat steel material spaced no more than 5" apart and securely fastened, or
 - (b). a steel grill of at least 1/8" material of 2" mesh and securely fastened.
 - (c). if the barrier is on the outside, it shall be secured with rounded head flush bolts on the outside.

E. Special Security Measures

(1). Safes

(a). commercial establishments having \$1,000 or more in cash on the premises after closing hours shall lock such money in a class "E" safe after closing hours.

(2). Multiple occupancy buildings

(a). all entrance doors to individual office suites shall have a deadbolt lock with a minimum one inch throw bolt which can be opened from the inside.

F. Parking Areas

(1). Lighting shall be placed so as to light the parking stalls. Low pressure sodium lighting shall not be employed.

10. Fire Department requirements:

- A. Provide one 5 lb. ABC portable fire extinguisher. To be installed on wall between offices 2 and 3.
- B. Provide one 5 lb. ABC portable fire extinguisher: To be installed on wall inside of storage room next to the door.
- C. Property shall not be used for vehicle repair.

11. Engineering Department requirements:

- A. All unused drive approaches shall be replaced with full height, curb, gutter and sidewalk.
- B. The owner of the property shall sign an agreement with the City to obtain the use of the existing City-owned parking lot to the east for access to this property. The City's grant of this use shall be revocable at any time.
- C. The property owner shall sign a request to have the property annexed to the Covina Lighting

District. The owner shall present a copy of the Grant Deed to the City Engineering Department for purposes of preparing the request form.

D. Cash deposits for engineering, inspection and street light energy are required.

E. A performance bond for all required public improvements shall be submitted.

F. New street lights with underground wiring shall be installed where missing along both street frontages at the developer's expense. The street light locations are to be determined by the Engineering Department.

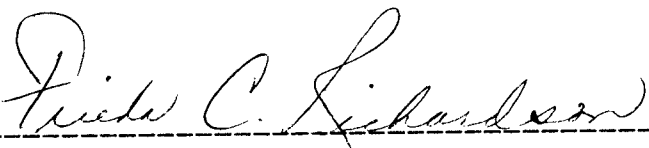
SECTION 5. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published according to law.

APPROVED AND ADOPTED this 4th day of March, 1985.



Mayor

ATTEST:



City Clerk

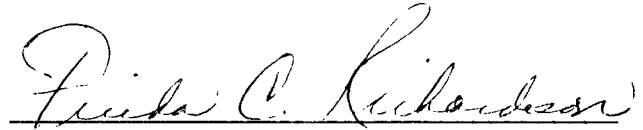
APPROVED AS TO FORM:



City Attorney

I, FRIEDA C. RICHARDSON, City Clerk, City of Covina, California, CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council held February 19, 1985, and thereafter at a regular meeting of the City Council held March 4, 1985, signed by the Mayor, and the ordinance was passed and adopted by the following vote:

AYES: Edgar, Low, Morgan, Straight, Colver
NOES: None
ABSENT: None



City Clerk