

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 PCD85002, 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-4000 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code:

That certain property in the City of Covina, County of Los Angeles, State of California, described as follows:

That portion of Lot 1, Tract No. 2973, as shown on map filed in Book 29, Page 35 of Maps, and that portion of Lot 1, Voluntary Partition of Block 5 of the Hollenbeck Ranch, in the Rancho La Puente, as shown on a map recorded in Book 59, Page 81 of Miscellaneous Records, and filed in Book 4, Page 1 of Record of Surveys, and that portion of the south half of the southeast quarter of Section 8, Township 1 South, Range 9 West, Subdivision of the Rancho Addition to San Jose and a portion of the Rancho San Jose, as shown on a map recorded in Book 22, Page 21 et seq. of Miscellaneous Records, all in the office of the Recorder of said County, described as follows:

Beginning at the southwesterly corner of said Lot 1, Tract No. 2973; thence along the westerly line of said last mentioned lot North 0 degrees, 07' 46" West 412.26 feet to

the southerly line of the northerly 390 feet of said last mentioned lot; thence along said southerly line North 89 degrees 58' 00" east 354.00 feet to the westerly line of Lot 1, Voluntary Partition of Block 5 of the Hollenbeck Ranch; thence along the westerly line of said last mentioned Lot North 0 degrees 09' 16" West 120.00 feet to a point distant South 0 degrees 09' 16" East thereon 270 feet from the northwesterly corner of said last mentioned lot; thence parallel with the northerly line of said last mentioned lot North 89 degrees 58' 00" east 130 feet; thence North 0 degrees 09' 16" West 30 feet; thence North 89 degrees 58' 00" East 100 feet; thence North 0 degrees 09' 16" West 30 feet; thence North 89 degrees 58' 00" East 100 feet; thence North 0 degrees 09' 16" West 210 feet to the northerly line of said last mentioned lot, said northerly line being the southerly line of Cypress Street (formerly Covina Avenue) 60.00 feet wide, as shown on said last mentioned map; thence easterly along said southerly line 621.62 feet, more or less, to the northwesterly line of that certain 80 foot wide strip of land described in the deed to Pacific Electric Land Company, recorded on September 27, 1910, as Instrument No. 155, in Book 4288, Page 285 of Deeds, in the office of said Recorder; thence along said northwesterly line South 58 degrees 23' 46" West 1531.35 feet 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 the requirements of C.E.Q.A. The assessment will remain 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. 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.
2. That landscape and irrigation plans be presented for approval prior to the issuance of building permits.
3. That all utilities shall be placed underground on the site.
4. All utilities to be installed in each unit from the common yard open space.
5. That construction of the site to commence within 18 months of the approval of this application.
6. That all external lighting of the parking area to be directed in a downward direction to mitigate the lighting impact on neighboring residential activities.
7. That a five to six foot high masonry wall be placed along all property lines between the RD and R-1-7500 single family homes. Optionally, concrete panels with

pilasters with wood-like appearance may be substituted for the concrete block wall subject to review by the City staff.

8. That the developer lay in ducts from the public right-of-way to provide for the expansion of cable-vision within the complex. The ducts shall be stubbed to the most appropriate location within the living area of each unit.
9. That all roof equipment be concealed and not visible from adjacent properties as well as any mechanical equipment shall be screened.
10. The placement of postal box receptacles must be coordinated with the Covina Post Office. The Planning Department will review the proposal.
11. That the main approach will be treated as a street rather than a driveway apron approach.
12. That the RD zoning ordinance be used to guide and regulate the uses of the proposal as approved on the precise plan.
13. That the architectural treatment of the building be primarily stucco with limited wood trim and tile-type roofs.
14. That all City requirements not specifically stated or waived herein be maintained.
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 con-

struction 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 8 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 patio 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 Section 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). Windows 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. (Exception: Overhead garage doors equipped with automatic garage door opener).

16. Fire Department requirements:

- A. A James Jones 3700 fire hydrant shall be installed on the west side of the entry drive off of Cypress Street.
- B. The on-site water line as shown on Tentative Tract Map No. 43390 shall also be connected to the 6" water line at Badillo Street and Essex Road.
- C. Any proposed security gates for entry driveways shall be approved by the Fire Marshal prior to installation.
- D. 12 - 5 lb. ABC portable fire extinguishers will be required for the complex. Actual location of installations will be noted during plan check phase.
- E. There is no existing water main on Badillo Street between Cypress Street and Sunflower Avenue; therefore, a water main shall be required on Badillo Street by the Southern California Water Company approval.
- F. An on-site water main shall be installed to flow at a minimum of 2,000 G.P.M.
- G. Each condo unit shall be provided with a Home Safe Alarm System. Details shall be provided by the Crime Prevention Unit.
- H. Fireplace chimneys shall be provided with an approved spark arrester.
- I. All roof covering materials shall be of fire retardant type per U.B.C. 3202 (e).
- J. Portions of the property shall be posted as "Fire Accessway." Posting shall be by direction of the Fire Marshal.
- K. On-site fire hydrants to be installed at following locations:
  - (1). Tip of island east of swimming pool area.
  - (2). Approximately 360 feet east of above hydrant,

north side driveway.

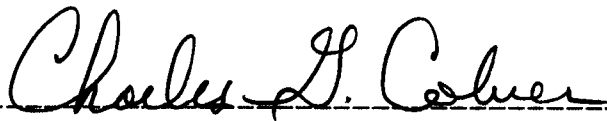
(3). One additional hydrant located approximately 300 feet east of second hydrant.

L. Street front fire hydrant shall be installed on the east side of all four driveways.

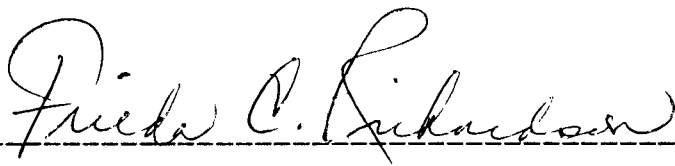
M. All on-site and street fire hydrants shall be James Jones 3700 and all capable of flowing 2,000 G.P.M.

N. It is recommended that all shown driveways remain as located on plans because of the distance between them.

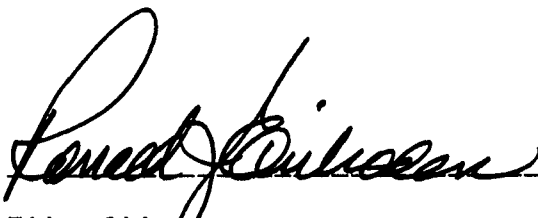
APPROVED AND ADOPTED this 4th day of March,  
1985.

  
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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, 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