

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 PCD85003, 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 4 is made for the reasons of public interest, convenience and necessity.

SECTION 2. 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., and the Council approves same and considered the matter set forth therein in rendering this decision.

7. That the provisional plan on file is hereby approved.

SECTION 3. The application for a Planned Community Development Overlay Zone is hereby granted subject to the following conditions:

1. That a five to six foot high masonry wall be placed between the senior apartments and single family homes, and between the RD and R-1-7500 zone.
2. That any lighting done in conjunction with this development be directed away from the residential area.
3. That the developer lay in ducts from the 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.
4. All utilities shall be placed underground on site.
5. That the RD zoning ordinance be used to guide and regulate the uses of the proposal as approved on the precise plan.
6. That all roof equipment be concealed and not visible from adjacent properties.
7. Landscape and irrigation plans must be approved before gaining building permits.
8. That the construction of the apartments and single family homes commence within 18 months from approval of this application.
9. That all City requirements not specifically stated or waived herein be maintained.
10. The single family homes require a submission of a subdivision tract map in accordance with City and State law.
11. 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 re-

lating 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 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 doors.
    - (a). Locks shall be of 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). 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 in-

stalled on each side of overhead garage doors.

(Exception: Overhead garage doors equipped with automatic garage door opener).

F. The street lighting shall be shown on the plans on this project.

G. That the dense landscaping shall not prevent visual observation by the Police Department for security measures.

12. Fire Department requirements:

A. Single Family Units

(1). Ceramic, clay or concrete tile shall be used for the roof.

(2). A 6" water main shall be extended into the project from Park Avenue, lap around each street, with the most south-easterly section connected to the 6" water main at Bellbrook Street and First Avenue.

(3). Five on site James Jones 3700 fire hydrants shall be installed. Existing fire hydrants on Covina Boulevard shall remain in place.

(4). The top of the chimneys shall be provided with a spark arrester on all units with fireplaces.

(5). Each single family unit shall be provided with a Home Safe Alarm System. See Crime Prevention Unit for details.

(6). The property shall be posted for "Fire Accessway" per direction of Fire Marshal.

B. Senior Housing

(1). Because of travel distance for water supply, the three senior housing buildings shall be provided with fire sprinkler systems. This would involve the installation of an approved plastic piping system and side wall heads.

- (2). Each unit shall be provided with a smoke detector with power supply from 110 V electrical wiring installed in building.
  - (3). Portable fire extinguishers shall be installed in recessed metal wall cabinets in the corridors as specified by Fire Marshal. Extinguishers shall be of 5 pound, ABC type.
  - (4). Ceramic, clay, or concrete tile shall be used for the roof.
  - (5). Areas not assigned for parking shall be posted as a "Fire Accessway."
  - (6). A water main shall be extended from the water main on Covina Boulevard to the existing 6" water main on Park Avenue.
  - (7). A James Jones 3700 fire hydrant shall be installed on the west side of the entry drive of Covina Boulevard. One on site James Jones 3700 fire hydrant will be required. Location to be provided with additional discussion and information.
13. The water system must be approved by the Fire Marshal since the project borders between service areas of different water companies. The Fire Marshal will review the location of all fire hydrants and shall review the water circulation plan.
  14. The private driveway extension of Park Avenue shall be designed to meet Fire Department requirements.
  15. Engineering Department requirements:
    - A. Subject property shall be annexed to the Covina Lighting and Landscape Districts.
    - B. All fencing and walls abutting Covina Boulevard and the proposed interior streets within the single family residential portion of this development shall be located on street right-of-way lines.

- C. All utilities shall be placed underground. Underground cable television service shall be provided each unit prior to occupancy.
- D. All run-off from public streets must enter a public drain.
- E. An underground drain shall be constructed in Park Avenue from an existing drain at Benbow Street northerly to serve this development. The drain is to be designed and constructed to the satisfaction of the Flood Control District and turned over to them for operation and maintenance upon completion.
- F. The site plan indicates Park Avenue adjacent to this site is to be vacated, if so, consideration shall be given to the following:
  - (a). A public sewer easement shall be reserved to cover an existing sewer main which lies adjacent to the west property line 3 to 6 feet east into the site. No structures or trees will be allowed within the easement.
  - (b). The developer shall contact the Southern California Gas Company to determine the company's requirements pertaining to their existing gas main within Park Avenue.
  - (c). The street vacation shall be completed prior to or concurrently with the final tract map approval.
- G. The interior streets serving the single family residential area shall have 8 foot wide concrete parkways with tree wells. Street lights, trees and fire hydrants shall be located within the first 3 feet behind the curb. Minimum curb-to-curb width shall be 36 feet.
- H. The existing 12 foot parkway of Covina Boulevard shall be filled with full-width concrete sidewalk

with tree wells provided. Tree locations, species, and installation methods shall meet the Field Operations Department requirements.

- I. Public improvement drawings, bonds, and cash deposits for Engineering, Inspection and Street Light Energy are required.
- J. Additional public improvements shall include, but not be limited to, the following:
  - (a). Street lighting on Covina Boulevard and interior residential streets.
  - (b). Install street trees in parkway areas. Tree species, irrigation and planting requirements shall be designated by the Covina Field Operations Department.
  - (c). Curb, gutter, sidewalk, pavement, sewer and water mains within the public streets serving the single family residential areas.
- K. Any variation from the above listed requirements shall be submitted to, and approved by, the Engineering Department.
- L. A subdivision shall be processed in accordance with Chapter 16 of the Covina Municipal Code.

SECTION 4. 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.

Those portions of the North one-half of the Northwest one-quarter of the Southwest one-quarter of Section 12, Township 1 South, Range 10 West, San Bernardino Base and Meridian, in the City of Covina, County of Los Angeles, State of California, according to the Official Plat of said land filed in the District Land Office, described as follows:



Beginning at the Northeast corner of said North one-half, said corner being a point in the center line of Covina Boulevard as shown on map of Record of Survey filed in Book 80 at Page 29 of Record of Surveys in the office of the County Recorder of said County; thence along the easterly line of said North one-half, said easterly line being also the westerly line of Parcels 1 and 2 of said Record of Survey and its northerly prolongation, South 0 degrees 19' 45" East 669.28 feet to a point in the easterly prolongation of the northerly line of Tract No. 18513 as shown on map recorded in Book 551 at Page 25 of Maps, in the office of said County Recorder; thence along said prolongation and the northerly line of said Tract No. 18513 North 89 degrees 58' 31" West 332.79 feet to the Northwest corner of said Tract No. 18513, said corner being also the Southeast corner of the West one-half of the Northeast one-quarter of said Northwest one-quarter of the Southwest one-quarter of Section 12, and said corner being also the Northeast corner of Tract No. 18137 as shown on map recorded in Book 476 at Pages 42 and 43 of Maps, in the office of said County Recorder; thence along the northerly line of said Tract No. 18137 North 89 degrees 58' 31" West 5.00 feet to its intersection with the westerly line of the easterly 5.00 feet of said West one-half of said Northeast one-quarter; thence along said westerly line North 0 degrees 18' 20" West 5.00 feet to a point in a line that is parallel with and 5.00 feet northerly, measured at right angles, from said northerly line of Tract No. 18137; thence along said parallel line North 89 degrees 58' 31" West 288.66 feet, more or less, to a point in the easterly line of that certain real property described in Instrument No. 1072 recorded June 10, 1974, in the office of said County Recorder; thence along said easterly line North 0 degrees 14' 07" West

95.00 feet to the Northeast corner of said certain real property; thence along the northerly line of said certain real property and its westerly prolongation North 89 degrees 58' 31" West 358.00 feet, more or less to its intersection with the westerly line of Lot A of Tract No. 555 as shown on map recorded in Book 15 at Page 41 of Maps, in the office of said County Recorder; thence along said westerly line of Lot A and its northerly prolongation North 0 degrees 14' 07" West 568.31 feet, more or less, to its intersection with the northerly line of said North one-half, said northerly line being also said center line of Covina Boulevard; thence along said northerly line North 89 degrees 58' 07" East 983.40 feet, more or less, to the POINT OF BEGINNING of this description.

EXCEPTING THEREFROM the westerly 259.45 feet thereof.

ALSO EXCEPTING THEREFROM that portion of the northerly 5.00 feet thereof lying westerly of said westerly line of said easterly 5.00 feet of said West one-half of said Northeast one-quarter.

Subject to easements of record.

SECTION 5. The following described real property in the City of Covina, County of Los Angeles, State of California, is hereby zoned RD-1250 (PCD), as such zone is defined in Title 17 of the Covina Municipal Code:

Those portion of the North one-half of the Northwest one-quarter of the Southwest one-quarter of Section 12, Township 1 South, Range 10 West, San Bernardino Base and Meridian, in the City of Covina, County of Los Angeles, State of California, according to the Official Plat of said land file in the District Land Office, described as follows:


The westerly 259.45 feet of Lot A of Tract No. 555, as per map recorded in Book 15 at Page 41 of Maps, in the office of the County Recorder of said County.

EXCEPTING THEREFROM the southerly 86.00 feet thereof.

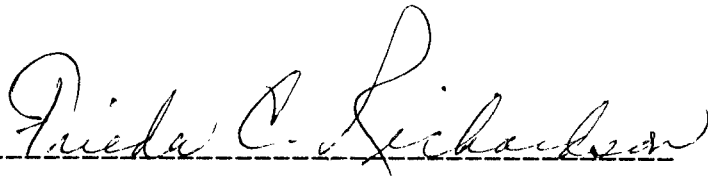
Subject to easements of record.

SECTION 6. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published according to law.

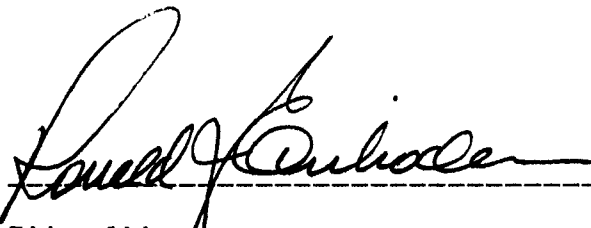
APPROVED AND ADOPTED this 5th day of August,  
1985.

  
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Mayor

ATTEST:

  
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City Clerk

APPROVED AS TO FORM:

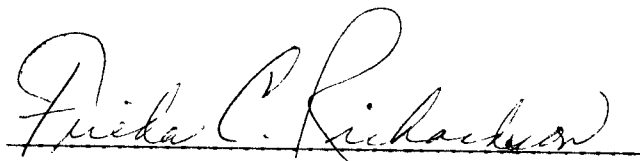
  
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City Attorney

I, FRIEDA C. RICHARDSON, City Clerk, Covina, California, CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council held July 15, 1985, and thereafter, at a regular meeting of the City Council held August 5, 1985, signed by the Mayor, and the ordinance was passed and adopted by the following vote:

AYES: Edgar, Low, Morgan, Colver

NOES: None

ABSENT: Straight

  
City Clerk