

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 PCDB6003, 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-8500 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code.

PARCEL 1:

Lots 5 and 6 in Block 2 as shown on a map of Partitions of the Hollenbeck Ranch in the Northeast Part of Rancho La Puente, in the City of Covina, County of Los Angeles, State of California, as per map filed in Book 2, Page 39, of Record of Surveys, in the office of the County Recorder of said County.

EXCEPT therefrom the Southerly 33 feet of Lot 5 in Puente Street and the Northerly 33 feet of Lot 6 in Badillo Street.

ALSO EXCEPT from Lot 5 that portion thereof described as Parcel 2 in deed to the County of Los Angeles, recorded November 4, 1975, as Instrument No. 59, in Book D6857, Page 182, of Official Records of said County, described as follows:

Commencing at the intersection of the Westerly line of said Lot with the Northerly line of the Southerly 33 feet of said Lot; thence North 89 degrees 31' 27" East along the Northerly line

39.91 feet to the true point of beginning; thence North 26 degrees 10' 16" East 106.78 feet; thence North 71 degrees 28' 26" East 117.90 feet; thence South 57 degrees 02' 59" East 239.00 feet to said Northerly line; thence South 89 degrees 31' 27" West along said Northerly line 360.00 feet to the true point of beginning.

PARCEL 2:

Lot 7 in Block 2 as shown on a map of Partitions of the Hollenbeck Ranch in the Northeast Part of Rancho La Puente, in the City of Covina, County of Los Angeles, State of California, as per map filed in Book 2, Page 39, of Record of Surveys, in the office of the County Recorder of said County, exclusive of such portions thereof as are contained in any public road or highway on August 26, 1915.

EXCEPT therefrom that portion thereof described as Parcel 2 in deed to the City of Covina, recorded April 30, 1982, as Instrument No. 82-450267, of Official Records of said County, and set aside for Reeder Avenue by Resolution No. 4513 of said City.

PARCEL 3:

Lot 8 in Block 2 as shown on a map of Partitions of the Hollenbeck Ranch in the Northeast Part of Rancho La Puente, in the City of Covina, County of Los Angeles, State of California, as per map filed in Book 2, Page 39, of Record of Surveys, in the office of the County Recorder of said County.

EXCEPT therefrom the Southerly 33 feet thereof in Puente Street.

ALSO EXCEPT therefrom that portion lying easterly of the Westerly line of Reeder Avenue, formerly Reeder Street, as described in the deed to the County of Los Angeles, recorded in Book 6975, Page 139, of Deeds, in the office of said County Recorder.

ALSO EXCEPT therefrom that portion thereof described as Parcel 1 in deed to the City of Covina, recorded April 30, 1982, as Instrument No. 82-450267, of Official Records of said County,

and set aside for Reeder Avenue by Resolution No. 4513 of said City.

EXCEPT therefrom the "precious metals and ores thereof" as excepted from the partition between John Rowland, Sr. and William Workman, in the partition deed recorded in Book 10., Page 39, of Deeds.

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 FCD 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. That the RD zoning ordinance be used to guide and regulate the uses of the proposal as approved on the precise plan.

2. Landscaping and irrigation plans identifying all plants with complete irrigation system must be approved prior to issuance of building permits. Please submit these plans to the Planning Department.
3. The developer shall lay in ducts from public right-of-way to provide for the expansion of cablevision within the residential area. The ducts shall be stubbed to the most appropriate location within the living area.
4. The placement of postal box receptacles must be coordinated with the Covina Post Office. The Planning Department will review the proposal.
5. Installation of a security system is required as per Section 8.20.065 of the Covina Municipal Code. Please coordinate this activity with the Police/Fire Departments.
6. New and changing ordinances before final approval of site plan, may warrant new review.
7. Provisions of Chapter 24 of the State Code relating to handicapped persons shall apply to this development.
8. Ordinance requirements not herein listed are still applicable.
9. That all roof equipment be concealed and not visible from adjacent properties.
10. If the senior citizen apartment use is discontinued, the senior citizen apartments shall be made to comply with City code requirements including, but not limited to the number of parking stalls.
11. The applicant shall begin construction of Phase 1 within 18 months of final City approval of the PCD zone overlay. Phase 11 shall begin 18 months after issuance of certificate of occupancy of Phase 1.
12. If the perimeter driveway requires widening, the expansion of the roadway shall occur in such a manner as to protect all existing landscaping abutting single family

- residential properties.
13. This approval shall be deemed to include approval to construct minor additions up to four more residential units and other non-residential accessory buildings not to exceed an aggregate of 10,000 square feet in area. Any such additions shall require site plan review.
  14. The applicant is advised that under existing zoning the site density is fixed and by clustering dwelling units they may be limiting the number of units that may be placed elsewhere on the site.
  15. Vehicular use of the driveway on Reeder Avenue shall be restricted to approved emergency access only.
  16. Roof material shall be concrete or ceramic tiles or shakes.
  17. Exterior materials shall be stucco or masonry. Natural wood may be used as a trim or as minor siding. Do not use "press board" for a substitute.
  18. The main driveway location shall be subject to staff approval.
  19. All construction traffic servicing this site shall gain access to the site via Reeder Avenue.
  20. The existing exterior loud speaker system shall be modified so as not to result in sound greater than 45 decibels in intensity as measured from adjacent residential properties or to otherwise generate noise which is clearly and plainly audible from adjacent residential properties.
  21. Engineering Department requirements:
    - A. A copy of a current grant deed or title policy showing the current record owner(s) and legal description of the subject property shall be submitted.
    - B. The current owner(s) shall sign forms (prepared by the Engineering Department) requesting that the

subject property be annexed to the Covina Lighting and Landscaping Districts. Once the property is annexed to the districts, the property owner(s) will be periodically assessed for landscaping and lighting, and appurtenant maintenance costs.

C. Remove existing steel street light pole on Old Badillo Street adjacent to subject property and install five (5) Southern California Edison Company-owned marbelite street light poles with 5800 lumen lights with underground wiring. Locations of the new lights will be determined by the Engineering Department.

D. Remove six (6) existing street lights on wooden poles on the north side of Old Badillo Street.

E. A \$5,000.00 faithful performance or cash bond covering the required public improvements shall be submitted.

F. The following cash deposits are required:

Engineering and inspection fee	\$350.00
Street light energy and maintenance	(To be determined)

G. Install street tree(s) on Old Badillo Street as required. Tree species, irrigation and planting requirements shall be determined by the Covina Field Operations Department.

H. All utilities shall be placed underground.

22. Police Department requirements:

A. Provide extra safety measures for the residents in the form of extra-wide walkways, well-lighted pathways and recreation areas, with exterior shrubbery kept to a minimum height to allow maximum visibility.

B. Exterior Doors

(1). All exterior wood doors shall be solid core

construction with minimum thickness of 1-3/4".

(2). Doors swinging out shall have non-removable hinge pins, including pedestrian doors into garage.

(3). Deadbolt locks with 1" throws required on all outside doors. Bolt must be hardened steel. Cylinders shall be designed or protected so they cannot be gripped by pliers or other wrenching devices, i.e., tapered casing with swivel capabilities.

C. Doors, Sliding Glass

(1). Auxiliary locking device to augment manufacturers door lock. Lock shall prevent door from being lifted from frame and shall prevent door from being slid sideways (open).

D. Windows

(1). Louvered windows shall not be used.

(2). Windows shall be constructed so that when window is locked, it cannot be lifted from frame.

E. Parking Areas (Multi-family Dwellings)

(1). One light fixture shall be provided for each four parking spaces. They shall be placed so as to light the parking and garage areas. All main entrances shall have one light fixture and the laundry room shall have one.

(2). All light fixtures shall be protected by a wire guard.

23. Fire Department requirements:

A. All buildings exceeding 10,000 square feet shall be provided with an automatic fire sprinkler system. Constructor of sprinkler system shall submit prints of system for approval.

B. All residence buildings shall be provided with

smoke detectors in each unit.

- C. Areas with fire sprinkler system and/or smoke detectors shall be monitored by a fire alarm company approved by Covina.
- D. Monitoring of the fire sprinkler and smoke detection protection shall be set up by zones to indicate area of system activation.
- E. All drapery and window curtains shall be treated with a fire retardant chemical approved by the California State Fire Marshal. A certificate of treatment of all materials is required.
- F. The fire accessways (driveways) shall be of a 25 foot minimum width.
- G. A drawing of the on-site water system shall be provided to determine the water flow capacity required for the new construction.
- H. Additional on-site hydrants may be required depending on the layout of the on-site water system. Items "G" and "H". Existing on-site water system may be required to be modified to meet fire flow requirements.

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 20th day of October,  
1986.

  
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Mayor



ATTEST:

Frieda C. Richardson

City Clerk

APPROVED AS TO FORM:

Leno J. Conlon

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 August 18, 1986, and thereafter at a regular meeting of the City Council held October 20, 1986, signed by the Mayor, and the ordinance was passed and adopted by the following vote:

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

Frieda C. Richardson  
City Clerk