

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 PCD86004 (ZCH-86-002) 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-2000 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code.

Lots 14, 15, 16, 17 and 18 in Block 1 of Well's addition to Covina, in the City of Covina, in the County of Los Angeles, State of California, as per map recorded in Book 10, Page 39 of Maps, in the Office of the County Recorder of said County.

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 which designates the site for high density residential.
5. That the proposal will not create any adverse effect or impacts upon the immediate neighborhood in that the design of the proposal is in harmony with the character of the area.
6. That an environmental assessment was made pursuant to the requirements of C.E.Q.A. that no significant adverse environmental impacts have been identified and that a Negative Declaration should be adopted.
7. The provisional plan on file is hereby approved for Lot Nos. 16 and 17 known as 363-369 West Center Street.

SECTION 4. The application for a Planned Community Development Overlay Zone is hereby granted subject to the following conditions for the two lots located at 363 and 369 West Center Street:

1. 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.
2. 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.
3. The placement of postal box receptacles must be coordinated with the Covina Post Office. The Planning Department will review the proposal.
4. 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.
5. Provisions of Chapter 24 of the State Code relating to handicapped persons shall apply to this development.
6. That a masonry wall be placed along the east and west property lines as shown on the site plan.

7. That any lighting done in conjunction with this development be directed away from the residential area.
8. All utilities shall be placed underground on site.
9. That all roof equipment be concealed and not visible from adjacent properties.
10. The roofing shall be of concrete or ceramic materials.
11. The exterior materials shall be stucco or masonry. Natural wood may be used as a trim, accent or as minor siding. Do not use "press board" for a substitute.
12. That the construction of the apartments commence within 12 months from approval of this application.
13. That all City requirements not specifically stated or waived herein be maintained.
14. That the RD zoning ordinance be used to guide and regulate the uses of the proposal as approved on the precise plan.
15. Direct access to the parking stalls from the alley shall not be permitted.
16. The driveways shall be curbed.
17. 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 record owner(s) shall sign forms (prepared by the Engineering Department) requesting that the subject property be annexed to the Covina Lighting District and the Covina Landscaping District. Once the property is annexed to these districts, the property owner(s) will be periodically assessed for street light energy, landscaping and appurtenant maintenance costs.
  - C. The developer shall install the following public improvements in accordance with City standards:
    - (1). Construct 24" wide concrete gutter adjacent to

existing curb along entire property frontage on Center Street.

- (2). Construct new driveway approaches.
  - (3). Pave alley widening with 3" asphalt concrete on 4" aggregate base. The new alley paving shall slope to centerline of the alley.
  - (4). Install street tree(s) on Center Street as required. Tree species, irrigation and planting requirements shall be designated by the Covina Field Operations Department.
  - (5). Remove existing steel street light pole and install a Southern California Edison Company-owned marbelite street light pole with 5,800 lumen light and underground wiring. The new light shall be located 4' east of the westerly property line.
  - (6). The developer shall pay all costs to have the Southern California Edison Company relocate the existing power pole adjacent to the subject property in the alley to the new property line.
  - (7). Replace all broken portions of existing curb.
- D. A \$5,000.00 faithful performance or cash bond covering the public improvements shall be submitted.
- E. The following cash deposits are required:
- |                                |          |
|--------------------------------|----------|
| Engineering and inspection fee | \$350.00 |
| Street light energy fee        | 180.00   |
- F. The owner shall dedicate the northerly 3.50 feet of subject property to the City for alley widening purposes.
- G. All utilities shall be placed underground. Underground cable television service shall be provided to each apartment unit prior to occupancy.
- H. Any wall or fencing along the easterly and westerly

property line shall have a maximum height of 3 feet feet from the new northerly property line at the alley to a point 10 feet south.

- I. Developer shall revise the site plan to show the public improvements to be constructed.

18. Fire Department requirements:

- A. The roof covering shall be of non-combustible or fire retardant material per U.B.C. 3202(e).
- B. Two (2) 5-pound ABC portable fire extinguishers shall be installed in recessed metal cabinets on ground level. One shall be located on the east side between Units 5 and 6, and one on the west side between Units 1 and 2.

19. Police Department requirements:

A. 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 garages.
- (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.

B. 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).

C. Windows

- (1). Louvered windows shall not be used.
- (2). Windows shall be constructed so that when win-

dow is locked, it cannot be lifted from frame.

D. 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.

SECTION 5. The application for a Planned Community Development Overlay zone is hereby granted subject to the following condition for lot Nos. 14, 15 and 18 known as 126 South Fifth Avenue and 357 West Center Street:

- 1. That at the time any change in the use or new development takes place on the subject property, the property owners must file for a modification of the PCD overlay zone.

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 15th day of September, 1986.

Lary Straight  
Mayor

ATTEST:

Richard C. Richardson

City Clerk

APPROVED AS TO FORM:

Ronald J. Sullivan

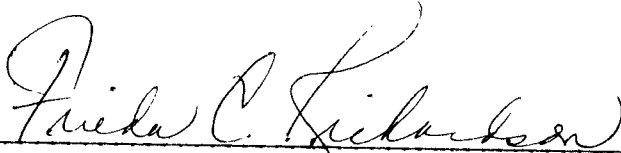
City Attorney

I, FRIEDA C. RICHARDSON, City Clerk, Covina, California, CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council held September 2, 1986, and thereafter at a regular meeting of the City Council held September 15, 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

  
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City Clerk