

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 PCD-87-001, 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.

PARCEL 1:

The East half of the northwest quarter of the northwest quarter of Section 11, Township 1 South, Range 10 West, San Bernardino Meridian, in the City of Covina, according to the official plat of said land filed in the District Land Office, April 21, 1877.

EXCEPTING therefrom the East 65 feet of the North 190 feet, measured to the center line of Arrow Highway, as said highway existed on February 27, 1952.

PARCEL 2:

That portion of the West half of the northwest quarter of the northwest quarter of Section 11, Township 1 South, Range 10 West, San Bernardino Meridian, in the City of Covina, according to the official plan of said land filed in the District Land Office on April 21, 1877, lying southeasterly of a line that is parallel with and distant southeasterly 40 feet, measured at right angles from the following described line:

Beginning at a point in that line designated as the center line of Azusa Avenue, as shown on the map of Tract No. 20022, recorded in book 518, pages 24 to 26 inclusive of maps, in the Office of the County Recorder of said county, distant along said center line South 0 degrees 37' 27" West 340.13 feet from the northwest corner of said section; thence North 54 degrees 54' 51" East 591.70 feet to a point in the center line of Arrow Highway as shown on the map of Tract No. 19685, recorded in book 505, pages 8 to 14 inclusive of maps, said center line also being the westerly and northeasterly lines, respectively, of said section, said point being distant East 480.48 feet along said center line of Arrow Highway from said center line of Azusa Avenue.

EXCEPT that portion of said land lying northerly of a line that is parallel with and distant southerly 30 feet, measured at right angles, from the northerly line of said section.

ALSO EXCEPT that portion of said land lying northerly and northwesterly of the following described line:

Beginning at a point in the northwesterly line of said land, distant South 54 degrees 54' 51" West, along said line, 50 feet from the southerly line of the northerly 50 feet of said section; thence along the southerly boundary line of the land designated as parcel 695, amended, in final decree of condemnation entered in Los Angeles County Superior Court, case No. 719719, a certified copy of which was recorded in Book D1042 page 736, official records of said county, North 89 degrees 17' 51" East 130.97 feet to an angle point in said line; thence continuing along the southeast boundary line, and its northeast prolongation of said parcel, North 54 degrees 54' 51" East to said northerly line of said section.

ALSO EXCEPT that portion of said land, described as follows: Beginning at the intersection of a line that is parallel with and distant easterly 50 feet, measured at right angles, from the westerly line of said land, with the northwesterly

line of said land; thence along said parallel line, South 0 degrees 37' 27" West 92.00 feet; thence South 89 degrees 22' 23" East 47.00 feet; thence North 19 degrees 17' 25" East 175.35 feet to a point in said northwesterly line, distant along said line, North 54 degrees 54' 51" East 127 feet from the point of beginning; thence along said northwesterly line, South 54 degrees 54' 51" West 127 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 use.

Fact: Adequate setbacks, open space, parking areas, buffer areas, landscaping and amenities are provided on the 36.2 acre site.

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.

Fact: The site is located at the intersection of a State and a County highway which are of adequate capacity to handle the anticipated traffic increase. Further the traffic study prepared for the project indicates that any significant traffic impacts can be mitigated.

3. That the proposed use is not detrimental to the surrounding properties or uses permitted in the general area.

Fact: Buffer walls and landscaping are provided to adequately separate the site from adjacent residences on the south and east. The proposed commercial improvements will improve the appearance of the area and encourage the general improvement of the area.

4. That the requested PCD overlay zone is compatible with the General Plan.

Fact: The General Plan designates the site for Regional Commercial development.

5. That the proposal will not have significant adverse effects or impacts on the environment.

Fact: Measures are proposed which will mitigate all potentially significant adverse impacts that have been identified.

SECTION 4. The application for a Planned Community Development Overlay Zone is hereby granted subject to the following conditions deemed necessary to protect the public health, safety and general welfare of the Community:

1. This approval shall constitute approval of the proposed uses, their general layout and the overall design concept. It shall also constitute approval of any Code exceptions mentioned in the staff report or clearly shown on the site plan. The applicant shall submit final Site Plan Review proposals for each phase of construction for City Council approval prior to issuance of building permits. All such plans shall conform with the standards and intent of this approval.
2. All applicable departmental conditions and comments from Site Plan Review 87-007 shall be requirements of this proposal except where may be waived by the issuing department.
3. All mitigation measures for the Final Environmental Impact Report shall be incorporated into the project design requirements.
4. The floor area devoted to retail, office, storage and related use within the existing main Sears building shall not exceed 150,000 square feet unless additional parking is provided or the PCD amended. The remaining area within the building may be used as a chain wide warehouse or for other similar uses which do not require additional parking under the Covina Municipal Code.
5. The applicant shall prepare Conditions, Covenants and

Restrictions (CC&Rs) for the subject property providing for common access and maintenance of the parking, access and landscape areas. The applicant shall obtain City approval for these CC&Rs. They may be recorded in phases as approved by staff.

6. The decorative architectural treatment proposed for buildings H and I shall extend on all sides of said buildings. A decorative treatment to staff approval shall be provided on the east side of the proposed "New Major Retail Store."
7. A comprehensive sign plan granting exceptions to standard City sign regulations may be approved by the Planning Commission at a regular meeting. The Planning Commission shall permit reasonable advertising of the proposed uses, but in no case shall it exceed the standards identified in the draft sign program dated April 8, 1987.
8. Loading areas shall be provided in accordance with City standards. All such loading areas shall be screened from view to the approval of staff by a combination of masonry walls and landscaping. The masonry wall screening the service area for the "New Major Retail Store" shall be at least two feet higher than the top of the highest truck exhaust pipe of any trucks regularly serving the structure.
9. The existing Sears automotive center shall be screened from view to the approval of staff. This shall be accomplished by a combination of masonry walls and landscaping. The average width of the landscape screen shall be at least twelve feet.
10. The existing overhead utility line running adjacent to the west boundary of the site shall be undergrounded.
11. All common parking lot improvements and the perimeter landscaping shall be completed in the first major phase of construction or the occupancy of any new buildings with a total floor area in excess of 25,000 square feet.

- Reasonable building pads may be left for later phases of construction. Any such undeveloped pads shall be maintained in lawn or similar landscaping until developed.
12. Additional landscape planters shall be provided in the open parking areas utilizing vehicle overhang areas and other land as necessary. Such areas shall be to staff approval.
 13. The Sears receiving area shall be screened with landscape planter and a masonry wall to the approval of staff.
 14. Approval of this PCD shall run for one year or for as long a period as may be granted by the City to subdivide this site. The applicant may apply for an extension of time prior to expiration of this approval.
 15. New and changing ordinances before final approval of site plan, may warrant new review.
 16. Ordinance requirements not herein listed are still applicable.
 17. Employee parking and access shall be provided on the east side of the "New Major Retail Store." These requirements shall be included in the lease agreement for said building.
 18. The hours of delivery of materials and supplies to the "New Major Retail Store" shall be limited to between 7:00 A.M. and 6:00 P.M.
 19. Conwell Avenue shall be terminated in a cul-de-sac at or near the southerly property line. Block walls shall be constructed, as necessary, to limit pedestrian access at this location.
 20. 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) Remove any existing driveway approaches on Arrow Highway which are not to be used and replace with full height curb and sidewalk.

(2) Install street trees on both Arrow Highway and Azusa Avenue as required. Tree species, irrigation and planting requirements shall be determined by the Covina Public Works Department.

D. There are existing on-site public sewers in public easements. The sewers shall be relocated as necessary to clear proposed buildings. No weight shall be imposed on the sewers from any proposed structures. No sewer manholes shall be located in planter areas. No trees shall be planted within the public sewer easements.

E. All utilities serving this property shall be placed underground.

F. A \$16,000 faithful performance or cash bond covering the required public improvements shall be submitted.

G. The following cash deposits are required:

(1) Engineering and inspection fee . . . \$1,120.00

(2) Street light energy fee and
maintenanceTo be determined

H. Developer shall obtain a state highway permit for required public improvements in Azusa Avenue.

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

J. If the existing office building at the northeast

corner of the property is to be conveyed to a separate ownership, a subdivision will be required to separate this parcel from the remaining parcel being developed.

- K. The developer shall provide the City a traffic study done by a registered civil or traffic engineer to determine if a traffic signal is necessary at the intersection of Covina Boulevard and Conwell Avenue as a result of this development.

If a signal is needed, it will be the developer's responsibility to provide a signal system at this intersection.

21. Fire Department requirements:

- A. The following new buildings shall be provided with approved automatic fire sprinkler and alarm systems:
 - (1) New major retail store and Buildings A, B, C, D, E, I and J.
- B. The following new buildings shall be provided with approved fire detection and alarm systems: Buildings F, G, H and K.
- C. The alarm systems shall be supervised by a fire alarm company approved by Covina.
- D. Each new building shall be provided with a Knox Box for perimeter door keys for Fire Department emergencies.
- E. The on-site water system and fire hydrants will require further study by this office to determine the adequacy for fire flow.

22. Police Department requirements:

- A. All exterior doors shall be secured as follows:
 - (1) A single door shall be secured with a deadbolt without a turnpiece with a minimum throw of one inch. A hook or expanding bolt must also have a throw of one inch. In places where panic hardware is required the deadbolt locking device must be released by the action of the panic

hardware release bar.

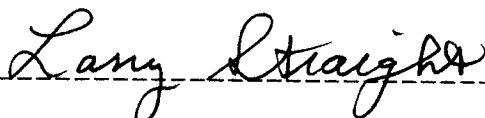
- (2) On pairs of doors, the active door shall be secured with a swing bolt type lock with a minimum of 1-1/4" throw, constructed of hardened steel. The inactive door shall be equipped with flush bolts protected by hardened material with a minimum throw of 5/8" at head and foot.
- (3) Any single or pair 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) Outside hinges on all exterior doors shall be provided with non-removable pins when using pin-type hinges.
- (5) Rear non-public access doors shall be of all metal construction.

B. Parking Areas

- (1) One lighting fixture shall be provided for each ten parking stalls. Low pressure sodium lighting shall not be used.
- (2) All light fixtures shall be protected by a wire guard.

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 1st day of June, 1987.



MAYOR

ATTEST:

Frieda C. Richardson

City Clerk

APPROVED AS TO FORM:

Lawrence J. Curran

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 May 18, 1987, and thereafter at a regular meeting of the City Council held June 1, 1987, 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