

ORDINANCE NO. 98-1831

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA ESTABLISHING A LIGHT INDUSTRIAL/PLANNED COMMUNITY DEVELOPMENT ZONE CLASSIFICATION FOR CERTAIN PROPERTY IN THE CITY OF COVINA, ZONE CHANGE APPLICATION PCD 98-001 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 M-1 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of Tract 38538 in the City of Covina, County of Los Angeles, State of California as per map recorded in Book 949, Pages 44 & 45 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 use.
Fact: The applicant has acknowledged that the proposal must comply with City zoning and Design Guidelines regulations.
- 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: Both roadways, Arrow Highway and Grand Avenue, are at least 100 feet wide. They also appear to be capable of handling the traffic generated by the proposal.
- 3. That the proposed use is not detrimental to the surrounding properties or uses permitted in the general area.
Fact: The proposal will involve the conversion of an existing commercial shopping center to a technology center. The commercial center presently abuts the Arrow Grand Industrial Park on the west side. The proposed technology center would permit the same types of industrial uses as are in Arrow Grand.
- 4. That the conditions stated in the decision are deemed necessary to protect the health, safety and general welfare.
Fact: The conditions of approval for this proposal generally include items such as uses permitted and prohibited, signage, parking, design and zoning regulations.

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:

The Planned Community Development is subject to the following conditions of approval:

1. A precise plan and site plan review application shall be submitted to the Planning Division for approval of each remodeled or newly constructed tenant space. All precise plans must be in substantial compliance with the approved provisional plan.
2. Sign permits must be obtained from the City prior to installation of any signs.
3. Ordinance requirements not herein listed are still applicable.
4. All new roof, wall and ground-mounted utility equipment shall be screened to staff approval. This includes mechanical equipment and utility meters. The method of screening shall be shown in the construction plans.
5. Landscape and irrigation plans identifying all plants with complete irrigation system must be approved prior to issuance of building permits. Please submit these plans along with the appropriate plan check and inspection fee to the Planning Division.
6. All plant material shall conform to the current edition of "Horticultural Standards" for number one grade nursery stock as adopted by the American Association of Nurserymen.
7. Sufficient trash bin enclosure(s) shall be installed in accordance with the normal requirements for the City of Covina which call for block construction with solid metal self-closing gates.
8. Provisions of Chapter 24 of the State Code relating to handicapped persons shall apply to this development.
9. All construction shall conform with City noise ordinances restricting construction prior to 7:00 a.m. and on Sundays and Holidays.
10. Parking lot illumination shall comply with the standards of the Covina Design Guidelines.
11. The site, landscaping and all improvements shall be maintained in a sound, healthy and attractive condition free of weeds, visible deterioration, graffiti or other conditions which violate the Municipal Code.
12. All of the conditions of approval listed herein shall be printed upon the face of and included as part of the final plans and specifications that are submitted during the plan checking functions for which a building permit is issued.
13. The following specific uses shall be allowed in the district:
 - A. Commercial:
 1. Administrative or sales offices directly related to the hereinafter permitted industrial uses, excluding, however, sales offices devoted exclusively to retail sales operation only, except as hereinafter provided;
 2. Equipment rental;
 3. Maintenance service;

4. Retail sales of only those products manufactured, processed or fabricated under the permitted industrial uses, as defined in subsection B, C and D of this section, upon the premises from which such retail sales are to be conducted, except for the specific retail sales are to be conducted, except for the specific retail sales operations hereinafter provided for.
5. Retail store(s) not to exceed a total of 7,000 square feet.

B. Manufacturing:

1. Aircraft or missile factory;
2. Automotive:
 - a. Battery manufacture;
 - b. Painting;
 - c. Tire recapping, retreading, rebuilding;
 - d. Upholstery.
3. Boat building and repairs;
4. Bottling plant;
5. Brewery;
6. Ceramic products, using only previously pulverized clay and fire in kilns using only electricity or gas;
7. Electrical and electronic items;
8. Electrical or neon sign manufacture and maintenance;
9. Garment manufacturing;
10. Ice cold storage plant;
11. Machine shop;
12. Manufacturing, compounding, processing, packaging or treatment of products, such as:
 - a. Bakery goods (including wholesaling and warehousing facilities, storage and distribution agencies);
 - b. Candy;
 - c. Cosmetics;
 - d. Dairy products;
 - e. Drugs;
 - f. Food products (excluding sauerkraut, vinegar, yeast and rendering of fats and oils);
 - g. Fruits or vegetable packing;
 - h. Perfumes;
 - i. Toiletries.
13. Manufacturing, compound, assembly or treatment of articles or merchandise from the following previously prepared materials:
 - a. Bone;
 - b. Canvas;
 - c. Cellophane;
 - d. Cloth;
 - e. Cork;
 - f. Feathers;
 - g. Felt;
 - h. Fiber;
 - i. Fur;
 - j. Glass;
 - k. Hair;

- l. Horns;
- m. Leather;
- n. Metals;
- o. Paints not employing a boiling process;
- p. Paper;
- q. Plaster;
- r. Plastics or synthetics;
- s. Precious or semiprecious stones or metals;
- t. Shells;
- u. Textiles;
- v. Tobacco;
- w. Yarns.

- 14. Novelties manufacturing;
- 15. Rubber and metal stamps;
- 16. Shoes;
- 17. Textiles.

C. Processing:

- 1. Blueprinting and photocopy;
- 2. Carpet and rug cleaning plant;
- 3. Cleaning and dyeing plant;
- 4. Creamery;
- 5. Laboratory;
- 6. Laundry.

D. Fabrication:

- 1. Fabrication of products made from finished rubber;
- 2. Prefabricated houses.

E. Wholesaling and warehousing: wholesaling and warehousing facilities, storage and distribution agencies.

F. Residential: residential uses required for plant security personnel only.

G. Other:

- 1. Printing and publishing;
- 2. Research and development;
- 3. Uses incidental and directly related to the services and operation of a permitted industrial use;
- 4. Infirmary or dispensary;
- 5. Recreation facilities for employees;
- 6. Public storage facility.

H. Office and Service Uses:

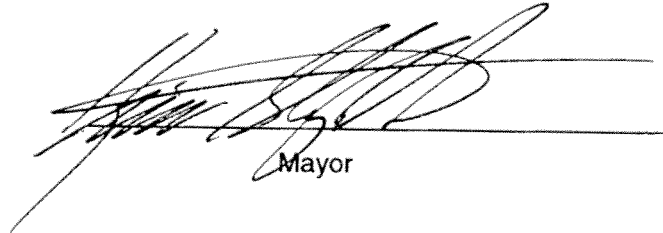
- 1. Administrative and professional offices;
- 2. General research, engineering and architecture, computer software development, electronic design, biotechnology, or similar technology development;
- 3. Laboratories, biological, medical, dental and x-ray.

I. Uses permitted subject to conditional use:

1. Restaurants.


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 PASSED this 21st day of April, 1998.



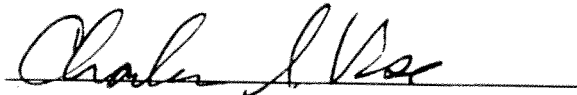
Mayor

ATTEST:



City Clerk


APPROVED AS TO FORM:



City Attorney

I, MARY JO SOUTHALL, City Clerk, Covina, California, hereby CERTIFY that Ordinance No. 98-1831 was regularly introduced and placed upon its first reading at a regular meeting of the Covina City Council held April 7, 1998, and that thereafter said Ordinance was duly adopted at a regular meeting of the City Council held April 21, 1998, and passed by the following vote:

AYES:	Allen, Christiansen, O'Leary, Wilcox, Stapleton
NOES:	None
ABSENT:	None
ABSTAIN:	None



City Clerk

