

ORDINANCE NO. 15-2037

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, AMENDING ORDINANCE 99-1851 (PCD 99-001) TO ADD "AUTOMOBILE RENTAL" AS A PERMITTED USE AND MODIFYING THE SIGN REGULATIONS FOR ONE PROPERTY WITHIN THE SHOPPERS LANE/TERRADO PLAZA PLANNED COMMUNITY DEVELOPMENT AREA, AND MAKING CERTAIN FINDINGS AND CONDITIONS

THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Pursuant to a Council public hearing conducted on February 17, 2015, and processing in the manner set forth by State law and local ordinance, and after recommendation thereon by the Planning Commission after a duly noticed public hearing on December 9, 2014, this modification ("Modification") to Planned Community Development (PCD 99-001) 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 subject to the Modification:

Lots 1 through 7 and 20 through 46 of Tract 15166; and Lots 1 through 24 of Tract 19651; and Lots 1 through 9 of Tract 18945, as documented in Official Records in the County of Los Angeles Registrar/Recorder's Office, State of California, also known as the "Shoppers Lane/Terrado Plaza Planned Community Development Area" at 602 – 770 South Citrus Avenue; 750 Terrado Plaza; 112 – 672 Shoppers Lane; and 130 – 186 East Rowland Street (the "Area").

SECTION 3. The proposed Modification amends paragraph B of subsection 11 of Section 4 of Ordinance 99-1851 (PCD 99-001) to state as follows:

"11. Uses of property in the subject area shall conform with the following:

Permitted Uses:

.....

B. Other:

1. Administrative or professional offices (any offices in which chattels or goods, wares or merchandise are not manufactured or sold).
2. *Auto rental,*
3. Bank and financial institutions,
4. Bill paying office,
5. Insurance brokers, adjusters and agents,
6. Libraries and reading rooms,
7. Museums,
8. Notary public,
9. Off-street parking,
10. Optometrists,
11. Parking lot, public,
12. Real estate brokers.”

SECTION 4. The proposed Modification also adds subsection 12 to Section 4 of Ordinance 99-1851 (PCD 99-001) to state as follows:

“12. Permitted Signage at 728 South Citrus Avenue:

With respect only to the Building located at 728 South Citrus Avenue, (presently occupied by “Enterprise Rent-a-Car”), up to four (4) signs may be located thereon, subject to the following standards:

***Sign “A”:* The existing legal non-conforming and freestanding pylon sign along the Building’s west-facing frontage along South Citrus Avenue may be modified, provided that the total new sign copy area shall not exceed fifty (50) square feet.**

***Sign “B”:* A building-mounted sign may be erected above the Building’s western entrance facing South Citrus Avenue, provided that the total sign copy area may not exceed 16.5% of the building face, and the total sign height may not exceed seven (7) feet.**

***Signs “C-1” and “C-2”:* Two wall-mounted signs may be erected on the northern and southern sides of the Building, provided that the total sign height of either sign may not exceed three (3) feet.**

Except as provided herein, all signage within the property covered by this PCD Ordinance shall comply with the provisions of the Covina Municipal Code and Covina Design Guidelines.”

SECTION 5. After giving full consideration to all evidence presented at said hearing, both oral and documentary, reviewing the recommendation of the Planning Commission, and after being fully informed, the City Council hereby finds as follows:

1. The Modification to PCD 99-001 is consistent with the Covina General Plan because:
 - A. With respect to the “auto rental” use, it merely makes certain technical and clarifying amendments to the PCD Ordinance so that it conforms with those uses already permitted by the Covina Municipal Code for “C-3A” zoning. Overall, this technical amendment to the PCD Ordinance remains consistent with the objectives and policies of each element of the General Plan and does not obstruct their attainment.
 - B. With respect to the signage regulations, the Area will continue to conform to the existing “General Commercial” land use designation set forth in the General Plan. Further, the Ordinance fosters the occupancy of vacant tenant spaces within the Area and will enhance their ability to attract customers along South Citrus Avenue, thereby boosting the economic base of the City. On the other hand, the amendment made by this Ordinance is relatively minor, focused on one building within the Center (728 S. Citrus Ave.) and, therefore, will not result in excessive signage or visual blight which would be contrary to the goals and policies of the Covina General Plan.
2. The Modification only makes minor clarifying amendments with respect to “auto rental” use, and alterations to the existing sign program only affect one building within the Area. This Modification does not alter the existing layout of buildings and other structures, on-site parking, vehicle and pedestrian circulation, or other physical elements of the Area. Therefore, the site remains adequate in size and shape to accommodate the use, as amended by this Modification;
3. No additional buildings within the Area are proposed by this Modification. Further, although this Modification may result in additional customer traffic coming to the Area, the impact on traffic will be negligible relative to South Citrus Avenue and Workman Avenue. Both are four-lane primary arterial streets serving the Area and will remain adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed uses benefitting from this Modification;

4. The Modification is relatively minor in the context of the entire Area. With the exception of allowing additional and slightly larger signage on one building within the Area, all signage within the Area must continue to comply with all applicable local ordinances and regulations to minimize its impact on neighboring properties. Further, the additional signage would not dominate or detract from the architectural integrity of the building at 728 S. Citrus Avenue. The additional signage allowed by this Modification will either face westerly into South Citrus Avenue or toward the adjacent commercial parking lots. It will not face toward any residential properties nor toward any other sensitive uses in the vicinity. Therefore, this Modification is not detrimental to the surrounding property or uses permitted in the Area;
5. The additional signage allowed by this Modification will result in a more balanced combination of signage and design on the southerly, western and northerly sides of the building at 728 S. Citrus Avenue. In addition, the change would be consistent with prior direction about signage from the City Council and Planning Commission. Therefore, the Modification is necessary to protect the public peace, health, and safety.

SECTION 6. In considering this application, the City Council affirms the determination of the Planning Commission that this Modification is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) because the activity, which merely involves making certain technical and clarifying amendments to the PCD Ordinance, will not result in a direct or reasonably foreseeable indirect physical change in the environment; and 15060(c)(3) because the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Should specific projects subject to this Ordinance be proposed to the City, appropriate CEQA analysis will be conducted on a project-specific basis.

SECTION 7. The Modification to PCD 99-001, as set forth in Sections 3 and 4 above, is hereby granted, subject to the following conditions of approval which are deemed necessary to protect the public health, safety, and general welfare of the community:

(Conditions of Approval attached behind this Ordinance)

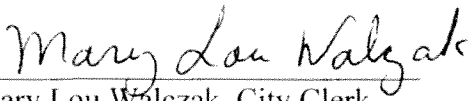
SECTION 8. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a local weekly newspaper of general circulation and which is hereby designated for that purpose.

ORDINANCE PASSED AND APPROVED on this 3rd day of March, 2015.



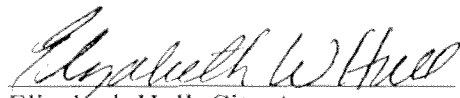
Peggy Delach, Mayor

ATTEST:



Mary Lou Walczak, City Clerk

APPROVED AS TO FORM:



Elizabeth Hull, City Attorney

CERTIFICATION

I, Catherine M. LaCroix, Chief Deputy City Clerk of the City of Covina, do hereby certify that the foregoing Ordinance that was introduced at a regular meeting held on the 17th day of February 2015 and adopted by the City Council at a regular meeting of said City Council on the 3rd day of March 2015, by the following vote:

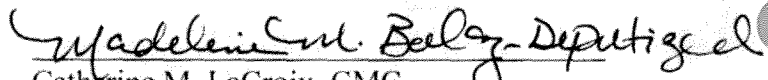
AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Covina, California, this 3rd day of March 2015.


Catherine M. LaCroix, CMC
Chief Deputy City Clerk

CITY OF COVINA
EXHIBIT A - CONDITIONS OF APPROVAL
December 9, 2014

1.0 TIME LIMITS:

- 1.1 The approval shall expire one year from the date of project approval by the Planning Commission if no project-related construction work has commenced.

2.0 GENERAL REQUIREMENTS:

- 2.1 The approval is for the conversion of the developed site to an automobile rental facility with ancillary administrative operations, including the performing of an interior tenant improvement, minor changes to the building exterior to accommodate the interior work, and certain modifications to the parking area to serve the new use, as shown in the approved project plans on file with the City.
- 2.2 The approval is contingent upon the approval of the related application Planned Community Development 99-001 (Modification #1) by the City Council for adding "automobile rental" as a permitted use and, for the property at 728 South Citrus Avenue only, for establishing a special sign criteria for wall signs and a pylon sign.
- 2.3 This approval will not be effective until the applicant has filed with the Planning Division an affidavit stating that he is aware of and agrees to accept all of the conditions of the approval.
- 2.4 The project or uses may proceed only in accordance with the approved plans on file with the Community Development Department, all representations of record made by the applicant(s), the conditions contained herein, the Covina Municipal Code, and the Covina Design Guidelines.
- 2.5 Failure to comply with any conditions of approval noted herein or any future violation of conditions may result in revocation of project approval by the City.
- 2.6 Minor modifications to this approval that are determined by the City Planner or his/her designee to be in substantial conformance with the approved project plans and that do not intensify or change the use or require any deviations from adopted standards may be approved by the City Planner upon submittal of an administrative application and the required fee.
- 2.7 Approval of this request shall not waive compliance with all other sections of the Covina Municipal Code, the Covina Design Guidelines, and all other applicable

plans and non-City laws and regulations that are in effect at the time of building permit issuance.

- 2.8** Any future proposed new or intensifies uses, building or interior expansions, and/or site improvement modifications shall first be reviewed and approved by the City for conformance with these approvals, the Covina Municipal Code, the Covina Design Guidelines, and the applicable permit issuance processes. If determined by the City Planner to exceed the scope or intent of these approvals or in any way conflict with the appurtenant conditions, then the City may require the approval of a new or additional zoning application (if needed), and/or the submittal of certain use- or impact-related studies to address any identified concerns.
- 2.9** Any outdoor ground mounted mechanical and utility equipment shall be placed away from the street frontage and public view, and shall be screened in conformance with Covina Municipal Code and Covina Design Guidelines. All roof mounted equipment and/or projections, wall-mounted equipment, and utility meters must be screened from public view with appropriate building materials that are architecturally integrated with the building design.
- 2.10** Any future building improvements shall conform to all provisions noted herein and shall address all applicable City planning- and building-related codes and standards and permit issuance requirements and processes.
- 2.11** All landscape or planter areas shown on the approved landscape plan shall remain landscaped in perpetuity. These areas shall not be paved or used for storage or any similar purpose inconsistent with the intent of this approval.
- 2.12** The automobile rental company or Enterprise may offer as vehicle rentals typical passenger cars, smaller and larger pickup trucks, sport utility vehicles, so-called crossover vehicles, conventional vans, and mini-vans. The renting of any other vehicles, including, but not limited to, moving-type trucks or commercial-oriented vehicles weighing in excess of 6,000 pounds shall require further City review and approval. Enterprise may also perform on the property various administrative activities associated with maintaining this particular branch or rental location and supporting associated corporate functions.
- 2.13** The on-site parking and short-term storage of permitted rental vehicles shall appertain to activities typically associated with a car rental business. Automobile impound, standalone "car storage," or any activity or business where any vehicles would be kept on the premises for more than thirty (30) consecutive days shall be prohibited.
- 2.14** Condition deleted by Planning Commission on December 9, 2014.

- 2.15** All existing reciprocal access (and any parking) agreements with adjacent properties shall remain in effect.
- 2.16** All Enterprise-related vehicles offered for rent as well as the vehicles of employees, customers, and others (such as, but not limited to, maintenance-related personnel) shall park on the appurtenant property, unless otherwise legally authorized to park on an adjacent property and done so in a safe manner. Should any reciprocal parking agreement(s) authorizing any adjoining businesses to park on the subject site exist, the applicant shall work with the adjacent property owners and, if necessary, address such agreement(s) to ensure that the provisions under the first sentence of this stipulation are met.
- 2.17** The property shall maintain a trash bin for refuse disposal, and this bin shall be maintained at all times in the existing trash bin enclosure on the property. The trash bin enclosure shall meet all applicable requirements.
- 2.18** The public hours of operation of the car rental facility shall be limited to a) Mondays through Fridays, 7:00 am to 8:00 pm; and b) Saturdays and Sundays, 7:00 am to 6:00 pm.
- 2.19** All business-related activities on the property shall conform to the provisions of the Covina Noise Ordinance (Chapter 9.40 of the Covina Municipal Code (CMC)). In addition, no speakers shall be permitted in any exterior area.
- 2.20** Concerning any persons associated with the car rental business, the management of the business shall at all times take reasonable steps a) to prevent any outside loitering and b) to encourage all individuals to be courteous with neighboring businesses and residences.
- 2.21** All employees shall park on site and in the portions of the parking area that lie immediately north and east of the building. Off-site parking on neighborhood streets is prohibited.
- 2.22** One parking space immediately east of the building shall be designated for (pertaining to business-related supplies and materials) loading and unloading purposes (may also be used for employee parking).
- 2.23** The automobile washing activity shall conform to all applicable City and any other requirements. No general automobile repair work (excluding, if necessary, minor maintenance or repair work associated with preparing cars for rent), no body and fender work, and no automotive painting shall occur on the property.
- 2.24** Following construction completion, the entire parking facility shall be repaved or resurfaced, meeting applicable standards.

- 2.25** The maximum number of persons permitted in the building at any time shall comply with the occupant load figure(s) to be established by the Building Division and the Los Angeles County Fire Department.
- 2.26** The property and all improvements, including landscaping, must be maintained in a sound, healthy, and attractive condition free of weeds, visible deterioration, graffiti, debris and/or other conditions that violate the Covina Municipal Code.
- 2.27** Any new site- and building-related improvements concerning the overall project shall be of good workmanship and shall be developed or installed in accordance with the generally-accepted standards of the applicable industries.
- 2.28** The City shall have the reasonable right of entry to inspect the properties on the overall project site to verify compliance with the Conditions of Approval.
- 2.29** The permittee shall defend, indemnify and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this application determination, which action is brought within the applicable time period of Government Code Section 65009. The City must promptly notify the permittee of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the permittee of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
- 2.30** The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this grant. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.
- 2.31** If any provision of this approval is held or declared to be invalid, then the entire approval shall be void and the privileges granted hereunder shall lapse.
- 2.32** The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by applicant's violation of any condition or mitigation measure imposed by this application or any provision of the Covina Municipal Code must be paid by the applicant.
- 2.33** All grading and all exterior (during construction and following project completion) drainage on the property shall conform to all applicable requirements of the Public Works Department.
- 2.34** Any proposed site features for the disabled that are associated with this project approval, including, but not limited to, property access identification, parking stall and unloading area dimensions, path of travel, and building access, must comply

with all applicable State Codes and must first be reviewed and approved by the Building Division (please contact the Building Division for specific requirements).

- 2.35 Sign permits shall be obtained prior to the installation of any temporary or permanent signs, meeting all applicable requirements.
- 2.36 The project has been determined by the Planning Division to be Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA). If a Notice of Exemption is filed with the City, then the period during which legal challenges can be filed based upon violations of CEQA would be reduced from 180 days to 35 days. To file the Notice of Exemption, please contact the Planning Division.

3.0 PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

- 3.1 Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for review and approval by the City Planner prior to building permit issuance. The construction plan/documents must include specific details and delineation incorporating these conditions of approval, including any required Planning Division-related modifications.
- 3.2 All conditions of approval listed herein must be printed upon the face of and included as part of the final plans and specifications during the plan check process.
- 3.3 All required plans must be coordinated for consistency and any easements of record or required easements shall be reflected on the site plan along with off-site improvements and off-site conditions of approval and buildings within 10 feet any property line.
- 3.4 Detailed on-site landscape and irrigation plans must be submitted for review and approval by the City Planner or his/her designee, meeting applicable standards and requirements. The landscaped and planter areas shall conform to the same areas depicted on the conceptual landscape plan. In addition, the on-site landscape plans shall reflect an enhanced landscape design for all areas where planters are to be installed and, prior to landscape plan preparation, the proposed design details of the planters shall be reviewed by the City Planner. These plans shall further conform to the provisions of the City's Water-Efficient Landscape Ordinance (Chapter 17.82 of the Covina Municipal Code);
- 3.5 In accordance with Chapter 11.36 of the Covina Municipal Code, no street trees adjacent to the site shall be cut or trimmed in any manner by any persons associated with property unless a written permit from the Public Works Department is first obtained.

- 3.6** The construction-related activities concerning the project shall conform to the following requirements that address potential noise and associated impacts:
- a. The applicant shall prepare a construction mitigation plan to mitigate noise as well as other construction-related impacts. The construction mitigation plan shall address the following areas: 1) site supervision, 2) site access, 3) delivery/haul route and traffic control, 4) material storage, 5) construction parking, 6) work hours, 7) noise reduction, 8) erosion control, 9) dust and mud control, 10) debris cleanup, 11) street sweeping, 12) pedestrian and neighborhood safety, 13) project contact-related signage, and 14) subcontractor education.
 - b. All project construction activities shall only occur on Monday through Saturdays from 7:00 a.m. to 8:00 p.m. only (unless a special construction permit is granted by the City). No construction shall occur on Sundays or legal holidays.
 - c. All construction equipment shall be in proper operating condition and shall be fitted with standard factory noise attenuation features. All equipment shall further be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.
 - d. The applicant and/or his representative(s) shall frequently monitor for and, if detected, remove any and all graffiti on and/or repair damaged or vandalized construction-related fencing and/or related elements as quickly as possible.
- 3.7** At least thirty days prior to the commencement of any project-related grading, the applicant and/or his/her representative(s) shall notify the occupants of all residential and institutional properties that lie within 150 feet of the subject property of the general parameters of the impending grading and construction activities. In addition, the applicant and/or his/her representative(s) shall attempt to address any neighbor complaints to the greatest extent practical and as expeditiously as possible.
- 3.8** A complete exterior lighting plan shall be submitted for review and approval during building plan check. The plan shall illustrate light fixture features, locations, and compliance with applicable City Code provisions on illumination, design, and lighting orientation/glare prevention, and the City's minimum one-foot candle standard. No exterior lighting on the site shall generate any glare onto any adjacent properties. The new lighting fixtures shall be reviewed with the construction plans to further ensure design compatibility with the building architecture.

3.9 Locate, identify and provide cross-sectional details of screening material in the construction documents to demonstrate that all new roof, wall, and ground-mounted mechanical equipment, utility equipment, and utility meters are screened from public view.

3.10 The installation of any security system that is associated with the use, as addressed under Chapter 8.20 of the Covina Municipal Code, shall first be coordinated with the Covina Police Department. The installation of any security system(s), as discussed under Chapter 8.20 of the Covina Municipal Code, shall be coordinated with the Covina Police Department. Please determine at the earliest possible time whether a security system is to be utilized, as failure to inform Police of security system installation plans may delay building permit issuance relating to the Plan Check process.

3.11 **The following are requirements from the Building Division:** After you have successfully completed the Planning Division's plan review process your plans should be ready for submitting to the Building Section for review of State and local Building Code requirements. These are general comments intended to prepare the applicant for a successful and expeditious plan review through the Building Section. Please be prepared to address the following checked items:

- a. Please submit (6) sets of complete plans including any proposed utilities and earthwork; two sets shall be "stamped approved" by the Covina Planning Division and include the Building Section's comments for consultant review. This project must comply with the 2013 California Building Standards and 2013 energy code.
- b. Two sets each of any structural and energy calculations shall be submitted with the above mentioned plans. All calculations must bear an original signature from the documented author.
- c. This project must comply with Federal and State Accessibility requirements to and throughout the building. Include compliance methods and structural details on the plans.
- d. Demolition and renovations activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403) The ACM report shall be prepared by an accredited testing laboratory in accordance with SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with your permit application for all renovations and demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has been approved by the SCAQMD, a formal demolition plan and permit must be obtained from the Building Division.

SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA.

(909) 396-2381

- e. The Los Angeles County Fire Department needs to review your construction plans, to expedite this process you will need to contact one or more of their Regional plan check office(s): Appointments to discuss Fire Department requirements may be made between 7:30 a.m. and 10:30 a.m. Please contact Fire Inspector Jennifer Baron (626) 974-8335 for more information. Regional plan check offices for the Los Angeles County Fire Department:
 - i. Glendora Office, Building Plan Review Only
231 W. Mountain View Avenue
Glendora, CA 91740
(626) 963-0067
 - ii. Commerce Office, Sprinkler & Alarm Plan Review
5823 Rickenbacker Road
Commerce, CA 90040-3027
(323) 890-4125
 - iii. Commerce Office, Land Development / Access
Rickenbacker Road
Commerce, CA 90040-3027
(323) 890-4243
- f. Please provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the building and, in the case of residential buildings, the intended use of each room.
- g. For additional information, please contact the LA County Assessor's, Public Service Desk at 888-807-2111.
- h. Construction activity within 500 feet of a residential zone is prohibited between the hours of 8:00pm and 7:00am and on Sundays and Holidays unless otherwise permitted by the City.
- i. The Building Section plan check process may address additional concerns.

3.12 Engineering Division: Any off-site improvements within the public right-of-way will require a permit from Engineering Division of the Public Works Department.

3.13 Environmental Services Division:

- a. The following fees shall be paid to the City:
 - Initial plan review: \$40

- SWPPP: \$600 plus fee for additional review or consultant if requested.
 - SUSMP Automotive service facility: \$1,200 plus fee for additional review or consultant if requested.
 - SUSMP Parking lot (5,000 sq. ft. or more surface area or 25 or more parking spaces): \$1,200 plus fee for additional review or consultant if requested.
- b. A geotechnical letter must be submitted stating that soil will not exhibit instability as a result of implementing proposed treatment BMPs, and infiltration base is at least 10ft above groundwater, along with wet signature/stamp.
- c. COMPLY WITH THE DETAILED SUSMP/LOW IMPACT DEVELOPMENT REQUIREMENTS IN ACCORDANCE TO THE STORMWATER PLAN CHECK CORRECTION SHEET. A COPY OF THE STORMWATER PLAN CORRECTION SHEET CAN BE OBTAINED FROM THE ENVIRONMENTAL SECTION OF THE PUBLIC WORKS DEPARTMENT.
- OC1 - Complete form, sign, return original, attach copy to field plans.
 - ES-CD1: Construction & Demolition Debris Recycling - Complete form, sign, return original, attach copy to field plans, fax copy to Athens Services when requesting waste container; also request Athens Load Characterization upon completion of C&D.
 - ES-CD2: Construction & Demolition Debris Recycling - Upon completion of C&D, complete form, sign, return original with Athens Load Characterization Report.
- d. Only Athens Services/Covina Disposal, 888-336-6100, is allowed to provide bins and pickup and dispose of trash and recyclables, including all C&D projects. Exception: Project contractor, using his own equipment and staff, can take recyclables to a recycling facility.
- e. Non-Domestic Wastewater Disposal Permit may be required. Please check with Building Division.
- f. Grease Interceptor/Clarifier/or Lint Filter is required.
- g. PC: Priority Project Checklist - Complete form, sign, return original.
- h. P1: Priority Development & Redevelopment Projects - Complete form, return original.
- i. P2: Stormwater Treatment Certification - Complete form, return original.
- j. LSWPPP: Local Stormwater Pollution Prevention Plan - Complete form, return original.

- k. SUSMP Maintenance Covenant: See application instructions, checklist, and Agreement.
 - l. Report, SWPPP: Project area is 1 acre or greater (required by State Water Resources Control Board). 3 reports, including plans; signatures and stamps must have wet-ink application.
 - m. Report, SUSMP: Project meets LA Regional Water Quality Control Board's criteria for a Priority Planning Project.
 - n. 3 reports, including plans; signatures and stamps must have wet-ink application. SWPPP must be provided.
- 3.14** The proposed project shall comply with the pertinent requirements of the Los Angeles County Fire Department. Submit a set of development plans that have been stamped approved by the Los Angeles County Fire Department.
- 3.15** The following are the requirements of the Covina Water Division: the applicant shall meet all associated requirements concerning the new car washing area.

4.0 PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY/FINAL BUILDING PERMITS:

- 4.1** All building and site improvements along with landscaping and irrigation must be installed in accordance with plans and information on file with the Planning, Building, and Engineering Divisions, and the irrigation systems must be fully operational. Furthermore, all on-site landscaped areas must be maintained free of weeds and debris.
- 4.2** All building, structural, parking, lighting, and landscape improvements shall be constructed, installed, or handled in a good workmanlike manner, consistent with the standard best practices of the subject trades and in a manner acceptable to the City.
- 4.3** All exterior lighting fixtures must be installed in accordance with plans and analyses on file with the Planning and Building Divisions, and the lighting fixtures must be fully operational.
- 4.4** The project site must be clean and free of trash and construction debris, and all construction equipment must be removed from the site.
- 4.5** Any broken, damaged, or blighted features of the property or any building(s) thereon shall be repaired or removed.

- 4.6 The applicant must comply with all of the requirements listed above as well as requirements determined during the Building Plan Check process.
- 4.7 Final occupancy shall not be granted until such time as the applicant has obtained approval from the City Planner who has inspected the premises and the use for compliance with all terms and conditions of this of approval.

- END OF CONDITIONS -

