

PLANNING COMMISSION

RESOLUTION NO. 14-5608

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING REVISIONS TO RESOLUTION NO. 12-5467 (RESIDENTIAL SECURITY GATE STANDARDS)

WHEREAS, the Planning Commission adopted Resolution No. 5-95-4302 which established minimum development standards for the installation of security gates at existing and new residential developments.

WHEREAS, the Planning Commission on February 11, 2014 reviewed the security gate standards established within Resolution No. 12-5467 to assist architects, and engineers when designing gated entrances for residential developments.

WHEREAS, studies and investigations made by the Commission and in its behalf revealed that:

1. The standards have been designed to provide adequate on-site circulation, and ingress and egress at the main entrances for residential developments for residents, guests, and emergency personnel.
2. The standards have been developed with the input from the Engineering Division and Fire Department to comply with their regulations.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of West Covina does hereby approve the revised "Design Standards for Residential Security Gates".

I HEREBY CERRIFY, that the foregoing Resolution was adopted by the Planning Commission of the City of West Covina, at a regular meeting held on the 11th day of February, 2014, by the following vote:

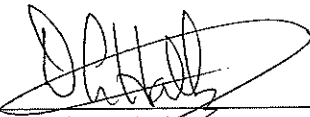
AYES: Valles, Menefee, Castellanos, Blackburn, Holtz

NOES: None

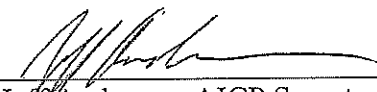
ABSTAIN: None

ABSENT: None

DATE: February 11, 2014



Don Holtz, Chairman
Planning Commission



Jeff Anderson, AICP Secretary
Planning Commission

EXHIBIT "A"

DESIGN STANDARDS FOR RESIDENTIAL SECURITY GATES

1. An applicant requesting to install security gates at an existing development shall submit a Planning Director's modification application to the Planning Department for review and approval. An applicant requesting to install security gates in a proposed development shall include the security gate information in the plans submitted as part of the precise plan or subdivision map submittal.
2. Provide a remote control and/or a card reader system approved by the City (specifically the Engineering, Fire, Planning, and Police departments) for emergency access. This system shall include emergency card readers for access at each pedestrian and vehicular gate, a "safety loop" which protects vehicles from impact by a malfunctioning entry gate, and an "exit loop" which allows the automatic opening of the exit gate from the interior of the development without exiting the vehicle to activate the gate card reader shall accommodate and/or be compatible with a card reader that accepts the Public Safety master card.
3. The gates shall be constructed of wrought iron which is painted black or painted to be compatible with the color of the buildings on the site.
4. Provide a phone system for entry by guests.
5. Provide one parking space per 50 units (minimum two spaces) for guests using the phone system. Parallel or angled parking spaces within the main entry is permitted provided they are outside of the main access driveway. Existing multi-family developments proposing the installation of security gates may request an exception that may be granted based upon extraordinary circumstances.
6. Provide turnaround area for vehicles to exit if they are unable to enter through the gate. This turnaround area shall consist of a 50-foot unobstructed drive aisle entry (measured from curbside-to-curbside) or one parking space (with a minimum width of 11 feet) reserved and marked as a vehicle turnaround area. The required guest parking spaces may not be used for the designated turnaround area. Another means of providing adequate turnaround may be allowed provided subject to the review and approval of the City Engineer and Planning Director.
7. The gate shall not open toward oncoming vehicles and shall be the following minimum width satisfactory to the Fire Department:

One-Way:	15 feet*
Two-way:	25 feet

*At least one gated driveway shall be 25 feet wide to comply with Fire Department requirements
8. The security gate design shall be reviewed and approved by the Fire Department for adequate turning radii for emergency vehicles.

9. The vehicular gate shall be remote control or card reader accessed for residents.
10. Provide separate pedestrian access which opens from the inside without a key or special knowledge.
11. Gated entrances for new developments shall include a minimum 5-foot wide landscaped planter which separates entry and exit drive aisles.
12. The minimum setback from the curb shall be 20 feet. Greater setbacks may be necessary based on, but not limited to, the number of units in the development, level of street traffic, and location of security gates.
13. The gate shall not open toward oncoming vehicles