

AN ORDINANCE OF THE CITY OF COVINA ESTABLISHING
A RD-4000 (PCD) ZONE CLASSIFICATION FOR CERTAIN
PROPERTY TO BE ANNEXED TO THE CITY OF COVINA,
DESIGNATED AS EASTERLY ANNEXATION DISTRICT 84.

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 ordinances, and after recommendation thereon by the Planning Commission, the property classification set forth in Section 2 hereof is made for the reasons of public interest, convenience and necessity, subject to the following conditions:

1. The single-family residences in the rezoned area to be allowed horses not to exceed four per acre pro-rated to the size of the lot.
2. Further development proposed on the single-family lots will be reviewed by the site plan review process and should be considered in its relation to any previous multi-family development in the immediate area.
3. That items one and two apply only to the lots of record as to the rezoning hearing.

SECTION 2. The following described real property in the County of Los Angeles, State of California is hereby zoned RD-4000 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code:

Beginning at an angle point in the boundary of the City of Covina as said boundary line existed on July 1, 1984, said angle point being the intersection of the west line of Asherton Avenue, 40.00 feet wide, as shown on a map of Tract 25071 recorded in Book 654, Pages 5 and 6 of Maps, in the Los Angeles County Recorder's office, and the north line of Cypress Street, being a line parallel with and distant northerly 40.00 feet, measured at right angles, from the centerline of Cypress Street as said centerline

is shown on said map of Tract 25071; thence leaving said city boundary line, South 0 degrees 2' 30" East along said west line of Asherton Avenue and its southerly prolongation 40.00 feet to said centerline of Cypress Street; thence North 89 degrees 58' 00" East along said centerline and its easterly prolongation 666.48 feet to an angle point in said centerline of Cypress Street; thence continuing along said centerline of Cypress Street South 89 degrees 55' 05" East 387.30 feet to its intersection with the centerline of Badillo Street, as said last mentioned intersection is shown on a map of Tract 26824 recorded in Book 683, Pages 3 and 4 of Maps in said Los Angeles County Recorder's Office; thence South 58 degrees 23' 45" West along said centerline of Badillo Street 1677.26 feet to the southerly prolongation of the west line of Lot 1 of Tract 2973 as per map recorded in Book 29, Page 35 of Maps, in said Los Angeles County Recorder's Office; thence North 0 degrees 09' 00" East along said prolongation and west line 458.71 feet to the south line of the north 390.00 feet of said Lot 1; thence North 89 degrees 58' 00" East along said south line 210.00 feet to the east line of the west 210.00 feet of said Lot 1; thence North 0 degrees 09' 00" East along said east line and its northerly prolongation 460.00 feet to said north line of Cypress Street being a point in said boundary line of the City of Covina as said boundary line existed on July 1, 1984; thence North 89 degrees 58' 00" East along said north line of Cypress Street and existing boundary line of the City of Covina 153.09 feet to the point of beginning.

SECTION 3. 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 October, 1984.

Charles H. Colver

Mayor

ATTEST:

Sandra K. Cardiff

City Clerk (Deputy)

APPROVED AS TO FORM:

Donald J. Anderson

City Attorney

I, SANDRA K. CARDIFF, Deputy City Clerk, Covina, California, CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council held September 17, 1984, and thereafter at a regular meeting of the City Council held October 1, 1984, signed by the Mayor, and the ordinance was passed and adopted by the following vote:

AYES: Edgar, Low, Morgan, Straight, Colver
NOES: None
ABSENT: None

Sandra K. Cardiff

Deputy City Clerk