

ORDINANCE NO. 93-1755

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-93-001 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 RD-4000 (PCD) as such zone is defined in Title 17 of the Covina Municipal Code.

That portion of fractional northeast quarter of Section 12, Township 1 south, Range 10 west, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the official plot of said land filed in the District Land Office on April 21, 1877, described as follows:

Beginning at the intersection of the center lines of Ben Lomond Avenue and Cienega Avenue, as said intersection is shown in the map of Tract No. 15973, recorded in Book 539, Pages 17 to 19 inclusive of maps, in the Office of the County Recorder of said County; thence along the center line of Ben Lomond Avenue, North 0 degrees 25 minutes 17 seconds West 700.17 feet, more or less, to the southwesterly prolongation of the southeasterly line of the land described in the deed to Floyd A. Duncan, et ux., recorded on December 27, 1945 as Instrument No. 1116, in Book 22515, Page 274, Official Records of said County; thence along said prolongation and along said southeasterly line, North 79 degrees 07 minutes 48 seconds East 687.60 feet; thence parallel with the centerline of said Ben Lomond Avenue, South 0 degrees 25 minutes 17 seconds East 830.48 feet to the center line of Cienega Avenue, as shown on the Map of said Tract No. 15973; thence along said last mentioned center line, North 89 degrees 56 minutes 45 seconds West 676.22 feet, more or less, to the point of beginning.

Except that portion of said land lying southerly of the following described line:

Beginning at a point on the west line of said fractional northeast quarter 1342.40 feet North of the southwest corner of said northeast quarter; thence East 1277 feet.

Also except therefrom that portion thereof included within the line of the land described as Parcels 261 and 273 in the final decree of condemnation case No. 698344, Los Angeles County, recorded in Book D-394, Page 762, Official records of said County.