



# CITY COUNCIL AGENDA REPORT



**DEPARTMENT:** Community Development

**MEETING DATE:** December 15, 2020

**PREPARED BY:** Teresa Santilena, Associate Planner

**AGENDA LOCATION:** PH-1

---

**TITLE:** General Plan Amendment GPA2020-0002 and Zoning Map Amendment ZA2020-0002 for remnant Los Angeles County Flood Control District Land for the Properties Located at 649 West Duarte Road, and 1435, 1439, 1505, 1613, 1629, 1725, and 1729 Pilgrim Way (Assessor Parcel Nos.: 8507-014-050, 8507-013-086, 8507-013-079, 8507-013-081, 8507-014-028, 8507-014-049, 8507-014-018, 8507-014-017) by Steve K. and Trina Mangli Yen (649 West Duarte Road), Jean and Leah Korkis (1435 Pilgrim Way), Peter T. Chu and Jinhua Zhang (1439 Pilgrim Way), Michael and Patricia Savely (1505 Pilgrim Way), Cecile Ann A. Tanlioco (1613 Pilgrim Way), Rodney Soo and Lingyi Li (1629 Pilgrim Way), Nelson K. and Maria L. Santos (1725 Pilgrim Way), and Teresa Ramirez (1729 Pilgrim Way) (Property Owners), Applicants; Resolution No. 2020-77 and Introduction of Ordinance No. 2020-13

**OBJECTIVE:** To consider a request to change the General Plan and Zoning designations for eight remnant parcels of land located on the west side of Pilgrim Way north of West Duarte Road that were previously part of the Los Angeles County Flood Control District (LACFCD) easement from P/QP (Public/Quasi Public) to RL (Residential Low Density). The remnant lots have been tied by a recorded covenant to the adjacent existing RL single-family residential lots to the east which are under the same property ownership.

**BACKGROUND:** In November 2019, the property owner of 1435 Pilgrim Way (Jean Korkis) approached Planning Division staff regarding the possibility of constructing an Accessory Dwelling Unit (ADU) in the backyard of his property. Upon researching the property, staff discovered that the property consists of two separate lots: one 7,504 square foot lot zoned RL (Residential Low Density) fronting Pilgrim Way and one 3,262 square foot *remnant* parcel zoned P/QP (Public/Quasi-Public) that borders a Los Angeles County Flood Control District (LACFCD) channel along the west (rear) property line. *Remnant* land is property no longer needed by the County and is routinely sold to adjoining property owners adjacent to flood control channels. Its P/QP designation is intended for quasi-governmental offices and facilities, such as those for utilities. Since the existing P/QP zoning designation would not allow for residential uses, the property owner's two parcels would need to be held together as one by the recordation of a covenant and the land use and zoning designation of the remnant parcel would need to change to RL in order for Mr. Korkis to gain full use of his property. Mr. Korkis expressed interest in moving forward with the necessary entitlements to facilitate the construction of an ADU.

A review of the surrounding development and entitlement history within the neighborhood revealed that though several property owners abutting the channel have acquired remnant property from LACFCD, only one property owner, in 2005, changed the zoning designation on the remnant parcel. Similar to Mr. Korkis' situation, these remnant parcels of land are still zoned P/QP. Therefore, no residential development can be permitted on any portion of the remnant parcels and property owners can use the land only as backyard open space.

Since there are several property owners on this block of Pilgrim Way who have the same circumstances as Mr. Korkis, staff saw an opportunity to reach out to the neighborhood to see if other property owners would like to participate in the General Plan Amendment and Zone Change application.

# PH-1

On June 29, 2020, the Planning Division held a virtual neighborhood meeting as part of an outreach effort, which successfully identified seven additional property owners who were interested in participating in this application. The eight applicants are now working collectively to request a General Plan and Zoning Map Amendment from P/QP to RL for each of their remnant lots. Each property owner has submitted a development application and made payment of the associated fees. By working collaboratively, they are able to share the total cost of the application.

On November 18, 2020, the Planning Commission conducted the public hearing on the proposed General Plan Amendment and Zone Change and no formal public comments were received. At the close of the public hearing, the Commission voted unanimously to recommend that the City Council adopt Resolution No. 2020-77 and Ordinance No. 2020-13.

**SUBJECT PROPERTIES:** As illustrated in the zoning map to the right, the subject residential properties are located on the west side of Pilgrim Way between West Duarte Road to the south and the light rail tracks to the north. The LACFCD remnant lots about the rear of the subject properties on their west sides. The properties that are participating in this application are outlined in black.

For those properties that have acquired remnant land, the zoning map portrays a single parcel with two different zoning designations. Those properties that have not purchased the remnant land appear as two separate parcels. Finally, the zoning map illustrates the property that went through the General Plan Amendment and Zoning Map Amendment process in 2005 as one parcel with one consistent residential zoning designation.

Both the primary (RL) parcels and the remnant (P/QP) parcels vary in size throughout the block. The following table highlights the approximate size, zoning and land use designation, and ownership of each parcel.

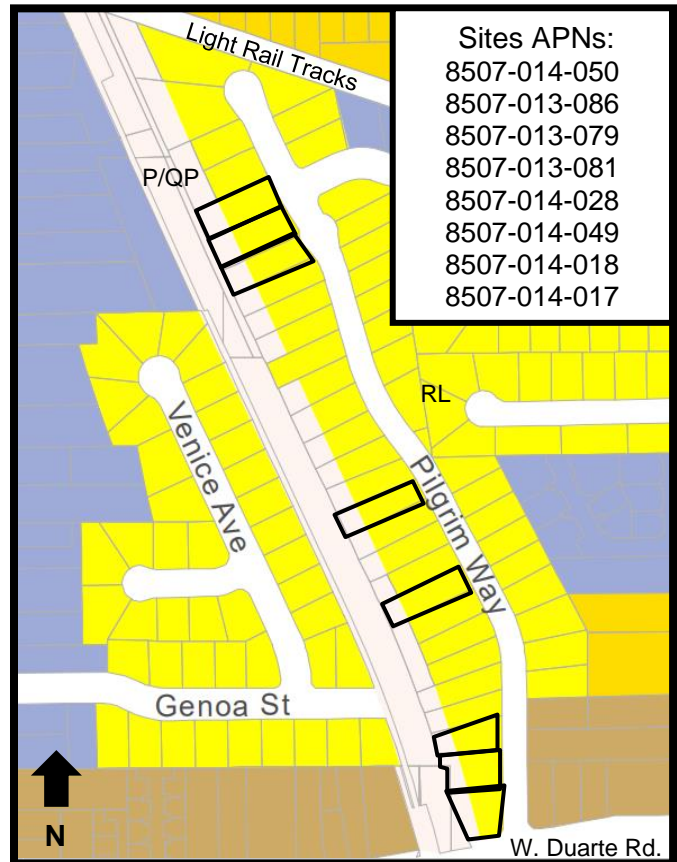


Figure 1. Zoning Map with participating properties outlined in black.

Address	RL Parcel Size	Remnant (P/QP) Parcel Size	Ownership
649 West Duarte Road	4,950 SF	4,178 SF	Steve K. Yen and Trina Mangli Yen
1435 Pilgrim Way	7,504 SF	3,262 SF	Jean and Lean Korkis
1439 Pilgrim Way	7,637 SF	3,868 SF	Peter Tien Lay Chu and Jinhua Zhang
1505 Pilgrim Way	6,500 SF	2,220 SF	Michael T. and Patricia Savely
1613 Pilgrim Way	6,792 SF	1,775 SF	Cecile Ann A. Tanlioco
1629 Pilgrim Way	6,156 SF	3,102 SF	Lingyi LI and Rodney Soo
1725 Pilgrim Way	5,800 SF	1,760 SF	Nelson K. and Maria L. Santos
1729 Pilgrim Way	6,120 SF	2,282 SF	Teresa Ramirez

Figure 2. Table of participating properties' lot sizes and ownership information.

**ANALYSIS:** The applicants are requesting to change the designation of each of the LACFCD lots to a single family residential designation to allow full use and enjoyment of the land, including potential future residential construction. Such improvements could include a detached garage, patio structure, or an ADU.

### ***Covenant to Hold Parcels as One***

Information from the Los Angeles County Assessor's Office indicates that many of the remnant LACFCD lots already have been "tied" to the majority of the residential lots on the west side of Pilgrim Way that backup to the Santa Anita Wash for tax purposes. This has taken place over several years. The City is not a party to this process and the "tie" can also be removed without any City action and causes no problems. However, it is important to note that this process only holds the two parcels together for tax purposes. It does not create a single legal entity.

The requirement to record a covenant is an important consideration in this request and is critical in avoiding problems in the future. Although these lots were appropriately created and zoned at the time, they were done so for flood control purposes. Later, LAFCD deemed them unnecessary for their purposes and therefore divested them as remnant property. Based on the development standards within the zoning ordinance, these lots are significantly substandard in size. Furthermore, they are without street frontage (landlocked). Under the City's current development standards, changing the zoning to a residential designation on a legally created lot of record would allow that lot to be sold and/or developed independently. The City would be obligated to allow development in order to provide reasonable economic use of the property as a separate entity despite the problems of size and access. Holding the two parcels as one through a covenant alleviates these potential problems.

Therefore, any property owner wishing to change the zoning designation from P/QP to RL is required to record a covenant to hold two properties as one, which will permanently hold the two parcels together unless both the property owner and the City agree to release the covenant. Accordingly, this covenant must be recorded before the General Plan Amendment and Zone Change can be approved by the City Council. The eight applicants have all recorded the covenant to hold two parcels as one.

### ***General Plan and Zoning Map Amendment***

Each year, the City is permitted to amend the General Plan only four times. Bundling these eight property owners into one General Plan and Zoning Map Amendment request saves considerable time and money as opposed to each property going through the process individually.

The land use change for these eight remnant parcels requires the following two actions by the City:

- A General Plan Amendment is required to amend the land use designation for each of the subject remnant lots to Residential Low Density. This requires a "map amendment", as opposed to a "text amendment", to the Land Use Element of the General Plan. The General Plan is amended by resolution of the City Council. The proposed General Plan Amendment is contained in (City Council) Resolution No. 2020-77 (Exhibit A).
- A Zoning Amendment is required to amend the Official Zoning Map referenced in the Zoning Ordinance of the Monrovia Municipal Code to change the zoning designations on each of the remnant properties to RL. The Municipal Code is amended by an ordinance of the City Council. The proposed zoning amendment is contained in Ordinance No. 2020-13 (Exhibit B).

The remaining property owners on Pilgrim Way who have acquired the LACFCD land have chosen not to participate in this application. They can, at a later date, request individually or jointly a designation change from P/QP to RL. The City, however, cannot initiate the General Plan Amendment and Zone Change application because of the need for each property owner to record a covenant holding the parcels as one. If the City initiated a General Plan Amendment and Zone Change on these properties with only the existing lot ties lines in place, the removal of the ties would result in the creation of residential landlocked parcels that could be conveyed separately from the developed residential parcel.

### ***Planning Commission Meeting***

On November 18, 2020, the Planning Commission held a duly noticed public hearing to review the project. In addition to the required publication in the newspaper, public hearing notices were mailed to all property owners within a 300 foot radius of each of the participating properties. There were no speakers or written letters in opposition to the project.

The Commission felt that the General Plan and Zoning Map Amendment were positive for both the neighborhood and the City. They noted that it is nice to see members of the community working together with the City to achieve a benefit. They stated that they hope to see the zoning for the entire block updated in the future. At the close of the public hearing, the Planning Commission unanimously voted to approve the General Plan and Zoning Map Amendment.

This application demonstrates how a positive outcome can be achieved when community members work together and collaborate with City staff to identify a pragmatic solution. The covenant requirement addresses the potential problem of parcels that are unsuitable for individual development yet expands the development options for the property owners. The General Plan Amendment and Zone Change will allow the property owners to improve the remnant lot with residential improvements typically allowed in a residential backyard, should they choose to do so.

**FISCAL IMPACT:** There is no direct fiscal impact related to the project. The applicants have paid fees to cover the costs of processing the application.

**OPTIONS:** The following options are presented for consideration:

1. Adopt Resolution No. 2020-77 and Introduce Ordinance No. 2020-13, as recommended by the Planning Commission, thereby approving the General Plan Amendment and Zoning Map Amendment
2. Deny the application.

**RECOMMENDATION:** Staff and the Planning Commission recommend that the City Council approve the General Plan Amendment and Zoning Map Amendment for eight parcels located on the west side of Pilgrim Way, north of Duarte Road.

**COUNCIL ACTION REQUIRED:** If the City Council concurs, then following the public hearing, the appropriate action would be a motion to adopt Resolution No. 2020-77 and introduce, waive further reading, and read by title only Ordinance No. 2020-13.

## RESOLUTION NO. 2020-77

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT GPA2020-0002, AMENDING THE LAND USE MAP OF THE LAND USE ELEMENT OF THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION FROM PUBLI/QUASI-PUBLIC TO RESIDENTIAL LOW DENSITY FOR THE PROPERTIES LOCATED AT 649 WEST DUARTE ROAD, AND 1435, 1439, 1505, 1613, 1629, 1725, AND 1729 PILGRIM WAY, (APNS: 8507-014-050, 8507-013-086, 8507-013-079, 8507-013-081, 8507-014-028, 8507-014-049, 8507-014-018, 8507-014-017)**

### RECITALS

(i) Eight property owners have initiated an application to amend the land use map of the Land Use Element of the General Plan (the "amendment"). The amendment proposes to designate previously acquired Los Angeles County Flood Control District (LACFCD) remnant parcels from Public/Quasi-Public (P/QP) to Residential Low Density (RL) for the properties located at 649 West Duarte Road, and 1435, 1439, 1505, 1613, 1629, 1725, and 1729 Pilgrim Way (APNs: 8507-014-050, 8507-013-086, 8507-013-079, 8507-013-081, 8507-014-028, 8507-014-049, 8507-014-018, 8507-014-017). The proposed amendment to the land use map of the Land Use Element is contained in General Plan Amendment GPA2020-0002, which is attached hereto as "Exhibit A" and incorporated herein by this reference. The legal descriptions of the parcels that are the subject application are more particularly described in "Exhibit B" hereto. Both Exhibits are hereby incorporated herein by this reference.

(ii) On November 18, 2020, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the General Plan Amendment GPA2020-0002. At the hearing, all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all the information, evidence, and testimony presented in connection with this project.

(iii) On December 15, 2020, the City Council of the City of Monrovia conducted a duly noticed public hearing on General Plan Amendment GPA2020-0002. At the hearing, all interested persons were given an opportunity to be heard. The City Council received and considered the staff report and all the information, evidence, and testimony presented in connection with the Amendment. At the close of the public hearing, the City Council adopted Resolution No. 2020-77 approving GPA2020-0002.

(iv) Environmental Review

Pursuant to the California Environmental Quality Act ("CEQA) and the City's local CEQA Guidelines, City Staff determined that there is no possible significant effect directly related to the adoption of General Plan Amendment GPA2020-0002. The residential properties are already developed with single-family homes that use the remnant parcels as backyard recreation area. The land areas under the General Plan Amendment are small in size and the change in land use designation from P/QP to RL will afford property owners expanded residential backyard space for incidental residential uses such as patio structures, storage sheds, and Accessory Dwelling Units. The General Plan Amendment is exempt from CEQA pursuant to Section 15061(b)(3) of the State CEQA Guidelines (14 CCR § 15061(b)(3)), and independently, the General Plan Amendment is

categorically exempt (Class 5) pursuant to section 15305 of the State CEQA Guidelines (14 CCR § 15305), therefore no further action is required under CEQA.

(v) The custodian of records for all materials that constitute the record of proceeding upon which this decision is based is the City Clerk of the City of Monrovia. Those documents are available for public review in the Office of the City Clerk located at 415 South Ivy Avenue, Monrovia, California 91016.

(vi) All legal prerequisites to the adoption of this Resolution have occurred.

### **RESOLUTION**

**NOW, THEREFORE**, the City Council of the City of Monrovia hereby finds, determines and resolves as follows:

1. The City Council finds that all of the facts set forth in the Recitals of this Resolution are true and correct and are incorporated herein by this reference.
2. Adoption of General Plan Amendment GPA2020-0002 will not have a significant effect on the environment for the reasons stated above.
3. The project is in conformance with the environmental goals and policies adopted by the City.
4. General Plan Amendment GPA2020-0002 is consistent with the objectives, policies, general land uses, and programs of the City of Monrovia General Plan, and adopted goals and policies of the City:

a. Changing the designation of eight previously acquired remnant LACFCD parcels in an existing residential neighborhood from P/QP to RL will preserve the residential character of the Pilgrim Way neighborhood. The P/QP zoning designation is intended for quasi-governmental offices and facilities and does not have established development standards. The RL designation would impose residential development standards related to density, height, setbacks, FAR, and neighborhood compatibility. Therefore, General Plan Amendment GPA2020-0002 is consistent with Policy 1.1 of the General Plan Housing Element, which encourages the preservation of the character, scale and quality of established residential neighborhoods.

b. The existing remnant parcels are being consolidated with the adjacent primary residential property by the recordation of a covenant to "hold the properties as one." Therefore, the existing P/QP designated parcels cannot be developed separately. However, the P/QP zoning does not allow for ancillary residential uses and without the General Plan Amendment the remnant LACFCD parcels may only function as backyard open space. Changing the land use designation of eight previously acquired remnant LACFCD parcels in an existing residential neighborhood from P/QP to RL will allow property owners full use and enjoyment of their land and provide opportunities for the development of incidental, small residential accessory uses and structures similar to other residential properties in the neighborhood. This General Plan Amendment will further facilitate the production of Accessory Dwelling Units (ADUs) which is an affordable housing goal of the City's General Plan. Policy 2.5 of the General Plan Housing Element,

supports the provision of second units in all residential districts as a means of dispersing small, affordable units throughout the community.

Changing the designation of eight previously acquired remnant LACFCD parcels in an existing residential neighborhood from P/QP to RL will eliminate the situation of an incompatible land use designation on residential developed property. The P/QP parcels could allow small quasi-governmental offices and facilities within an existing residential neighborhood which would not be compatible with the existing residential neighborhood. Therefore, General Plan Amendment GPA2020-0002 is consistent with General Plan Land Use Policy 2.1, which ensures that land use intensities are consistent with the capacities of existing and planned infrastructure and public services. It is also consistent with General Plan Land Use Goal 5, which encourages future development that is compatible with and complements existing land uses.

5. With the concurrent approval of Zone Change ZA2020-0002, the zoning regulations for the proposed designation from P/QP to RL for previously acquired remnant LACFCD parcels will be consistent with General Plan Amendment GPA2020-0002. The subject properties will be zoned RL and will be regulated, consistent with the General Plan, through the Residential Low Density Standards and the Monrovia Municipal Code (Zoning) (Monrovia Municipal Code Section 17.08.010).
6. General Plan Amendment GPA2020-0002 will not adversely affect the public health, safety, or welfare in that it will provide for the orderly and consistent development in the City.
7. Based upon the findings and conclusions set forth above, the Planning Commission hereby recommends approval of General Plan Amendment GPA2020-0002 to the City Council, which amends the Land Use Element by designating previously acquired LACFCD remnant parcels RL and the revised land use map as set forth in "Exhibit A" hereto.
8. The City Clerk of the City of Monrovia shall certify to the adoption of this Resolution.

**PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> day of December, 2020.

---

Tom Adams, Mayor  
City of Monrovia

ATTEST:

APPROVED AS TO FORM:

---

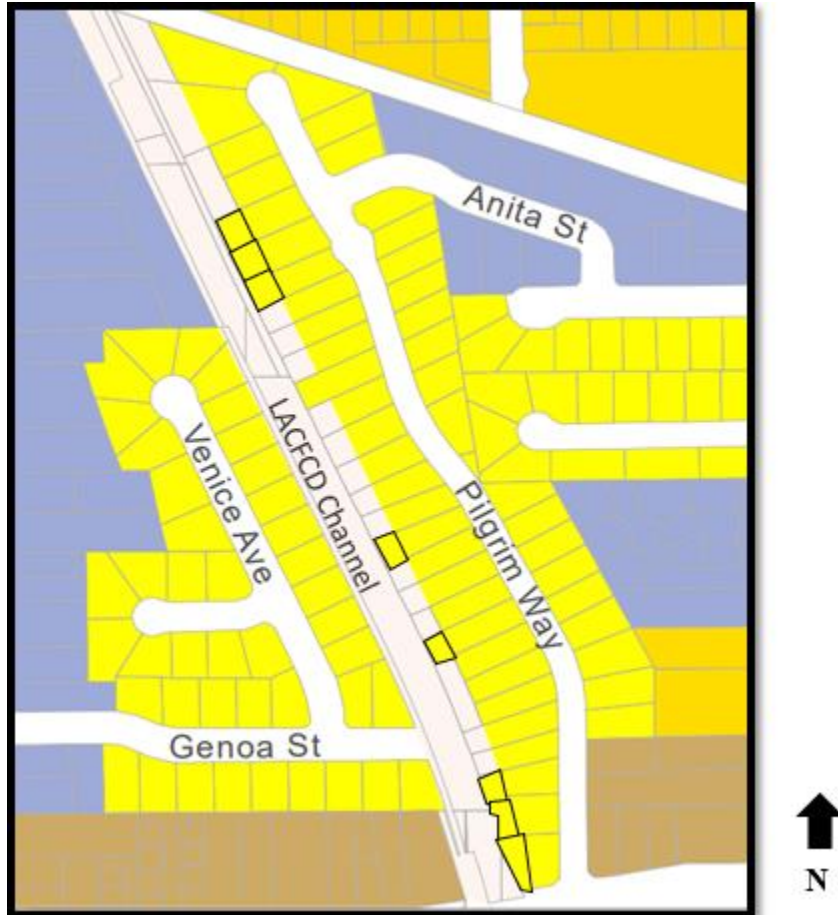
Alice D. Atkins, MMC, City Clerk  
City of Monrovia

---

Craig A. Steele, City Attorney  
City of Monrovia

**Exhibit "A"**

**General Plan Amendment GPA2020-0002**





## EXHIBIT "B"

### Legal Descriptions for Remnant Parcels Subject to Zone Change ZA2020-0002

#### **649 West Duarte Road (APN: 8507-014-050)**

That portion of that portion of Ninth Avenue, in a part of Santa Anita Tract, in the City of Monrovia, County of Los Angeles, State of California, as per Map recorded in Book 34 Page(s) 41 and 42 of miscellaneous maps, in the Office of the County Recorder of Los Angeles District, recorded in Book 43329, Page 401, Official Records, in the Office of said Recorder within the following described boundaries.

Commencing at the Southwest corner of Lot 1 of Tract 18931 as shown on Map recorded in Book 48 Page(s) 40 and 41 of Maps, in the Office of said Recorder; thence along the Southerly line of said Lot, North 79° 52' 30" East, 10.00 feet; thence North 18° 20' 11" West 5.82 feet; thence North 50° 25' 52" West 16.00 feet to a point in the curved Westerly line of said Lot, said point being the true point of beginning; thence North 42° 05' 45" West 73.23 feet to a point in a non-tangent curve, concave to the West and having a radius of 2625 feet, a radial line of said curve to said last mentioned point bears North 73° 39' 47" East; thence Northerly along said curve to the intersection with the Westerly prolongation of the Northerly line of said Lot; thence, along said prolongation, Easterly to the Northwest corner of said Lot; thence Southerly along the curved Westerly line of said lot to the true point of beginning.

#### **1435 Pilgrim Way (APN: 8507-013-086)**

Those portions of Blocks 25 and 34, of a Part of Santa Anita Tract, in the City of Monrovia, County of Los Angeles, State of California as shown on Map recorded in Book 34 Pages 41 and 42 of miscellaneous records, in the Office of the Registrar-Recorder of the County of Los Angeles, and that portion of Eight Avenue, as shown on said Map and as vacated by Ordinance No. 709 of the City of Monrovia, recorded in Book 183 Page 103, Official Records, in the Office of said Registrar-Recorder; bounded on the Northwest by the Southwesterly prolongation of the Northwesterly line on Lot 2, Track No. 24231 as shown on the Map filed in Book 627, pages 3 and 4 of Maps, in the Office of said Registrar-Recorder; bounded on the Southeast by the Southwesterly prolongation of the Southeasterly line of said Lot; bounded on the Northeast by the Southwesterly line of said Lot; and bounded on the Southwest by the following -described line:

Beginning at a point in the center line of Huntington Drive, 100 feet wide, said center line being the center line of Falling Leaf Avenue, 60 feet wide, as said last mentioned avenue is shown on said Map of a part of Santa Anita Tract, said point being distant North 88° 55' 55" East 120.82 feet along said center line of Huntington Drive from the center line on Fifth Avenue, 60 feet wide, as said last mentioned avenue is shown on said last mentioned Map; thence South 44° 30' 24" East 108.87 feet; thence South 43° 10' 44" East 111.73 feet; thence South 45° 32' 38" West 18.21 feet; thence South 44° 30' 24" East 993.25 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 1060 feet; thence Southeasterly 279.33 feet along said curve; thence non tangent to said curve South 26° 28' 33" East 127.27 feet; thence South 25° 43' 50" East 44.62 feet; thence South 5° 15' 44" East 29.56 feet; thence South 26° 06' 37" East 1296.09 feet.

#### **1439 Pilgrim Way (APN: 8507-013-079)**

Those portions on Blocks 25 and 34, of a part of Santa Anita Tract, in the City of Monrovia, County of Los Angeles, State of California, as shown on Map recorded in Book 34, Pages 41 and 42 of miscellaneous records, in the Office of the Registrar-Recorder of the County of Los Angeles, and

that portion of Eighth Avenue, as shown on said Map and as vacated by Ordinance No. 709 of the City of Monrovia, recorded in Book 183, Page 103, Official Records, in the Office of said Registrar-Recorder; bounded on the Northwest by the Southwesterly prolongation of the Northwesterly line on Lot 1, Tract No. 24261, as shown on Map filed in Book 627, Pages 3 and 4 of Maps, in the Office of said Registrar-Recorder; bounded on the Southeast by the Southwesterly prolongation of the Southeasterly line of said Lot; bounded on the Northeast by the Southwesterly line of said Lot; and bounded on the Southwest by the following described line:

Beginning at a point in the center line of Huntington Drive, 100 feet wide, said center line being the center line of Falling Leaf Avenue, 60 feet wide, as said last mentioned avenue is shown on said Map of a part of Santa Anita Tract, said point being distant North 88° 55' 55" East 120.82 feet along said center line of Huntington Drive from the center line on Fifth Avenue, 60 feet wide, as said last mentioned avenue is shown on said last mentioned Map; thence South 44° 30' 24" East 108.81 feet; thence South 43° 10' 44" East 111.73; thence South 45° 32' 38" West 18.21 feet; thence South 44° 30' 24" East 993.25 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 1060 feet; thence Southeasterly 279.33 feet along said curve; thence non tangent to said curve South 26° 28' 33" East 127.27 feet; thence South 25° 43' 50" East 44.62 feet; thence South 5° 15' 44" East 29.56 feet; thence South 26° 06' 37" East 1296.09 feet.

**1505 Pilgrim Way (APN: 8507-013-081)**

That portion of Block 25, of a part of the Santa Anita Tract, in the City of Monrovia, County of Los Angeles, State of California, as shown on map recorded in Book 34 Pages(s) 41 and 42 of Miscellaneous Records, in the office of the County Recorder of Los Angeles, and that portion of Eighth Avenue, as shown on said Map and as vacated by Ordinance No. 709 of the City of Monrovia, recorded in Book 183, Page 103, of Official Records, in the office of said Recorder; Bounded on the Northwest by the Southwesterly prolongation of the Northwesterly line of Lot 23, Tract No. 18931, as shown on a map filed in Book 485, Pages 40 and 41 of Maps, in the office of said Recorder; Bounded on the Southeast by the Southwesterly prolongation of the Southeasterly line of said Lot; Bounded on the Northeast by the Southwesterly line of said Lot, and bounded on the Southwest by the following described line:

Beginning at a point in the center line of Huntington Drive, 100 feet wide, said center line being the center line of Falling Leaf Avenue, 60 feet wide, as said Avenue is shown on said first mentioned Map, said point being distant North 88° 55' 55" East 120.82 feet along said center line from the center line of Fifth Avenue, 60 feet wide, as said last mentioned avenue is shown on said map of a part of Santa Anita Tract; thence South 44° 30' 24" East 108.87 feet; thence South 43° 10' 44" East 111.73 feet; thence South 45° 32' 38" West 18.21 feet; thence South 44° 30' 24" East 993.25 feet to the beginning of a tangent curve concave to the southwest and having a radius of 1,060 feet; thence southeasterly 279.33 feet along said curve; thence non tangent to said curve South 26° 28' 33" East 127.27 feet; thence South 25° 43' 50" East 44.62 feet; thence South 5° 15' 44" East 29.56 feet; thence South 26 06' 37" East 1,296.09 feet.

The area of the above described parcel of land is 2,420 square feet, more or less.

**1613 Pilgrim Way (APN: 8507-014-028)**

That portion of Block 24, of a part of Santa Anita Tract, as shown on map recorded in Book 34, Pages 41 and 42, of Miscellaneous Records, in the office of the Recorder of the County of Los Angeles, bounded on the Northwest by the Southwesterly prolongation of the Northwesterly line of Lot 13, Tract No. 18931, as shown on map filed in book 485, Pages 40 and 41 of Maps, in the office of said Recorder, on the Southeast by the Southwesterly prolongation of the Southeasterly

line of said lot, on the Northeast by the Southwesterly line of said lot, and bounded on the Southwest by the following described line:

Beginning at a point in the center line of Huntington Drive, 100 feet wide, said center line being the center line of Falling Leaf Avenue, 60 feet wide, as said Avenue is shown on said first mentioned map, said point being distant North 88° 55' 55" East 120.82 feet along said center line from the center line of Fifth Avenue, 60 feet wide, as said Avenue is shown on said map of a part of Santa Anita Tract, thence South 44° 30' 24" East 108.87 feet; thence South 43° 10' 44" East 111.73 feet; thence South 45° 32' 38" West 18.21 feet; thence South 44° 30' 24" East 993.25 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 1,060 feet; thence Southeasterly 279.33 feet along said curve; thence non-tangent to said curve South 26° 28' 33" East 127.27 feet; thence South 25° 43' 50" East 44.62 feet; thence South 5° 15' 44" East 29.56 feet; thence South 26° 06' 37" East 1,296.09 feet to a point, said point being the beginning of a non-tangent curve concave to the West and having a radius of 2,625 feet, a radial line of said non-tangent curve to said point bears North 63° 56' 52" East, thence Southerly 445.11 feet along said curve, thence non-tangent to said curve South 42° 05' 45" East 73.23 feet, more or less, to the most Northerly corner of that parcel of land described in "Parcel No. 162" in final order of condemnation had in Superior Court case No. 696,303, a certified copy of which is recorded in Book D439, Page 118, of Official Records, in the Office of said Recorder.

AND MORE COMMONLY KNOWN AS: 1613 Pilgrim Way, Monrovia, CA

TAX PARCEL NUMBER: 8507-014-028

**1629 Pilgrim Way (APN: 8507-014-049)**

That portion of Block 23, of a part of Santa Anita Tract, in the City of Monrovia, County of Los Angeles, State of California, as per map recorded in Book 34 Pages 41 and 42, of Miscellaneous Records, in the office of the County Recorder of said County, bounded on the Northwest by the Southwesterly prolongation of the Northwesterly line of Lot 9, Tract 18931, as shown on map filed in Book 485 Pages 40 and 41, of Maps, in the office of said Recorder; on the Southeast by the Southwesterly prolongation of the Southeasterly line of said Lot; on the Northeast by the Southwesterly line of said Lot and bounded on the Southwest by the following described line:

Beginning at a point in the center line of Huntington Drive, 100 feet wide, said center line being the center line of Falling Leaf Avenue, 60 feet wide, as said Avenue is shown on said first mentioned map, said point being distant North 88° 55' 55" East 120.82 feet along said center line from the center line of Fifth Avenue, 60 feet wide as said avenue is shown on said map of a part of Santa Anita Tract; thence South 44° 30' 24" East 108.87 feet; thence South 43° 10' 44" East 111.73 feet; thence South 45° 32' 38" West 18.21 feet; thence South 44° 30' 24" East 993.25 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 1,060 feet; thence Southeasterly 279.33 feet along said curve; thence non-tangent to said curve, South 26° 28' 33" East 127.27 feet; thence South 25° 43' 50" East 44.62 feet; thence South 5° 15' 44" East 29.56 feet; thence South 26° 06' 37" East 1,296.09 feet to a point, said point being the beginning of a non-tangent curve concave to the West and having a radius of 2,625 feet, a radial line of said non-tangent curve to said point bears North 63° 56' 52" East; thence Southerly 45.11 feet along said curve; thence non-tangent to said curve South 42° 05' 45" East 73.23 feet, more or less to the most Northerly corner of that parcel of land described in "Parcel No. 162" in a Final Order of Condemnation had in Superior Court Case No. 696303, a Certified Copy of which is recorded in Book D439 Page 118, of Official Records, in the office of County Recorder of said County.

APN: 8507-014-049

**1725 Pilgrim Way (APN: 8507-014-018)**

That portion of that part of Block 23, of a part of Santa Anita Tract, in the City of Monrovia, County of Los Angeles, State of California, as shown on map recorded in Book 34 Page(s) 41 and 42 of Miscellaneous Records, in the office of the County Recorder of said County, together with that portion of that part of Genoa Street and that portion of that part of Ninth Avenue, both 60 feet wide, as said street and avenue are shown on said map, vacated by the Board of Trustees of the City of Monrovia by Ordinance No. 709, a Certified Copy of which is recorded in Book 183 Page 103, of Official Records, in the office of said Recorder, described in deed to Los Angeles County Flood Control District, recorded in Book 43329 Page 401, of Official Records in the office of said Recorder, lying Easterly of the following described line:

Beginning at a point in the center line of Huntington Drive, 100 feet wide, said center line being the center line of Falling Leaf Avenue, 60 feet wide, as said avenue is shown on said map, said point being distant North 88° 55' 55" East 120.82 feet along said center line from the center line of Fifth Avenue, 60 feet wide, as said avenue is shown on said map; thence South 44° 30' 24" East 108.87 feet; thence South 43° 10' 44" East 111.73 feet; thence South 45° 32' 38" West 18.21 feet; thence South 44° 30' 24" East 993.25 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 1,060 feet; thence Southeasterly 279.33 feet along said curve; thence non-tangent to said curve South 26° 28' 33" East 127.27 feet; thence South 25° 43' 50" East 44.62 feet; thence South 5° 15' 44" East 29.56 feet, thence South 26° 06' 37" East 1,296.09 feet to a point, said point being the beginning of a non-tangent curve concave to the West and having a radius of 2,625 feet, a radial line of said non-tangent curve to said point bears north 63° 56' 52" East; Southerly 445.11 feet along said curve; thence non-tangent to said curve South 42° 05' 45" East 73.23 feet, more or less, to the most Northerly corner of that parcel of land described in "Parcel No. 162" in a Final Order of Condemnation had in Superior Court case No. 696303, a Certified Copy of which is recorded in Book D439 Page 118 of Official Records, in the office of said Recorder.

Except therefrom that portion lying Northerly of the Westerly prolongation of the Northerly line of Lot 3, Tract No. 18931, as shown on map recorded in Book 485 Pages 40 and 41 of maps, in the office of said Recorder, and that portion lying Southerly of the Westerly prolongation of the Southerly line of said Lot 3.

Also except therefrom all oil, gas, minerals and other hydrocarbon substances lying below the surface of said property, but with no right of surface entry, as provided in the deed recorded December 19, 1972 in Book D5703 Page 746 Official Records.

**1729 Pilgrim Way (APN: 8507-014-017)**

That portion of that part of Genoa Street and that portion of that part of Ninth Avenue, both 60 feet wide, as said avenue and street are shown on a map recorded in Book 34, Pages 41 and 42 of Miscellaneous Records, in the Office of the County Recorder, vacated by the Board of Trustees of the City of Monrovia by Ordinance No. 709, a Certified Copy of which is recorded in Book 183, Page 103 of Official Records, in the office of said Recorder described in deed to Los Angeles County Flood Control District, recorded in Book 43329, Page 401, of Official Records in the office of said Recorder, lying Easterly of the following described line:

Beginning at a point in the center line of Huntington Drive, 100 feet wide, said center line being the center line of Falling Leaf Avenue, 60 feet wide, as said avenue is shown on said map, said point being distant North 88° 55' 55" East 120.82 feet along said center line from the center line of Fifth Avenue, 60 feet wide, as said avenue is shown on said map; thence South 44° 30' 24" East 108.87 feet; thence South 43° 10' 44" East 111.73 feet; thence South 45° 32' 38" West 18.21

feet; thence South 44° 30' 24" East 993.25 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 1,060 feet; thence Southeasterly 279.33 feet along said curve; thence non-tangent to said curve South 26° 28' 33" East 127.27 feet; thence South 25° 43' 50" East 44.62 feet; thence South 5° 15' 44" East 29.56 feet; thence South 26° 06' 37" East 1,296.09 feet to a point, said point being the beginning of a non-tangent curve concave to the west and having a radius of 2,625 feet, a radial line of said non-tangent curve to said point bears North 63° 56' 52" East; thence Southerly 445.11 feet along said curve; thence non-tangent to said curve South 42° 05' 45" East 73.23 feet, more or less, to the most Northerly corner of that parcel of land described in "Parcel No. 162" in a Final Order of Condemnation had in Book D-439, Page 118 of Official Records, in the office of the County Recorder.

Except therefrom that portion lying Northerly of the Westerly prolongation of the Northerly line of Lot 2, Tract No. 18931, as shown on map recorded in Book 485, Pages 40 and 41 of maps in the office of said recorder, and that portion lying Southerly of Westerly prolongation of the Southerly line of said Lot 2.

Also except all oil, gas, petroleum, and other hydrocarbon substances and minerals, but without right of entry to the surface of said land, as reserved by Lundy Hill and June Hill, Husband and Wife, in deed recorded April 27, 1966, Official Records.

**NO. 2020-13**

**AN ORDINANCE OF THE CITY OF MONROVIA, CALIFORNIA, ADOPTING ZONE CHANGE ZA2020-0002 AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF MONROVIA SET FORTH IN SECTION 17.04.040 OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE TO CHANGE THE P/QP (PUBLIC/QUASI-PUBLIC) ZONE DESIGNATION OF THE PROPERTIES LOCATED AT 649 WEST DUARTE ROAD, AND 1435, 1439, 1505, 1613, 1629, 1725, AND 1729 PILGRIM WAY, (APNS: 8507-014-050, 8507-013-086, 8507-013-079, 8507-013-081, 8507-014-028, 8507-014-049, 8507-014-018, 8507-014-017) TO RL (RESIDENTIAL LOW DENSITY) ZONE DESIGNATION**

**THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA** does ordain as follows:

**SECTION 1.** Eight property owners have initiated an application to amend the Zoning Map (the “amendment”). The amendment proposes to designate previously acquired Los Angeles County Flood Control District (LACFCD) remnant parcels from Public/Quasi-Public (P/QP) to Residential Low Density (RL) for the properties located at 649 West Duarte Road, and 1435, 1439, 1505, 1613, 1629, 1725, and 1729 Pilgrim Way (APNs: 8507-014-050, 8507-013-086, 8507-013-079, 8507-013-081, 8507-014-028, 8507-014-049, 8507-014-018, 8507-014-017) as depicted on the map that is attached as Exhibit “A” to this Ordinance and as more particularly described on attached Exhibit “B” hereto, both of which are incorporated herein by this reference.

**SECTION 2.** On November 18, 2020, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on Ordinance No. 2020-13, which implements Zone Change ZA2020-0002 by amending the Official Zoning Map as described above. At the hearing, all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all the information, evidence, and testimony presented in connection with this Ordinance.

**SECTION 3.** On December 15, 2020 the City Council of the City of Monrovia conducted a duly noticed public hearing on this Ordinance No. 2020-13. At the hearing, all interested persons were given an opportunity to be heard. The City Council received and considered the staff report and all the information, evidence, and testimony presented in connection with this Ordinance.

**SECTION 4.** Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, City Staff determined that there is no possible significant effect directly related to the adoption of Zone Change ZA2020-0002. The residential properties are already developed with single-family homes that use the remnant parcels as backyard recreation area. The land areas under the General Plan Amendment are small in size, and the change in land use designation from P/QP to RL will afford property owners with useable expanded residential backyard space for incidental residential uses such as patio structures, storage sheds, and Accessory Dwelling Units. Ordinance No. 2020-13 is exempt from CEQA pursuant to Section 15061(b)(3) of the State CEQA Guidelines (14 CCR § 15061(b)(3)), and independently, the Ordinance is categorically exempt (Class 5) pursuant to Section 15305 of the State CEQA Guidelines (14 CCR § 15305); therefore no further action is required under CEQA.

**SECTION 5.** The custodian of records for all materials that constitute the record of proceeding upon which this decision is based is the City Clerk. Those documents are available

for public review in the Office of the City Clerk located at 415 South Ivy Avenue, Monrovia, California 91016.

**SECTION 6.** All legal prerequisites to the adoption of the Ordinance have occurred.

**SECTION 7.** With the concurrent approval of General Plan Amendment GPA2020-0002, the zoning regulations for the proposed designation from P/QP to RL for previously acquired remnant LACFCD parcels will be consistent with City's General Plan. The subject properties will be zoned RL and will be regulated, consistent with the General Plan, through the Residential Low Density Standards and the Monrovia Municipal Code (Zoning) (Monrovia Municipal Code Section 17.08.010).

**SECTION 8.** The Official Zoning Map for the City of Monrovia set forth in Title 17 (Zoning), Chapter 17.04 (General Provisions), Section 17.04.040 (Official Zoning Map) of the Monrovia Municipal Code, is hereby amended by changing the zoning designation of the properties that are identified in Exhibit "A," attached hereto and incorporated herein by this reference, to RL (Residential Low)).

**SECTION 9.** Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 10.** The City Clerk shall certify to the passage of this Ordinance and shall cause same to be published pursuant to state law within fifteen (15) days after its passage, and this Ordinance shall become effective thirty (30) days after its passage.

**INTRODUCED** this 15<sup>th</sup> day of December, 2020.

**PASSED, APPROVED, AND ADOPTED** this 5<sup>th</sup> day of January, 2021.

---

Tom Adams, Mayor  
City of Monrovia

**ATTEST:**

**APPROVED AS TO FORM:**

---

Alice D. Atkins, MMC, City Clerk  
City of Monrovia

---

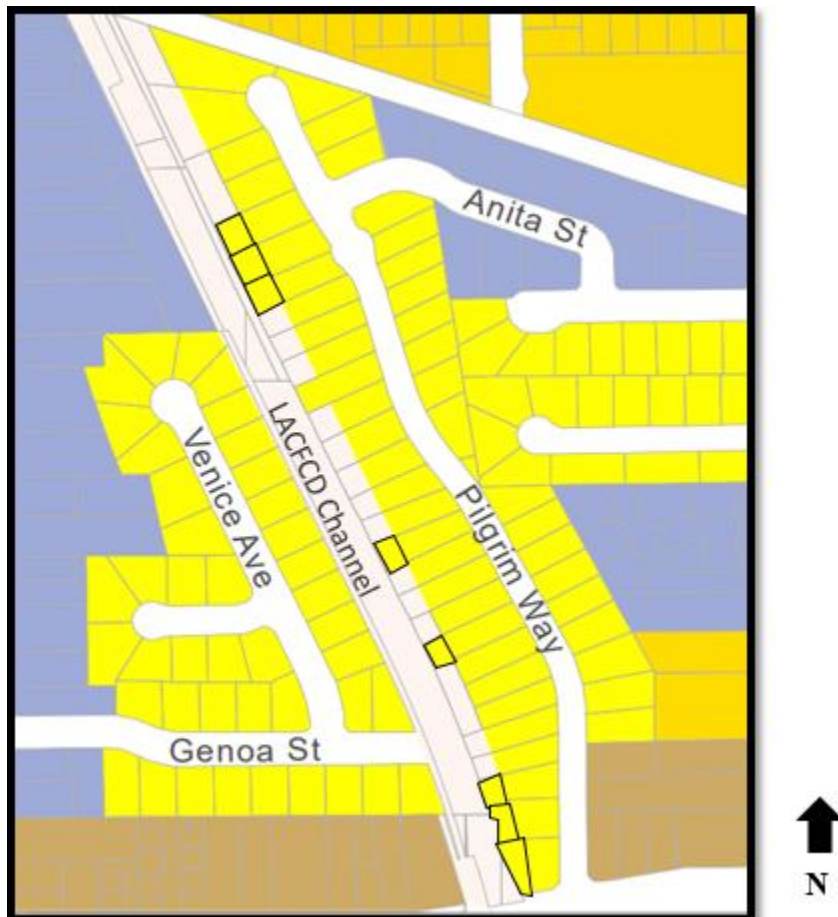
Craig A. Steele, City Attorney  
City of Monrovia

ORDINANCE NO. 2020-13

EXHIBIT "A"

Map of Zone Change ZA2020-0002

Changing the P/QP (Public/Quasi-Public) Zone to RL (Residential Low Density) Zone for the remnant Los Angeles County Flood Control District parcels located at 649 West Duarte Road, and 1435, 1439, 1505, 1613, 1629, 1725, and 1729 Pilgrim Way, (APNS: 8507-014-050, 8507-013-086, 8507-013-079, 8507-013-081, 8507-014-028, 8507-014-049, 8507-014-018, 8507-014-017)





**ORDINANCE NO. 2020-13**

**EXHIBIT "B"**

**Legal Descriptions for Remant Parcels Subject to Zone Change ZA2020-0002**

**649 West Duarte Road (APN: 8507-014-050)**

That portion of that portion of Ninth Avenue, in a part of Santa Anita Tract, in the City of Monrovia, County of Los Angeles, State of California, as per Map recorded in Book 34 Page(s) 41 and 42 of miscellaneous maps, in the Office of the County Recorder of Los Angeles District, recorded in Book 43329, Page 401, Official Records, in the Office of said Recorder within the following described boundaries.

Commencing at the Southwest corner of Lot 1 of Tract 18931 as shown on Map recorded in Book 48 Page(s) 40 and 41 of Maps, in the Office of said Recorder; thence along the Southerly line of said Lot, North 79° 52' 30" East, 10.00 feet; thence North 18° 20' 11" West 5.82 feet; thence North 50° 25' 52" West 16.00 feet to a point in the curved Westerly line of said Lot, said point being the true point of beginning; thence North 42° 05' 45" West 73.23 feet to a point in a non-tangent curve, concave to the West and having a radius of 2625 feet, a radial line of said curve to said last mentioned point bears North 73° 39' 47" East; thence Northerly along said curve to the intersection with the Westerly prolongation of the Northerly line of said Lot; thence, along said prolongation, Easterly to the Northwest corner of said Lot; thence Southerly along the curved Westerly line of said lot to the true point of beginning.

**1435 Pilgrim Way (APN: 8507-013-086)**

Those portions of Blocks 25 and 34, of a Part of Santa Anita Tract, in the City of Monrovia, County of Los Angeles, State of California as shown on Map recorded in Book 34 Pages 41 and 42 of miscellaneous records, in the Office of the Registrar-Recorder of the County of Los Angeles, and that portion of Eight Avenue, as shown on said Map and as vacated by Ordinance No. 709 of the City of Monrovia, recorded in Book 183 Page 103, Official Records, in the Office of said Registrar-Recorder; bounded on the Northwest by the Southwesterly prolongation of the Northwesterly line on Lot 2, Track No. 24231 as shown on the Map filed in Book 627, pages 3 and 4 of Maps, in the Office of said Registrar-Recorder; bounded on the Southeast by the Southwesterly prolongation of the Southeasterly line of said Lot; bounded on the Northeast by the Southwesterly line of said Lot; and bounded on the Southwest by the following -described line:

Beginning at a point in the center line of Huntington Drive, 100 feet wide, said center line being the center line of Falling Leaf Avenue, 60 feet wide, as said last mentioned avenue is shown on said Map of a part of Santa Anita Tract, said point being distant North 88° 55' 55" East 120.82 feet along said center line of Huntington Drive from the center line on Fifth Avenue, 60 feet wide, as said last mentioned avenue is shown on said last mentioned Map; thence South 44° 30' 24" East 108.87 feet; thence South 43° 10' 44" East 111.73 feet; thence South 45° 32' 38" West 18.21 feet; thence South 44° 30' 24" East 993.25 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 1060 feet; thence Southeasterly 279.33 feet along said curve; thence non tangent to said curve South 26° 28' 33" East 127.27 feet; thence South 25° 43' 50" East 44.62 feet; thence South 5° 15' 44" East 29.56 feet; thence South 26° 06' 37" East 1296.09 feet.

**1439 Pilgrim Way (APN: 8507-013-079)**

Those portions on Blocks 25 and 34, of a part of Santa Anita Tract, in the City of Monrovia, County of Los Angeles, State of California, as shown on Map recorded in Book 34, Pages 41 and 42 of miscellaneous records, in the Office of the Registrar-Recorder of the County of Los Angeles, and that portion of Eighth Avenue, as shown on said Map and as vacated by Ordinance No. 709 of the City of Monrovia, recorded in Book 183, Page 103, Official Records, in the Office of said Registrar-Recorder; bounded on the Northwest by the Southwesterly prolongation of the Northwesterly line on Lot 1, Tract No. 24261, as shown on Map filed in Book 627, Pages 3 and 4 of Maps, in the Office of said Registrar-Recorder; bounded on the Southeast by the Southwesterly prolongation of the Southeasterly line of said Lot; bounded on the Northeast by the Southwesterly line of said Lot; and bounded on the Southwest by the following described line:

Beginning at a point in the center line of Huntington Drive, 100 feet wide, said center line being the center line of Falling Leaf Avenue, 60 feet wide, as said last mentioned avenue is shown on said Map of a part of Santa Anita Tract, said point being distant North 88° 55' 55" East 120.82 feet along said center line of Huntington Drive from the center line on Fifth Avenue, 60 feet wide, as said last mentioned avenue is shown on said last mentioned Map; thence South 44° 30' 24" East 108.81 feet; thence South 43° 10' 44" East 111.73; thence South 45° 32' 38" West 18.21 feet; thence South 44° 30' 24" East 993.25 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 1060 feet; thence Southeasterly 279.33 feet along said curve; thence non tangent to said curve South 26° 28' 33" East 127.27 feet; thence South 25° 43' 50" East 44.62 feet; thence South 5° 15' 44" East 29.56 feet; thence South 26° 06' 37" East 1296.09 feet.

**1505 Pilgrim Way (APN: 8507-013-081)**

That portion of Block 25, of a part of the Santa Anita Tract, in the City of Monrovia, County of Los Angeles, State of California, as shown on map recorded in Book 34 Pages(s) 41 and 42 of Miscellaneous Records, in the office of the County Recorder of Los Angeles, and that portion of Eighth Avenue, as shown on said Map and as vacated by Ordinance No. 709 of the City of Monrovia, recorded in Book 183, Page 103, of Official Records, in the office of said Recorder; Bounded on the Northwest by the Southwesterly prolongation of the Northwesterly line of Lot 23, Tract No. 18931, as shown on a map filed in Book 485, Pages 40 and 41 of Maps, in the office of said Recorder; Bounded on the Southeast by the Southwesterly prolongation of the Southeasterly line of said Lot; Bounded on the Northeast by the Southwesterly line of said Lot, and bounded on the Southwest by the following described line:

Beginning at a point in the center line of Huntington Drive, 100 feet wide, said center line being the center line of Falling Leaf Avenue, 60 feet wide, as said Avenue is shown on said first mentioned Map, said point being distant North 88° 55' 55" East 120.82 feet along said center line from the center line of Fifth Avenue, 60 feet wide, as said last mentioned avenue is shown on said map of a part of Santa Anita Tract; thence South 44° 30' 24" East 108.87 feet; thence South 43° 10' 44" East 111.73 feet; thence South 45° 32' 38" West 18.21 feet; thence South 44° 30' 24" East 993.25 feet to the beginning of a tangent curve concave to the southwest and having a radius of 1,060 feet; thence southeasterly 279.33 feet along said curve; thence non tangent to said curve South 26° 28' 33" East 127.27 feet; thence South 25° 43' 50" East 44.62 feet; thence South 5° 15' 44" East 29.56 feet; thence South 26 06' 37" East 1,296.09 feet.

The area of the above described parcel of land is 2,420 square feet, more or less.

**1613 Pilgrim Way (APN: 8507-014-028)**

That portion of Block 24, of a part of Santa Anita Tract, as shown on map recorded in Book 34, Pages 41 and 42, of Miscellaneous Records, in the office of the Recorder of the County of Los Angeles, bounded on the Northwest by the Southwesterly prolongation of the Northwesterly line of Lot 13, Tract No. 18931, as shown on map filed in book 485, Pages 40 and 41 of Maps, in the office of said Recorder, on the Southeast by the Southwesterly prolongation of the Southeasterly line of said lot, on the Northeast by the Southwesterly line of said lot, and bounded on the Southwest by the following described line:

Beginning at a point in the center line of Huntington Drive, 100 feet wide, said center line being the center line of Falling Leaf Avenue, 60 feet wide, as said Avenue is shown on said first mentioned map, said point being distant North 88° 55' 55" East 120.82 feet along said center line from the center line of Fifth Avenue, 60 feet wide, as said Avenue is shown on said map of a part of Santa Anita Tract, thence South 44° 30' 24" East 108.87 feet; thence South 43° 10' 44" East 111.73 feet; thence South 45° 32' 38" West 18.21 feet; thence South 44° 30' 24" East 993.25 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 1,060 feet; thence Southeasterly 279.33 feet along said curve; thence non-tangent to said curve South 26° 28' 33" East 127.27 feet; thence South 25° 43' 50" East 44.62 feet; thence South 5° 15' 44" East 29.56 feet; thence South 26° 06' 37" East 1,296.09 feet to a point, said point being the beginning of a non-tangent curve concave to the West and having a radius of 2,625 feet, a radial line of said non-tangent curve to said point bears North 63° 56' 52" East, thence Southerly 445.11 feet along said curve, thence non-tangent to said curve South 42° 05' 45" East 73.23 feet, more or less, to the most Northerly corner of that parcel of land described in "Parcel No. 162" in final order of condemnation had in Superior Court case No. 696,303, a certified copy of which is recorded in Book D439, Page 118, of Official Records, in the Office of said Recorder.

AND MORE COMMONLY KNOWN AS: 1613 Pilgrim Way, Monrovia, CA

TAX PARCEL NUMBER: 8507-014-028

**1629 Pilgrim Way (APN: 8507-014-049)**

That portion of Block 23, of a part of Santa Anita Tract, in the City of Monrovia, County of Los Angeles, State of California, as per map recorded in Book 34 Pages 41 and 42, of Miscellaneous Records, in the office of the County Recorder of said County, bounded on the Northwest by the Southwesterly prolongation of the Northwesterly line of Lot 9, Tract 18931, as shown on map filed in Book 485 Pages 40 and 41, of Maps, in the office of said Recorder; on the Southeast by the Southwesterly prolongation of the Southeasterly line of said Lot; on the Northeast by the Southwesterly line of said Lot and bounded on the Southwest by the following described line:

Beginning at a point in the center line of Huntington Drive, 100 feet wide, said center line being the center line of Falling Leaf Avenue, 60 feet wide, as said Avenue is shown on said first mentioned map, said point being distant North 88° 55' 55" East 120.82 feet along said center line from the center line of Fifth Avenue, 60 feet wide as said avenue is shown on said map of a part of Santa Anita Tract; thence South 44° 30' 24" East 108.87 feet; thence South 43° 10' 44" East 111.73 feet; thence South 45° 32' 38" West 18.21 feet; thence South 44° 30' 24" East 993.25 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 1,060 feet; thence Southeasterly 279.33 feet along said curve; thence non-tangent to said curve, South 26° 28' 33" East 127.27 feet; thence South 25° 43' 50" East 44.62 feet; thence South 5° 15' 44" East 29.56 feet; thence South 26° 06' 37" East 1,296.09 feet to a point, said point being the beginning of a non-tangent curve concave to the West and having a radius of 2,625 feet, a radial line of said non-tangent curve to said point bears North 63° 56' 52" East; thence Southerly 45.11 feet along said curve; thence non-tangent to said curve South 42° 05' 45" East 73.23 feet, more or less to

the most Northerly corner of that parcel of land described in "Parcel No. 162" in a Final Order of Condemnation had in Superior Court Case No. 696303, a Certified Copy of which is recorded in Book D439 Page 118, of Official Records, in the office of County Recorder of said County.

APN: 8507-014-049

**1725 Pilgrim Way (APN: 8507-014-018)**

That portion of that part of Block 23, of a part of Santa Anita Tract, in the City of Monrovia, County of Los Angeles, State of California, as shown on map recorded in Book 34 Page(s) 41 and 42 of Miscellaneous Records, in the office of the County Recorder of said County, together with that portion of that part of Genoa Street and that portion of that part of Ninth Avenue, both 60 feet wide, as said street and avenue are shown on said map, vacated by the Board of Trustees of the City of Monrovia by Ordinance No. 709, a Certified Copy of which is recorded in Book 183 Page 103, of Official Records, in the office of said Recorder, described in deed to Los Angeles County Flood Control District, recorded in Book 43329 Page 401, of Official Records in the office of said Recorder, lying Easterly of the following described line:

Beginning at a point in the center line of Huntington Drive, 100 feet wide, said center line being the center line of Falling Leaf Avenue, 60 feet wide, as said avenue is shown on said map, said point being distant North 88° 55' 55" East 120.82 feet along said center line from the center line of Fifth Avenue, 60 feet wide, as said avenue is shown on said map; thence South 44° 30' 24" East 108.87 feet; thence South 43° 10' 44" East 111.73 feet; thence South 45° 32' 38" West 18.21 feet; thence South 44° 30' 24" East 993.25 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 1,060 feet; thence Southeasterly 279.33 feet along said curve; thence non-tangent to said curve South 26° 28' 33" East 127.27 feet; thence South 25° 43' 50" East 44.62 feet; thence South 5° 15' 44" East 29.56 feet, thence South 26° 06' 37" East 1,296.09 feet to a point, said point being the beginning of a non-tangent curve concave to the West and having a radius of 2,625 feet, a radial line of said non-tangent curve to said point bears north 63° 56' 52" East; Southerly 445.11 feet along said curve; thence non-tangent to said curve South 42° 05' 45" East 73.23 feet, more or less, to the most Northerly corner of that parcel of land described in "Parcel No. 162" in a Final Order of Condemnation had in Superior Court case No. 696303, a Certified Copy of which is recorded in Book D439 Page 118 of Official Records, in the office of said Recorder.

Except therefrom that portion lying Northerly of the Westerly prolongation of the Northerly line of Lot 3, Tract No. 18931, as shown on map recorded in Book 485 Pages 40 and 41 of maps, in the office of said Recorder, and that portion lying Southerly of the Westerly prolongation of the Southerly line of said Lot 3.

Also except therefrom all oil, gas, minerals and other hydrocarbon substances lying below the surface of said property, but with no right of surface entry, as provided in the deed recorded December 19, 1972 in Book D5703 Page 746 Official Records.

**1729 Pilgrim Way (APN: 8507-014-017)**

That portion of that part of Genoa Street and that portion of that part of Ninth Avenue, both 60 feet wide, as said avenue and street are shown on a map recorded in Book 34, Pages 41 and 42 of Miscellaneous Records, in the Office of the County Recorder, vacated by the Board of Trustees of the City of Monrovia by Ordinance No. 709, a Certified Copy of which is recorded in Book 183, Page 103 of Official Records, in the office of said Recorder described in deed to Los Angeles County Flood Control District, recorded in Book 43329, Page 401, of Official Records in the office of said Recorder, lying Easterly of the following described line:

Beginning at a point in the center line of Huntington Drive, 100 feet wide, said center line being the center line of Falling Leaf Avenue, 60 feet wide, as said avenue is shown on said map, said point being distant North 88° 55' 55" East 120.82 feet along said center line from the center line of Fifth Avenue, 60 feet wide, as said avenue is shown on said map; thence South 44° 30' 24" East 108.87 feet; thence South 43° 10' 44" East 111.73 feet; thence South 45° 32' 38" West 18.21 feet; thence South 44° 30' 24" East 993.25 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 1,060 feet; thence Southeasterly 279.33 feet along said curve; thence non-tangent to said curve South 26° 28' 33" East 127.27 feet; thence South 25° 43' 50" East 44.62 feet; thence South 5° 15' 44" East 29.56 feet; thence South 26° 06' 37" East 1,296.09 feet to a point, said point being the beginning of a non-tangent curve concave to the west and having a radius of 2,625 feet, a radial line of said non-tangent curve to said point bears North 63° 56' 52" East; thence Southerly 445.11 feet along said curve; thence non-tangent to said curve South 42° 05' 45" East 73.23 feet, more or less, to the most Northerly corner of that parcel of land described in "Parcel No. 162" in a Final Order of Condemnation had in Book D-439, Page 118 of Official Records, in the office of the County Recorder.

Except therefrom that portion lying Northerly of the Westerly prolongation of the Northerly line of Lot 2, Tract No. 18931, as shown on map recorded in Book 485, Pages 40 and 41 of maps in the office of said recorder, and that portion lying Southerly of Westerly prolongation of the Southerly line of said Lot 2.

Also except all oil, gas, petroleum, and other hydrocarbon substances and minerals, but without right of entry to the surface of said land, as reserved by Lundy Hill and June Hill, Husband and Wife, in deed recorded April 27, 1966, Official Records.