

AN ORDINANCE OF THE CITY OF COVINA ESTABLISHING A
PCD-(C-P) OVERLAY ZONE CLASSIFICATION FOR CERTAIN
PROPERTY TO BE ANNEXED TO THE CITY OF COVINA,
DESIGNATED AS SOUTHERLY ANNEXATION DISTRICT 82.

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.

SECTION 2. The following described real property in the County of Los Angeles, State of California, is hereby rezoned as defined in Title 17.58 of the Covina Municipal Code as follows:

A. This property is to be rezoned PCD-(C-P), subject to the following conditions:

1. Real estate offices and the uses of the C-P zone, with the exception of medical and dental offices, shall be permitted.
2. The precise plan as adopted, shall be in accordance with Site Plan Review 82-035.
3. Engineering Department requirements:

a. Street Dedication

Owner shall execute an irrevocable offer to dedicate the North 10.00 feet of subject property and sufficient land for a new corner cut-off at the Southeast corner of Covina Hills Road and Grand Avenue for widening Covina Hills Road. The offer to dedicate shall include provision for construction slope easement as necessary. No private improvements will be allowed in this area.

b. Public Improvements

- (1). Covina Hills Road. Remove and replace damaged or missing asphaltic concrete berm. Remove and close approaches that are not to be used.
- (2). Grand Avenue. Construct concrete sidewalk 7.5 feet wide; construct driveway approach; remove and close approaches that are not to be used; construct wheelchair ramp; provide for an Edison-owned marbelite street light pole with underground wiring in Grand Avenue, approximately five feet north of the proposed driveway approach. All work shall be done in accordance with City standards.