



CC Regular Meeting

AGENDA ITEM REPORT

Meeting: April 1, 2025
Title: Resolution CC 2025-22 Accepting an Easement and Offer of Dedication for Public Purposes Associated with the Development of Property at 270 W. Dexter Street
Presented by: Rafael M. Fajardo, Director of Public Works/City Engineer
Recommendation: Adopt Resolution CC 2025-22 accepting an easement and offer of dedication for public purposes associated with the development of property at 270 W. Dexter Street.

EXECUTIVE SUMMARY:

Resolution CC 2025-22 (Attachment A) is presented for the City Council's consideration to accept an easement and offer of dedication for public access purposes associated with the development of property at 270 W. Dexter Street.

BACKGROUND:

On June 4, 2024, the Planning Department administratively approved Site Plan Review Case (SPR) 23-244 to construct a new duplex unit and two (2) additional garage spaces on a 0.22-acre property located at 270 W. Dexter Street.

DISCUSSION:

The proposed development at 270 W. Dexter Street was conditioned to dedicate the southerly three and one-half (3½) feet of the subject property along the existing alley to the City of Covina for alley widening purposes.

The proposed dedication is depicted on the location map (Attachment B) and Exhibit B of the Street Deed (Attachment C). The property owner has submitted the executed alley dedication documents to the City for formal acceptance.

FISCAL IMPACT:

There are fiscal impacts to the City associated with the acceptance of the street and alley dedications. The developer will be responsible for the costs associated with the widening of the alley south of Dexter Street. The City will be responsible for the future on-going maintenance of the additional 3½ feet of pavement, however, the costs will be nominal.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

During the review process, the Planning Commission determined that the proposed project qualified for a Categorical Exemption from environmental review under Section 15332 (Class 32) – In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines.

Respectfully submitted,

A handwritten signature in black ink, consisting of stylized initials and a long, sweeping horizontal stroke that extends to the right.

Rafael M. Fajardo
Director of Public Works/City Engineer