

PLANNING COMMISSION
RESOLUTION NO. 22-6113

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF WEST COVINA, CALIFORNIA, RECOMMENDING TO
THE CITY COUNCIL APPROVAL OF ZONE CHANGE NO. 22-02
CREATING THE MIXED-USE OVERLAY ZONE

WHEREAS, the Planning Commission, upon giving the required notice, did on September 13, 2022, conduct a duly advertised public hearing to consider the zone change; and

WHEREAS, the studies and investigations made by the Planning Commission and in its behalf reveal the following facts:

1. The existing base zoning will not change.
2. Approval of the zone change will create the Mixed-Use Overlay Zone.
3. The Mixed-Use Overlay Zone is necessary to make zoning consistent with the City's General Plan in allowing residential development in the commercial land use designation.
4. The Mixed-Use Overlay Zone is necessary to meet the Regional Housing Needs Assessment number assigned to West Covina (very low income = 1,649, low income = 848, moderate income 863, above moderate= 1,974: 5,334 total housing units).

WHEREAS, after conducting the public hearing and considering all oral and written evidence, the Planning Commission wishes to recommend that the City Council approve the zone change creating the Mixed-Use Overlay zone encompassing the parcels listed and highlighted on the map attached as "Exhibit A."

NOW THEREFORE, the Planning Commission of the City of West Covina does hereby resolve as follows:

SECTION 1: Based on evidence presented, Zone Change No. 22-02 is hereby found to be consistent with the City General Plan and implementation thereof.

SECTION 2: The Planning Commission recommends the City Council approve Zone Change No. 22-02, changing the zoning designation for subject property as set forth on Exhibit A, and amending the Zoning Map of the City of West Covina.

SECTION 3: Pursuant to requirements of the California Environmental Quality Act (CEQA) of 1970, as amended, the project General Exemption 15061(b)(3) which provides

that CEQA only applies to activity that results in direct or reasonably foreseeable indirect physical change in the environment and for activity considered to be a project, respectively. The zone change would not result in physical change in the environment. The proposal does not involve any construction or additions to any existing structures.

SECTION NO. 4: The Secretary is instructed to forward a copy of this Resolution to the City Council for their attention in the manner as prescribed by law and this Resolution shall go into force and effect upon its adoption.

I HEREBY CERTIFY, that the foregoing Resolution was adopted by the Planning Commission of the City of West Covina, at a regular meeting held on the 13th day of September, 2022, by the following vote.

AYES:

NOES:

ABSTAIN:

ABSENT:

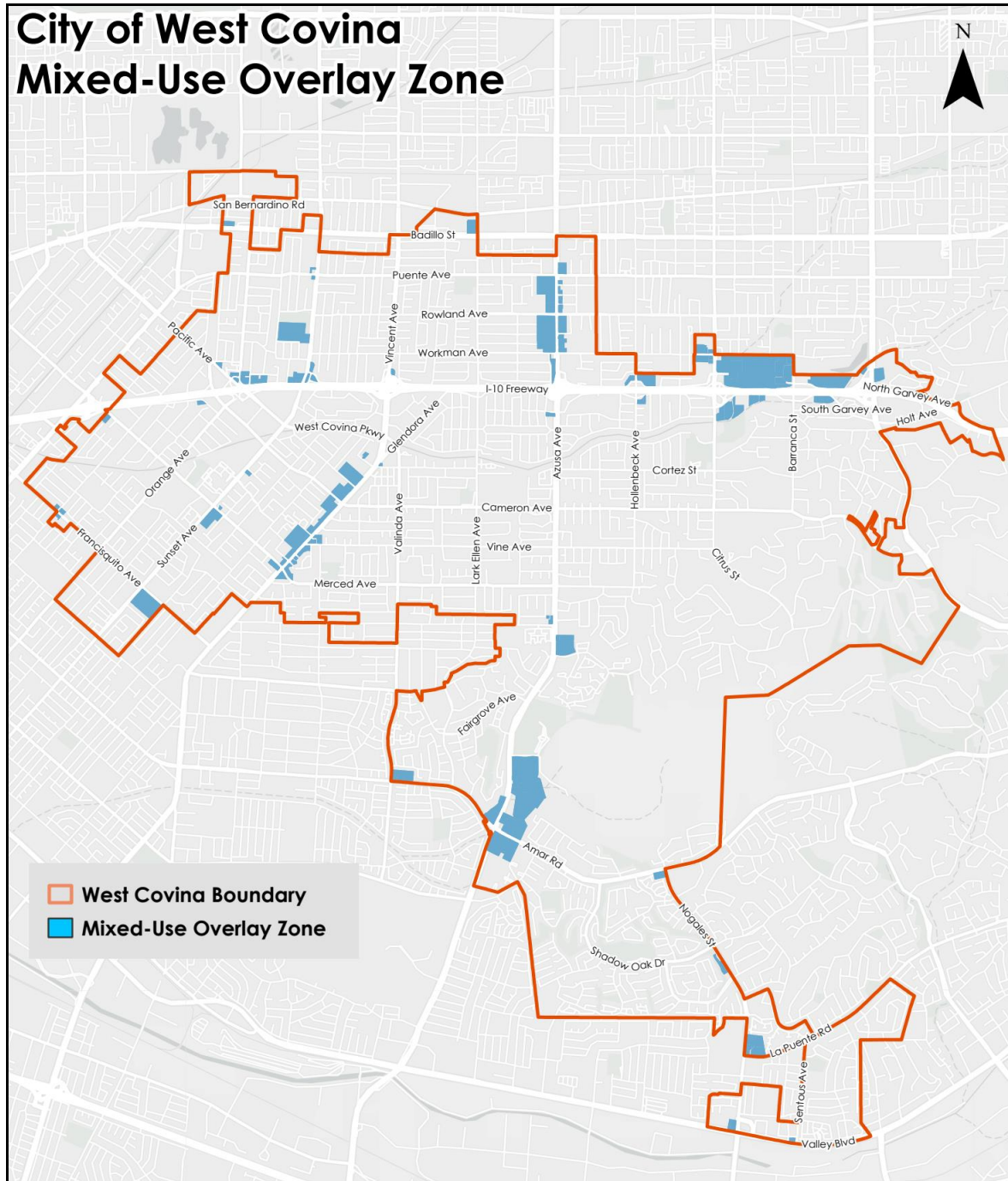
DATE: September 13, 2022

Nickolas Lewis, Chairman
Planning Commission

Paulina Morales, Secretary
Planning Commission

EXHIBIT A

Indicates the areas included in the Mixed Use Overlay zone.



AIN	APN		Direction	Unit	Street	City	ZIP	Full Address
8434015033	8434-015-033	855	N		LARK ELLEN AVE	WEST COVINA CA	91791-1099	855 N LARK ELLEN AVE WEST COVINA CA 91791
8434015034	8434-015-034	845	N		LARK ELLEN AVE	WEST COVINA CA	91791-1069	845 N LARK ELLEN AVE WEST COVINA CA 91791
8437024011	8437-024-011	1901	W		BADILLO ST	WEST COVINA CA	91790-1133	1901 W BADILLO ST WEST COVINA CA 91790
8442018011	8442-018-011	501	N		AZUSA AVE	WEST COVINA CA	91791-1102	501 N AZUSA AVE WEST COVINA CA 91791
8442018012	8442-018-012	1751	E		ROWLAND AVE	WEST COVINA CA	91791-1252	1751 E ROWLAND AVE WEST COVINA CA 91791
8442018014	8442-018-014	531	N		AZUSA AVE	WEST COVINA CA	91791-1102	531 N AZUSA AVE WEST COVINA CA 91791
8442018016	8442-018-016	563	N		AZUSA AVE	WEST COVINA CA	91791-1102	563 N AZUSA AVE WEST COVINA CA 91791
8442018019	8442-018-019	645	N		AZUSA AVE	WEST COVINA CA	91791-1103	645 N AZUSA AVE WEST COVINA CA 91791
8442018020	8442-018-020	635	N		AZUSA AVE	WEST COVINA CA	91791-1103	635 N AZUSA AVE WEST COVINA CA 91791
8442018021	8442-018-021	615	N		AZUSA AVE	WEST COVINA CA	91791-1103	615 N AZUSA AVE WEST COVINA CA 91791
8442018024	8442-018-024	521	N		AZUSA AVE	WEST COVINA CA	91791-1163	521 N AZUSA AVE WEST COVINA CA 91791
8443003018	8443-003-018	730	N		AZUSA AVE	WEST COVINA CA	91791-1010	730 N AZUSA AVE WEST COVINA CA 91791
8443003022	8443-003-022	702	N		AZUSA AVE	WEST COVINA CA	91791-1010	702 N AZUSA AVE WEST COVINA CA 91791
8443017001	8443-017-001	616	N		AZUSA AVE	WEST COVINA CA	91791-1164	616 N AZUSA AVE WEST COVINA CA 91791
8443017015	8443-017-015	1809	E		DANES DR	WEST COVINA CA	91791-1133	1809 E DANES DR WEST COVINA CA 91791
8443017016	8443-017-016	610	N		AZUSA AVE	WEST COVINA CA	91791-1147	610 N AZUSA AVE WEST COVINA CA 91791
8443018018	8443-018-018	530	N		AZUSA AVE	COVINA CA	91722-3503	530 N AZUSA AVE COVINA CA 91722
8443018019	8443-018-019	542	N		AZUSA AVE	WEST COVINA CA	91791-1146	542 N AZUSA AVE WEST COVINA CA 91791
8443018020	8443-018-020	542	N		AZUSA AVE	WEST COVINA CA	91791-1146	542 N AZUSA AVE WEST COVINA CA 91791
8443019019	8443-019-019	500	N		AZUSA AVE	WEST COVINA CA	91791-1151	500 N AZUSA AVE WEST COVINA CA 91791
8443020033	8443-020-033	1809	E		ECKERMAN AVE	WEST COVINA CA	91791-1112	1809 E ECKERMAN AVE WEST COVINA CA 91791
8443020034	8443-020-034	620	N		AZUSA AVE	WEST COVINA CA	91791-1148	620 N AZUSA AVE WEST COVINA CA 91791
8447019034	8447-019-034	100	N		GRAND AVE	WEST COVINA CA	91791-1746	100 N GRAND AVE WEST COVINA CA 91791
8451012027	8451-012-027	2700	E		WORKMAN AVE	WEST COVINA CA	91791-1628	2700 E WORKMAN AVE WEST COVINA CA 91791
8451012028	8451-012-028	2753	E		EASTLAND CTR DR	WEST COVINA CA	91791-6612	2753 E EASTLAND CTR DR WEST COVINA CA 91791
8451012036	8451-012-036	2901	E		EASTLAND CTR DR	WEST COVINA CA	91791-1603	2901 E EASTLAND CTR DR WEST COVINA CA 91791
8451012037	8451-012-037	245	N		BARRANCA STREET	WEST COVINA CA	91791	245 N BARRANCA STREET WEST COVINA CA 91791
8451012043	8451-012-043	2851	E		EASTLAND CTR DR	WEST COVINA CA	91791-1624	2851 E EASTLAND CTR DR WEST COVINA CA 91791
8451012044	8451-012-044	2970	E		WORKMAN AVE	WEST COVINA CA	91791-1610	2970 E WORKMAN AVE WEST COVINA CA 91791
8451012047	8451-012-047	101	N		BARRANCA ST	WEST COVINA CA	91791-1629	101 N BARRANCA ST WEST COVINA CA 91791
8451012052	8451-012-052	139	N		BARRANCA ST	WEST COVINA CA	91791-1629	139 N BARRANCA ST WEST COVINA CA 91791
8451012053	8451-012-053	143	N		BARRANCA ST	WEST COVINA CA	91791-1649	143 N BARRANCA ST WEST COVINA CA 91791
8451012054	8451-012-054	147	N		BARRANCA ST	WEST COVINA CA	91791-1629	147 N BARRANCA ST WEST COVINA CA 91791
8451012055	8451-012-055	2753	E		EASTLAND CTR DR	WEST COVINA CA	91791-6612	2753 E EASTLAND CTR DR WEST COVINA CA 91791
8451015045	8451-015-045	125	N		FAIRWAY LN	WEST COVINA CA	91791-1704	125 N FAIRWAY LN WEST COVINA CA 91791
8451016035	8451-016-035	3223	E		GARVEY AVE N	WEST COVINA CA	91791-1708	3223 E GARVEY AVE N WEST COVINA CA 91791
8451016104	8451-016-104	3117	E		GARVEY AVE N	WEST COVINA CA	91791-1701	3117 E GARVEY AVE N WEST COVINA CA 91791
8451016105	8451-016-105	3133	E		GARVEY AVE N	WEST COVINA CA	91791-1701	3133 E GARVEY AVE N WEST COVINA CA 91791
8451016106	8451-016-106	3145	E		GARVEY AVE N	WEST COVINA CA	91791-1701	3145 E GARVEY AVE N WEST COVINA CA 91791
8451016107	8451-016-107	3211	E		GARVEY AVE N	WEST COVINA CA	91791-1708	3211 E GARVEY AVE N WEST COVINA CA 91791
8451016113	8451-016-113	3101	E		GARVEY AVE N	WEST COVINA CA	91791-1701	3101 E GARVEY AVE N WEST COVINA CA 91791
8453001010	8453-001-010	2529	E		WORKMAN AVE	WEST COVINA CA	91791-1535	2529 E WORKMAN AVE WEST COVINA CA 91791
8453001021	8453-001-021	2525	E		WORKMAN AVE	WEST COVINA CA	91791-1535	2525 E WORKMAN AVE WEST COVINA CA 91791
8453001047	8453-001-047	305	N		CITRUS ST	WEST COVINA CA	91791-1618	305 N CITRUS ST WEST COVINA CA 91791
8453001051	8453-001-051	2533	E		WORKMAN AVE	WEST COVINA CA	91791-1535	2533 E WORKMAN AVE WEST COVINA CA 91791
8453023018	8453-023-018	2211	E		GARVEY AVE N	WEST COVINA CA	91791-1500	2211 E GARVEY AVE N WEST COVINA CA 91791
8454012023	8454-012-023	2149	E		GARVEY AVE N	WEST COVINA CA	91791-1538	2149 E GARVEY AVE N WEST COVINA CA 91791
8454014009	8454-014-009	1818	E		ROWLAND AVE	WEST COVINA CA	91791-1136	1818 E ROWLAND AVE WEST COVINA CA 91791
8454014010	8454-014-010	1825	E		THELBORN ST	WEST COVINA CA	91791-1442	1825 E THELBORN ST WEST COVINA CA 91791
8454014011	8454-014-011	426	N		AZUSA AVE	WEST COVINA CA	91791-1347	426 N AZUSA AVE WEST COVINA CA 91791
8454016001	8454-016-001	300	N		AZUSA AVE	WEST COVINA CA	91791-1345	300 N AZUSA AVE WEST COVINA CA 91791
8454016006	8454-016-006	1815	E		WORKMAN AVE	WEST COVINA CA	91791-1423	1815 E WORKMAN AVE WEST COVINA CA 91791
8454016013	8454-016-013	330	N		AZUSA AVE	WEST COVINA CA	91791-1345	330 N AZUSA AVE WEST COVINA CA 91791
8454016014	8454-016-014	334	N		AZUSA AVE	WEST COVINA CA	91791-1345	334 N AZUSA AVE WEST COVINA CA 91791
8454016015	8454-016-015	332	N		AZUSA AVE	WEST COVINA CA	91791-1345	332 N AZUSA AVE WEST COVINA CA 91791
8454016019	8454-016-019	320	N		AZUSA AVE	WEST COVINA CA	91791-1345	320 N AZUSA AVE WEST COVINA CA 91791
8454016021	8454-016-021	314	N		AZUSA AVE	WEST COVINA CA	91791-1345	314 N AZUSA AVE WEST COVINA CA 91791
8454016022	8454-016-022	342	N		AZUSA AVE	WEST COVINA CA	91791-1345	342 N AZUSA AVE WEST COVINA CA 91791
8455001023	8455-001-023	301	N		AZUSA AVE	WEST COVINA CA	91791-1346	301 N AZUSA AVE WEST COVINA CA 91791
8455001023	8455-001-023	301	N		AZUSA AVE	WEST COVINA CA	91791-1346	301 N AZUSA AVE WEST COVINA CA 91791
8455014013	8455-014-013	235	N		AZUSA AVE	WEST COVINA CA	91791-1344	235 N AZUSA AVE WEST COVINA CA 91791
8455014018	8455-014-018	225	N		AZUSA AVE	WEST COVINA CA	91791-1344	225 N AZUSA AVE WEST COVINA CA 91791
8455014019	8455-014-019	225	N		AZUSA AVE	WEST COVINA CA	91791-1344	225 N AZUSA AVE WEST COVINA CA 91791
8455014020	8455-014-020	215	N		AZUSA AVE	WEST COVINA CA	91791-1344	215 N AZUSA AVE WEST COVINA CA 91791
8455022023	8455-022-023	111	N		AZUSA AVE	WEST COVINA CA	91791-1342	111 N AZUSA AVE WEST COVINA CA 91791
8456019025	8456-019-025	116	N		VINCENT AVE	WEST COVINA CA	91790-2205	116 N VINCENT AVE WEST COVINA CA 91790
8457019003	8457-019-003	1319	W		GARVEY AVE N	WEST COVINA CA	91790-2242	1319 W GARVEY AVE N WEST COVINA CA 91790
8458003009	8458-003-009	1413	W		PUENTE AVE	WEST COVINA CA	91790-1224	1413 W PUENTE AVE WEST COVINA CA 91790

8458003011	8458-003-011	719	N		SUNSET AVE	WEST COVINA CA	91790-1228	719 N SUNSET AVE WEST COVINA CA 91790
8458018003	8458-018-003	639	N		SUNSET AVE	WEST COVINA CA	91790-1661	639 N SUNSET AVE WEST COVINA CA 91790
8458020006	8458-020-006	333	N		SUNSET AVE	WEST COVINA CA	91790-1651	333 N SUNSET AVE WEST COVINA CA 91790
8458020007	8458-020-007	329	N		SUNSET AVE	WEST COVINA CA	91790-1651	329 N SUNSET AVE WEST COVINA CA 91790
8458020901	8458-020-901	1501			DEL NORTE ST	WEST COVINA CA	91790-2105	1501 DEL NORTE ST WEST COVINA CA 91790
8458023017	8458-023-017	1503	W		GARVEY AVE N	WEST COVINA CA	91790-2138	1503 W GARVEY AVE N WEST COVINA CA 91790
8458023020	8458-023-020	1415	W		GARVEY AVE N	WEST COVINA CA	91790-2137	1415 W GARVEY AVE N WEST COVINA CA 91790
8458023022	8458-023-022	1443	W		GARVEY AVE N	WEST COVINA CA	91790-2136	1443 W GARVEY AVE N WEST COVINA CA 91790
8458023025	8458-023-025	1431	W		GARVEY AVE N	WEST COVINA CA	91790-2136	1431 W GARVEY AVE N WEST COVINA CA 91790
8458023026	8458-023-026	210	N		SUNSET AVE	WEST COVINA CA	91790-2257	210 N SUNSET AVE WEST COVINA CA 91790
8458023027	8458-023-027	222	N	101	SUNSET AVE	WEST COVINA CA	91790-2278	222 N SUNSET AVE 101 WEST COVINA CA 91790
8458025007	8458-025-007	1619	W		GARVEY AVE N	WEST COVINA CA	91790-2144	1619 W GARVEY AVE N WEST COVINA CA 91790
8458025015	8458-025-015	1618	W		HARBERT ST	WEST COVINA CA	91790-2116	1618 W HARBERT ST WEST COVINA CA 91790
8458025022	8458-025-022	1627	W		GARVEY AVE N	WEST COVINA CA	91790-2141	1627 W GARVEY AVE N WEST COVINA CA 91790
8458025025	8458-025-025	1610	W		HARBERT ST	WEST COVINA CA	91790-2116	1610 W HARBERT ST WEST COVINA CA 91790
8458025026	8458-025-026	1609	W		GARVEY AVE N	WEST COVINA CA	91790-2141	1609 W GARVEY AVE N WEST COVINA CA 91790
8458025028	8458-025-028	122	N		LANG AVE	WEST COVINA CA	91790-2121	122 N LANG AVE WEST COVINA CA 91790
8458025029	8458-025-029	1647	W		GARVEY AVE N	WEST COVINA CA	91790-2141	1647 W GARVEY AVE N WEST COVINA CA 91790
8458025030	8458-025-030	1637	W		GARVEY AVE N	WEST COVINA CA	91790-2141	1637 W GARVEY AVE N WEST COVINA CA 91790
8458027024	8458-027-024	140	N		ORANGE AVE	WEST COVINA CA	91790-2092	140 N ORANGE AVE WEST COVINA CA 91790
8458027030	8458-027-030	127	N		LANG AVE	WEST COVINA CA	91790-2122	127 N LANG AVE WEST COVINA CA 91790
8458027046	8458-027-046	1705	W		GARVEY AVE N	WEST COVINA CA	91790-2005	1705 W GARVEY AVE N WEST COVINA CA 91790
8459026001	8459-026-001	2011	W		PACIFIC AVE	WEST COVINA CA	91790-2029	2011 W PACIFIC AVE WEST COVINA CA 91790
8459026028	8459-026-028	101	N		ORANGE AVE	WEST COVINA CA	91790-2087	101 N ORANGE AVE WEST COVINA CA 91790
8459026097	8459-026-097	1901	W		PACIFIC AVE	WEST COVINA CA	91790-2090	1901 W PACIFIC AVE WEST COVINA CA 91790
8463002010	8463-002-010	2328	W		MERCED AVE	WEST COVINA CA	91790-2439	2328 W MERCED AVE WEST COVINA CA 91790
8463026019	8463-026-019	2201	W		FRANCISQUITO AVE	WEST COVINA CA	91791-5601	2201 W FRANCISQUITO AVE WEST COVINA CA 91791
8465001003	8465-001-003	2118	W		FRANCISQUITO AVE	WEST COVINA CA	91790-3262	2118 W FRANCISQUITO AVE WEST COVINA CA 91790
8465001019	8465-001-019	2122	W		FRANCISQUITO AVE	WEST COVINA CA	91790-3200	2122 W FRANCISQUITO AVE WEST COVINA CA 91790
8467001012	8467-001-012	2117	W		FRANCISQUITO AVE	WEST COVINA CA	91790-3205	2117 W FRANCISQUITO AVE WEST COVINA CA 91790
8467001015	8467-001-015	2125	W		FRANCISQUITO AVE	WEST COVINA CA	91790-3205	2125 W FRANCISQUITO AVE WEST COVINA CA 91790
8468007043	8468-007-043	1906	W		GARVEY AVE S	WEST COVINA CA	91790-2652	1906 W GARVEY AVE S WEST COVINA CA 91790
8469003009	8469-003-009	906	S		SUNSET AVE	WEST COVINA CA	91790-3400	906 S SUNSET AVE WEST COVINA CA 91790
8469003010	8469-003-010	1326	W		ROSEWAY ST	WEST COVINA CA	91790-3935	1326 W ROSEWAY ST WEST COVINA CA 91790
8469003011	8469-003-011	1332	W		ROSEWAY ST	WEST COVINA CA	91790-3935	1332 W ROSEWAY ST WEST COVINA CA 91790
8469005001	8469-005-001	1319	W		MERCED AVE	WEST COVINA CA	91790-3904	1319 W MERCED AVE WEST COVINA CA 91790
8469015001	8469-015-001	905	S		GLENDORA AVE	WEST COVINA CA	91790-4205	905 S GLENDORA AVE WEST COVINA CA 91790
8469015002	8469-015-002	909	S		GLENDORA AVE	WEST COVINA CA	91790-4205	909 S GLENDORA AVE WEST COVINA CA 91790
8469015003	8469-015-003	917	S		GLENDORA AVE	WEST COVINA CA	91790-4205	917 S GLENDORA AVE WEST COVINA CA 91790
8469015024	8469-015-024	803	S		GLENDORA AVE	WEST COVINA CA	91790-4202	803 S GLENDORA AVE WEST COVINA CA 91790
8469015026	8469-015-026	824	W		CAMERON AVE	WEST COVINA CA	91790-4136	824 W CAMERON AVE WEST COVINA CA 91790
8469015027	8469-015-027	811	S		GLENDORA AVE	WEST COVINA CA	91790-4202	811 S GLENDORA AVE WEST COVINA CA 91790
8469015028	8469-015-028	821	S		GLENDORA AVE	WEST COVINA CA	91790-4202	821 S GLENDORA AVE WEST COVINA CA 91790
8469015029	8469-015-029	853	S		GLENDORA AVE	WEST COVINA CA	91790-4260	853 S GLENDORA AVE WEST COVINA CA 91790
8469015031	8469-015-031	823	S		GLENDORA AVE	WEST COVINA CA	91790-4202	823 S GLENDORA AVE WEST COVINA CA 91790
8469015032	8469-015-032	829	S		GLENDORA AVE	WEST COVINA CA	91790-4202	829 S GLENDORA AVE WEST COVINA CA 91790
8469015033	8469-015-033	835	S		GLENDORA AVE	WEST COVINA CA	91790-4202	835 S GLENDORA AVE WEST COVINA CA 91790
8469015034	8469-015-034	841	S		GLENDORA AVE	WEST COVINA CA	91790-4202	841 S GLENDORA AVE WEST COVINA CA 91790
8469015035	8469-015-035	847	S		GLENDORA AVE	WEST COVINA CA	91790-4202	847 S GLENDORA AVE WEST COVINA CA 91790
8469019001	8469-019-001	933	S		GLENDORA AVE	WEST COVINA CA	91790-4205	933 S GLENDORA AVE WEST COVINA CA 91790
8469019015	8469-019-015	937	S	NO 39	GLENDORA AVE	WEST COVINA CA	91790-4205	937 S GLENDORA AVE NO 39 WEST COVINA CA 91790
8469019016	8469-019-016	935	S		GLENDORA AVE	WEST COVINA CA	91790-4205	935 S GLENDORA AVE WEST COVINA CA 91790
8469019017	8469-019-017	941	S		GLENDORA AVE	WEST COVINA CA	91790-4205	941 S GLENDORA AVE WEST COVINA CA 91790
8469019018	8469-019-018	961	S		GLENDORA AVE	WEST COVINA CA	91790-4205	961 S GLENDORA AVE WEST COVINA CA 91790
8469020001	8469-020-001	1031	S		GLENDORA AVE	WEST COVINA CA	91790-4921	1031 S GLENDORA AVE WEST COVINA CA 91790
8469020004	8469-020-004	1101	S		GLENDORA AVE	WEST COVINA CA	91790-4967	1101 S GLENDORA AVE WEST COVINA CA 91790
8469020005	8469-020-005	1107	S		GLENDORA AVE	WEST COVINA CA	91790-4923	1107 S GLENDORA AVE WEST COVINA CA 91790
8469020011	8469-020-011	1043	S		GLENDORA AVE	WEST COVINA CA	91790-4956	1043 S GLENDORA AVE WEST COVINA CA 91790
8469020014	8469-020-014	1035	S		GLENDORA AVE	WEST COVINA CA	91790-4921	1035 S GLENDORA AVE WEST COVINA CA 91790
8469020018	8469-020-018	1131	S		GLENDORA AVE	WEST COVINA CA	91790-4955	1131 S GLENDORA AVE WEST COVINA CA 91790
8469020019	8469-020-019	1129	S		GLENDORA AVE	WEST COVINA CA	91790-4955	1129 S GLENDORA AVE WEST COVINA CA 91790
8469020021	8469-020-021	1129	S		GLENDORA AVE	WEST COVINA CA	91790-4955	1129 S GLENDORA AVE WEST COVINA CA 91790
8470005004	8470-005-004	1200	S		SUNSET AVE	WEST COVINA CA	91790-3903	1200 S SUNSET AVE WEST COVINA CA 91790
8470005021	8470-005-021	1290	S		SUNSET AVE	WEST COVINA CA	91790-3959	1290 S SUNSET AVE WEST COVINA CA 91790
8470005022	8470-005-022	1300	S		SUNSET AVE	WEST COVINA CA	91790-3342	1300 S SUNSET AVE WEST COVINA CA 91790
8470005025	8470-005-025	1250	S		SUNSET AVE	WEST COVINA CA	91790-3961	1250 S SUNSET AVE WEST COVINA CA 91790
8470032016	8470-032-016	820	W		MERCED AVE	WEST COVINA CA	91790-4901	820 W MERCED AVE WEST COVINA CA 91790
8470032017	8470-032-017	830	W		MERCED AVE	WEST COVINA CA	91790-4901	830 W MERCED AVE WEST COVINA CA 91790
8470032018	8470-032-018	1203	S		GLENDORA AVE	WEST COVINA CA	91790-4925	1203 S GLENDORA AVE WEST COVINA CA 91790

8471001011	8471-001-011	1324	W		FRANCISQUITO AVE	WEST COVINA CA	91790-4657	1324 W FRANCISQUITO AVE WEST COVINA CA 91790
8471001012	8471-001-012	1312	W		FRANCISQUITO AVE	WEST COVINA CA	91790-4658	1312 W FRANCISQUITO AVE WEST COVINA CA 91790
8471001013	8471-001-013	1320	W		FRANCISQUITO AVE	WEST COVINA CA	91790-4630	1320 W FRANCISQUITO AVE WEST COVINA CA 91790
8471001015	8471-001-015	1330	W		FRANCISQUITO AVE	WEST COVINA CA	91790-4659	1330 W FRANCISQUITO AVE WEST COVINA CA 91790
8471001016	8471-001-016	1200	W		FRANCISQUITO AVE	WEST COVINA CA	91790-4722	1200 W FRANCISQUITO AVE WEST COVINA CA 91790
8475007041	8475-007-041	837	W		CHRISTOPHER ST	WEST COVINA CA	91790-3761	837 W CHRISTOPHER ST WEST COVINA CA 91790
8475009018	8475-009-018	675	S		GLENDORA AVE	WEST COVINA CA	91790-3705	675 S GLENDORA AVE WEST COVINA CA 91790
8475009019	8475-009-019	901	W		SERVICE AVE	WEST COVINA CA	91790-3718	901 W SERVICE AVE WEST COVINA CA 91790
8475010013	8475-010-013	715	S		GLENDORA AVE	WEST COVINA CA	91790-3707	715 S GLENDORA AVE WEST COVINA CA 91790
8475010014	8475-010-014	709	S		GLENDORA AVE	WEST COVINA CA	91790-3707	709 S GLENDORA AVE WEST COVINA CA 91790
8475010015	8475-010-015	703	S		GLENDORA AVE	WEST COVINA CA	91790-3708	703 S GLENDORA AVE WEST COVINA CA 91790
8475010021	8475-010-021	820	W		SERVICE AVE	WEST COVINA CA	91790-3716	820 W SERVICE AVE WEST COVINA CA 91790
8475010022	8475-010-022	777	S		GLENDORA AVE	WEST COVINA CA	91790-3707	777 S GLENDORA AVE WEST COVINA CA 91790
8475010023	8475-010-023	727	S		GLENDORA AVE	WEST COVINA CA	91790-3707	727 S GLENDORA AVE WEST COVINA CA 91790
8475010024	8475-010-024	816	W		SERVICE AVE	WEST COVINA CA	91790-3716	816 W SERVICE AVE WEST COVINA CA 91790
8476024005	8476-024-005	550	S		GLENDORA AVE	WEST COVINA CA	91790-3029	550 S GLENDORA AVE WEST COVINA CA 91790
8477002013	8477-002-013	203	S		AZUSA AVE	WEST COVINA CA	91791-1904	203 S AZUSA AVE WEST COVINA CA 91791
8479001009	8479-001-009	2200	E		GARVEY AVE S	WEST COVINA CA	91791-2042	2200 E GARVEY AVE S WEST COVINA CA 91791
8480001017	8480-001-017	2820	E		GARVEY AVE S	WEST COVINA CA	91791-2115	2820 E GARVEY AVE S WEST COVINA CA 91791
8480001022	8480-001-022	2804	E		GARVEY AVE S	WEST COVINA CA	91791-2115	2804 E GARVEY AVE S WEST COVINA CA 91791
8480001030	8480-001-030	2824	E		GARVEY AVE S	WEST COVINA CA	91791-2115	2824 E GARVEY AVE S WEST COVINA CA 91791
8480002046	8480-002-046	3104	E		GARVEY AVE S	WEST COVINA CA	91791-2363	3104 E GARVEY AVE S WEST COVINA CA 91791
8480002047	8480-002-047	3106	E		GARVEY AVE S	WEST COVINA CA	91791-2344	3106 E GARVEY AVE S WEST COVINA CA 91791
8480002048	8480-002-048	3110	E		GARVEY AVE S	WEST COVINA CA	91791-2344	3110 E GARVEY AVE S WEST COVINA CA 91791
8480002049	8480-002-049	3114	E		GARVEY AVE S	WEST COVINA CA	91791-2344	3114 E GARVEY AVE S WEST COVINA CA 91791
8480002057	8480-002-057	3120	E		GARVEY AVE S	WEST COVINA CA	91791-2344	3120 E GARVEY AVE S WEST COVINA CA 91791
8480002058	8480-002-058	3140	E		GARVEY AVE S	WEST COVINA CA	91791-2344	3140 E GARVEY AVE S WEST COVINA CA 91791
8480016023	8480-016-023	2748	E		GARVEY AVE S	WEST COVINA CA	91791-2114	2748 E GARVEY AVE S WEST COVINA CA 91791
8480016024	8480-016-024	2710	E		GARVEY AVE S	WEST COVINA CA	91791-2114	2710 E GARVEY AVE S WEST COVINA CA 91791
8480016033	8480-016-033	2646	E		GARVEY AVE S	WEST COVINA CA	91791-2113	2646 E GARVEY AVE S WEST COVINA CA 91791
8487017032	8487-017-032	525	E		VINE AVE	WEST COVINA CA	91790-5102	525 E VINE AVE WEST COVINA CA 91790
8487017033	8487-017-033	543	E		VINE AVE	WEST COVINA CA	91790-5102	543 E VINE AVE WEST COVINA CA 91790
8487017038	8487-017-038	936	S		GLENDORA AVE	WEST COVINA CA	91790-4256	936 S GLENDORA AVE WEST COVINA CA 91790
8487017040	8487-017-040	950	S		GLENDORA AVE	WEST COVINA CA	91790-4206	950 S GLENDORA AVE WEST COVINA CA 91790
8487017041	8487-017-041	551	E		VINE AVE	WEST COVINA CA	91790-5102	551 E VINE AVE WEST COVINA CA 91790
8487017042	8487-017-042	555	E		VINE AVE	WEST COVINA CA	91790-5102	555 E VINE AVE WEST COVINA CA 91790
8487017043	8487-017-043	956	S		GLENDORA AVE	WEST COVINA CA	91790-4206	956 S GLENDORA AVE WEST COVINA CA 91790
8488001002	8488-001-002	1105			WESCOVE PL	WEST COVINA CA	91790-5060	1105 WESCOVE PL WEST COVINA CA 91790
8488001003	8488-001-003	1101			WESCOVE PL	WEST COVINA CA	91790-5060	1101 WESCOVE PL WEST COVINA CA 91790
8488001006	8488-001-006	1120	S		GLENDORA AVE	WEST COVINA CA	91790-4922	1120 S GLENDORA AVE WEST COVINA CA 91790
8488001007	8488-001-007	409	E		MERCED AVE	WEST COVINA CA	91790-5061	409 E MERCED AVE WEST COVINA CA 91790
8488001008	8488-001-008	417	E		MERCED AVE	WEST COVINA CA	91790-5023	417 E MERCED AVE WEST COVINA CA 91790
8488002001	8488-002-001	522	E		VINE AVE	WEST COVINA CA	91790-5101	522 E VINE AVE WEST COVINA CA 91790
8488002003	8488-002-003	1008	S		GLENDORA AVE	WEST COVINA CA	91790-4920	1008 S GLENDORA AVE WEST COVINA CA 91790
8488002004	8488-002-004	1014	S		GLENDORA AVE	WEST COVINA CA	91790-4920	1014 S GLENDORA AVE WEST COVINA CA 91790
8488002005	8488-002-005	1018	S		GLENDORA AVE	WEST COVINA CA	91790-4920	1018 S GLENDORA AVE WEST COVINA CA 91790
8488002006	8488-002-006	1024	S		GLENDORA AVE	WEST COVINA CA	91790-4920	1024 S GLENDORA AVE WEST COVINA CA 91790
8488002007	8488-002-007	1030	S		GLENDORA AVE	WEST COVINA CA	91790-4920	1030 S GLENDORA AVE WEST COVINA CA 91790
8488002009	8488-002-009	1038	S		GLENDORA AVE	WEST COVINA CA	91790-4966	1038 S GLENDORA AVE WEST COVINA CA 91790
8488002010	8488-002-010	1038	S		GLENDORA AVE	WEST COVINA CA	91790-4966	1038 S GLENDORA AVE WEST COVINA CA 91790
8488002024	8488-002-024	1000	S		GLENDORA AVE	WEST COVINA CA	91790-4920	1000 S GLENDORA AVE WEST COVINA CA 91790
8488002026	8488-002-026	1104			WESCOVE PL	WEST COVINA CA	91790-5059	1104 WESCOVE PL WEST COVINA CA 91790
8488019022	8488-019-022	421	E		MERCED AVE	WEST COVINA CA	91790-5023	421 E MERCED AVE WEST COVINA CA 91790
8488019030	8488-019-030	1200	S		GLENDORA AVE	WEST COVINA CA	91790-4924	1200 S GLENDORA AVE WEST COVINA CA 91790
8488019031	8488-019-031	1210	S		GLENDORA AVE	WEST COVINA CA	91790-4924	1210 S GLENDORA AVE WEST COVINA CA 91790
8490022031	8490-022-031	1336	S		FLEETWELL AVE	WEST COVINA CA	91791-3807	1336 S FLEETWELL AVE WEST COVINA CA 91791
8490022034	8490-022-034	1347	S		AZUSA AVE	WEST COVINA CA	91791-3965	1347 S AZUSA AVE WEST COVINA CA 91791
8490022035	8490-022-035	1347	S		AZUSA AVE	WEST COVINA CA	91791-3965	1347 S AZUSA AVE WEST COVINA CA 91791
8490022038	8490-022-038	1335	S		AZUSA AVE	WEST COVINA CA	91791-3966	1335 S AZUSA AVE WEST COVINA CA 91791
8493040179	8493-040-179	1414	S		AZUSA AVE	WEST COVINA CA	91791-4088	1414 S AZUSA AVE WEST COVINA CA 91791
8493040180	8493-040-180	1410	S		AZUSA AVE	WEST COVINA CA	91791-4076	1410 S AZUSA AVE WEST COVINA CA 91791
8725001017	8725-001-017	2627	E		VALLEY BLVD	W COVINA CA	91792-3027	2627 E VALLEY BLVD W COVINA CA 91792
8725017013	8725-017-013	2880	E		VALLEY BLVD	WEST COVINA CA	91792	2880 E VALLEY BLVD WEST COVINA CA 91792
8725017015	8725-017-015	2889	E		VALLEY BLVD	WEST COVINA CA	91792-3147	2889 E VALLEY BLVD WEST COVINA CA 91792
8730004017	8730-004-017	1540	E		AMAR RD	WEST COVINA CA	91792-1618	1540 E AMAR RD WEST COVINA CA 91792
8730004018	8730-004-018	1532	E		AMAR RD	WEST COVINA CA	91792-1618	1532 E AMAR RD WEST COVINA CA 91792
8730004023	8730-004-023	1520	E		AMAR RD	WEST COVINA CA	91792-1618	1520 E AMAR RD WEST COVINA CA 91792
8730004026	8730-004-026	2500	S		AZUSA AVE	WEST COVINA CA	91792-1642	2500 S AZUSA AVE WEST COVINA CA 91792
8730004028	8730-004-028	2548	S		AZUSA AVE	WEST COVINA CA	91792-1642	2548 S AZUSA AVE WEST COVINA CA 91792

8730004029	8730-004-029	2532	S		AZUSA AVE	WEST COVINA CA	91792-1642	2532 S AZUSA AVE WEST COVINA CA 91792
8731007247	8731-007-247	2550	E		AMAR RD	WEST COVINA CA	91792-2230	2550 E AMAR RD WEST COVINA CA 91792
8733012030	8733-012-030	3443	S		NOGALES ST	WEST COVINA CA	91792-2701	3443 S NOGALES ST WEST COVINA CA 91792
8733012032	8733-012-032	3455	S		NOGALES ST	WEST COVINA CA	91792-5100	3455 S NOGALES ST WEST COVINA CA 91792
8733012033	8733-012-033	3455	S		NOGALES ST	WEST COVINA CA	91792-5100	3455 S NOGALES ST WEST COVINA CA 91792
8734001031	8734-001-031	3620	S	NO 42	NOGALES ST	WEST COVINA CA	91792-2714	3620 S NOGALES ST NO 42 WEST COVINA CA 91792
8734001032	8734-001-032	3620	S	NO 42	NOGALES ST	WEST COVINA CA	91792-2714	3620 S NOGALES ST NO 42 WEST COVINA CA 91792
8734001033	8734-001-033	3648	S		NOGALES ST	WEST COVINA CA	91792-4799	3648 S NOGALES ST WEST COVINA CA 91792
8734001034	8734-001-034	3650	S		NOGALES ST	WEST COVINA CA	91792-2714	3650 S NOGALES ST WEST COVINA CA 91792
8734001039	8734-001-039	3652	S	NO 58	NOGALES ST	WEST COVINA CA	91792-2714	3652 S NOGALES ST NO 58 WEST COVINA CA 91792
8734001042	8734-001-042	3660	S		NOGALES ST	WEST COVINA CA	91792-2714	3660 S NOGALES ST WEST COVINA CA 91792
8734001043	8734-001-043	3660	S		NOGALES ST	WEST COVINA CA	91792-2714	3660 S NOGALES ST WEST COVINA CA 91792
8734001044	8734-001-044	3662	S	NO 66	NOGALES ST	WEST COVINA CA	91792-2714	3662 S NOGALES ST NO 66 WEST COVINA CA 91792
8734001046	8734-001-046	3670	S		NOGALES ST	WEST COVINA CA	91792-2714	3670 S NOGALES ST WEST COVINA CA 91792
8734001047	8734-001-047	3670	S		NOGALES ST	WEST COVINA CA	91792-2714	3670 S NOGALES ST WEST COVINA CA 91792
8734001048	8734-001-048	3646	S		NOGALES ST	WEST COVINA CA	91792-2714	3646 S NOGALES ST WEST COVINA CA 91792
8735001024	8735-001-024	2320	S		AZUSA AVE	WEST COVINA CA	91792-1511	2320 S AZUSA AVE WEST COVINA CA 91792
8735001025	8735-001-025	2300	S		AZUSA AVE	WEST COVINA CA	91792-1511	2300 S AZUSA AVE WEST COVINA CA 91792
8735001026	8735-001-026	2312	S		AZUSA AVE	WEST COVINA CA	91792-1511	2312 S AZUSA AVE WEST COVINA CA 91792
8735001027	8735-001-027	2200	S		AZUSA AVE	WEST COVINA CA	91792-1510	2200 S AZUSA AVE WEST COVINA CA 91792
8735001028	8735-001-028	2270	S		AZUSA AVE	WEST COVINA CA	91792-1509	2270 S AZUSA AVE WEST COVINA CA 91792
8735001029	8735-001-029	2220	S		AZUSA AVE	WEST COVINA CA	91792-1510	2220 S AZUSA AVE WEST COVINA CA 91792
8735001030	8735-001-030	2370	S		AZUSA AVE	WEST COVINA CA	91792-1511	2370 S AZUSA AVE WEST COVINA CA 91792
8735001031	8735-001-031	2330	S		AZUSA AVE	WEST COVINA CA	91792-1511	2330 S AZUSA AVE WEST COVINA CA 91792
8735004001	8735-004-001	1553	E		AMAR RD	WEST COVINA CA	91792-1619	1553 E AMAR RD WEST COVINA CA 91792
8735004003	8735-004-003	2418	S		AZUSA AVE	WEST COVINA CA	91792-1512	2418 S AZUSA AVE WEST COVINA CA 91792
8735004005	8735-004-005	2402	S		AZUSA AVE	WEST COVINA CA	91792-1512	2402 S AZUSA AVE WEST COVINA CA 91792
8735004006	8735-004-006	2402	S		AZUSA AVE	WEST COVINA CA	91792-1512	2402 S AZUSA AVE WEST COVINA CA 91792
8735004009	8735-004-009	1555	E		AMAR RD	WEST COVINA CA	91792-1680	1555 E AMAR RD WEST COVINA CA 91792
8735004010	8735-004-010	1525	E		AMAR RD	WEST COVINA CA	91792-1619	1525 E AMAR RD WEST COVINA CA 91792
8735004012	8735-004-012	1515	E		AMAR RD	WEST COVINA CA	91792-1619	1515 E AMAR RD WEST COVINA CA 91792
8743006041	8743-006-041	1005	E		AMAR RD	WEST COVINA CA	91792-1300	1005 E AMAR RD WEST COVINA CA 91792
8743006042	8743-006-042	1025	E		AMAR RD	WEST COVINA CA	91792-1300	1025 E AMAR RD WEST COVINA CA 91792
8743006043	8743-006-043	1027	E		AMAR RD	WEST COVINA CA	91792-1340	1027 E AMAR RD WEST COVINA CA 91792
8743006044	8743-006-044	1071	E		AMAR RD	WEST COVINA CA	91792-1340	1071 E AMAR RD WEST COVINA CA 91792
8743006046	8743-006-046	1001	E		AMAR RD	WEST COVINA CA	91792-1300	1001 E AMAR RD WEST COVINA CA 91792
8743023028	8743-023-028	2453	S		AZUSA AVE	WEST COVINA CA	91792-1536	2453 S AZUSA AVE WEST COVINA CA 91792
8451012014	8451-012-014	225	N		BARRANCA ST	WEST COVINA CA		225 N BARRANCA ST WEST COVINA CA
8451012029	8451-012-029	0				WEST COVINA CA		
8451012056	8451-012-056	0				WEST COVINA CA		
8453015006	8453-015-006	235	N		CITRUS ST	WEST COVINA CA		235 N CITRUS ST WEST COVINA CA
8453015031	8453-015-031	2500	E		WORKMAN AVE	WEST COVINA CA		2500 E WORKMAN AVE WEST COVINA CA
8453015034	8453-015-034	245	N		CITRUS ST	WEST COVINA CA		245 N CITRUS ST WEST COVINA CA
8474003085	8474-003-085	1209			PLAZA DRIVE	WEST COVINA CA		1209 PLAZA DRIVE WEST COVINA CA
8725001051	8725-001-051	4141	S		NOGALES	WEST COVINA CA		4141 S NOGALES WEST COVINA CA
8734001035	8734-001-035	0				WEST COVINA CA		
8734001036	8734-001-036	0				WEST COVINA CA		
8734001038	8734-001-038	0				WEST COVINA CA		
8734001045	8734-001-045	0				WEST COVINA CA		
8734001262	8734-001-262	0				WEST COVINA CA		
8480016002	8480-016-002	200	S		CITRUS ST			200 S CITRUS ST WEST COVINA CA