



**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION (MND)**

Date: July 6, 2023

Project Title: Avid Hotel Project

Project Location: The City of Covina is in the East San Gabriel Valley region of Los Angeles County, approximately 20 miles northeast of downtown Los Angeles (see Figure 1, Regional Location). The Project Site is located at 578 N. Azusa Avenue on Assessor Parcel Numbers 8432-006-015 and 8432-006-017 at the northeast corner of N. Azusa Avenue and Glentana Street between San Bernardino Avenue and Cypress Street (see Figure 2, Project Location).

Lead Agency: City of Covina

Contact Person: Mercenia Lugo, Planning Manager
City of Covina Community Development Department
125 East College Street
Covina, California 91723
MLugo@covinaca.gov

**Public Review
Period:** July 6, 2023 – August 7, 2023

Public Hearing: A public hearing to solicit public comments on the MND will be held before the Covina Planning Commission on a date to be determined. An additional notice will be sent to advise of the date, place, and time of the public hearing when the hearing date is determined.

Project Description: The proposed Project includes the development of a hotel consisting of 68 rooms and surface parking on a 36,732-square-foot site in the City of Covina, California (see Figure 3, Conceptual Site Plan). A total of 30,200 square feet of floor area would be developed, resulting in a total FAR of 0.82:1. The proposed building would consist of three stories and a maximum height of 35 feet. The Project would be located at 578 N. Azusa Avenue on Assessor Parcel Numbers 8432-006-015 and 8432-006-017 (Project Site). The Project Site is designated as General Commercial in the City's General Plan and is zoned C-3A Commercial Zone (Regional or Community Shopping Center). Per Covina Municipal Code (CMC) Section 17.42.030, the C-3A zone permits hotel uses with a conditional use permit. CMC Section 17.62.027 specifies that such permitted hotel use shall meet specific standards such as those related to aesthetics/design, layout, setbacks, parking and circulation, landscaping, and amenities.

The proposed hotel building would be constructed in the southern portion of the Project Site, and 55 surface parking spaces would be located to the north and east. The ground floor of the hotel building would consist of a hotel lobby, 14 hotel rooms, a fitness room, and a grab-and-go market area for hotel guests. The ground floor would also include staff office space, laundry facilities, a

pantry, and storage space. In addition to the indoor seating area inside the lobby, the Project would provide a covered outdoor seating area facing Glentana Street. The second and third levels of the Project would consist of 27 hotel rooms each. To accommodate the Project, the two existing one-story buildings on-site would be demolished, and the existing alley would be relocated along the easternmost portion of the Project Site.

Vehicular access would be available via a new driveway along Azusa Avenue that would allow right-turn ingress and egress. In addition, full vehicular access would be available via the relocated alley along Glentana Street. Furthermore, a 30-minute pickup/drop-off area would be located along a segment of Glentana Street near the street entrance of the proposed building within the southwestern portion of the Project Site. Pedestrians would access the proposed building via an entrance at the southwest corner of the Project Site near the intersection of Azusa Avenue and Glentana Street. Additionally, pedestrians would be able to enter the proposed building from the surface parking area within the northwestern portion of Project Site.

The City of Covina has the discretionary authority to approve the Project. A list of the required permits and approvals from the City for this Project include: Site Plan Review 21-109; Conditional Use Permit 21-28; Planned Community Development Overlay 21-2; and Tentative Parcel Map 21-4.

Document Availability: The Draft MND and related documents are available for review at:

- Covina Community Department – Planning Division at City Hall, 125 East College Street, Covina, California 91723
- Covina Public Library, 234 N. Second Avenue, Covina, California 91723
- <https://covinaca.gov/pc/page/projects-under-review>

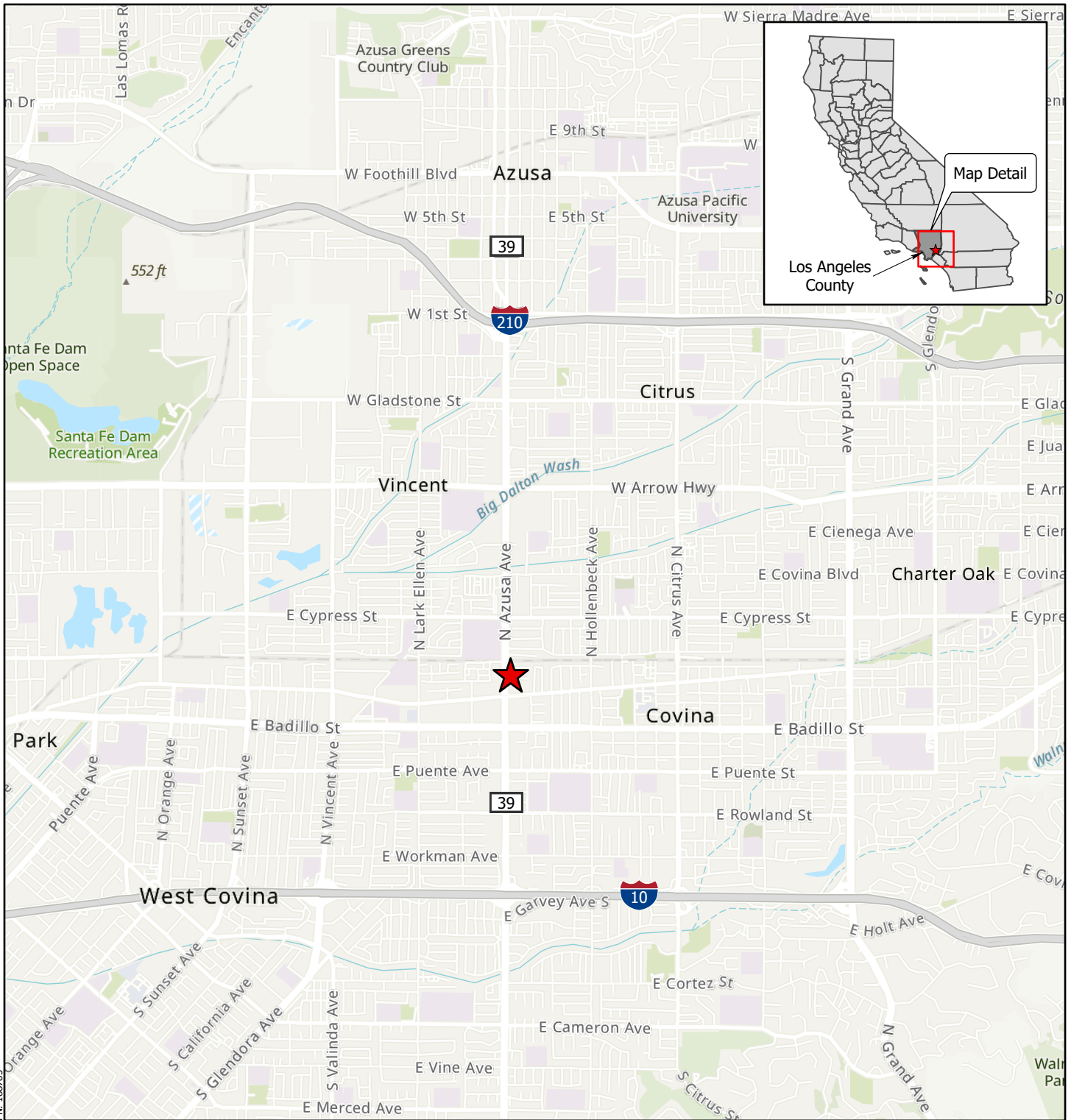
Where to Send Comments: Members of the public and interested agencies and individuals are invited to provide written comments on the MND. All written comments must be provided to the City at the following address during the 30-day public review period. Written comments will be accepted by mail or by e-mail and must be submitted no later than 5:00 p.m. on August 7, 2023.

Mercenia Lugo, Planning Manager
MLugo@covinaca.gov

City of Covina Community Development Department
125 East College Street
Covina, California 91723

Significant Environmental Impacts: Implementation of the Project would result in the potentially significant impacts related to the following environmental topics, which could be reduced to a less-than-significant level with the identified mitigation measures: biological resources; cultural resources (archaeological resources); geology and soils (paleontological resources); noise; and tribal cultural resources. Significant unavoidable impacts were not identified.

Hazardous Materials: The Project Site does not contain hazardous waste pursuant to California Government Code Section 65962.5.



 Project Location





PN: 168785

 Project Site

Michael Baker
INTERNATIONAL



0 100 200 400 Feet

Source: Esri, ArcGIS Online, 2021 Nearmap Imagery: Covina, California

AVID HOTEL PROJECT
COVINA, CA
Project Location

Figure 2

PN: 188785

