



ORIGINAL FILED

MAR 10 2021

LOS ANGELES COUNTY CLERK

NOTICE OF DETERMINATION

TO: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Covina
125 E. College Street
Covina, CA 91723

☒ Los Angeles County Registrar-Recorder/County Clerk
Business Filings and Registration
P.O. Box 1208
Norwalk, CA 90650-1208

Contact: Mercy Lugo
Phone: (626) 384-5450

Subject: Filing of Notice of Determination in compliance with Section 21152 or the Public Resources Code

Project Title: The Covina Bowl Specific Plan Project

State Clearinghouse Number: 2020010334

Project Location: 1118 W San Bernardino Road, 1060 W San Bernardino Road, 1103 W Badillo Street, 1085 W Badillo Street, and 1111 W Badillo Street

City: Covina **County:** Los Angeles

Project Description: The proposed Specific Plan would divide the Project site into four Planning Areas and would permit a mixed-use development that includes adaptive reuse of the Covina Bowl building to provide 12,000 square feet commercial/office uses within Planning Area 1, and development of 132 for sale multi-family residential units within 16 three-story buildings in Planning Area 2. The Specific Plan would also allow for future mixed-use development within Planning Areas 3 & 4.

Planning Area 1. The Covina Bowl building would be adaptively reused to provide approximately 12,000 square feet of commercial/office space that would be utilized for administrative offices, retail, coffee shop/bakery, and other uses commonly found in neighborhood commercial zones. Adaptive reuse of the Covina Bowl building would include demolition of the rear (west) mass that previously contained the bowling lanes, removal of the south addition, portions of the northern part, and restoration of the remaining building.

Planning Area 2. The proposed development within Planning Area 2 consists of 132 for sale multi-family residential units that would be located within 16 three-story buildings. The proposed residential units would include one through four-bedroom units. In addition, the proposed development would provide approximately 5,026 square feet of common open space and recreational area.

Vehicular access to Planning Areas 1 and 2 would be provided by five driveways, including one driveway on W. San Bernardino Road, three driveways on N. Rimsdale Avenue, and one driveway on W. Badillo Street. The Project also includes pedestrian paths to provide for non-vehicular onsite circulation for connection to existing sidewalks and bike lanes adjacent to the proposed Project. The Project would provide new ornamental landscaping that would be drought-tolerant, non-invasive, and compliant with the City of Covina's landscaping requirements. The proposed Project would install new exterior lighting onsite for security, accent landscaping, and to light signage, walkways, and parking areas in compliance with the City's Municipal Code.

Planning Area 3. There is no specific development proposed for Planning Area 3. However, the Specific Plan includes buildout of the 0.35-acre area by removing the existing office space and development of either 4,175 square-feet of retail space or 11 multi-family residential units that would be accessed from Badillo Street.

Planning Area 4. There is no specific development proposed for Planning Area 4. However, the Specific Plan includes buildout of the 1.71-acre area by removing the existing 31 apartment units, restaurant, and associated site improvements and development of either 37,244 square feet of retail space or 52 multi-family residential units. Vehicular access to Planning Area 4 would be from a driveway on W. San Bernardino Road.

The Project site currently has a General Plan Land Use designation of General Commercial and High Density Residential and is zoned Regional or Community Shopping Center (C-3A), Multiple Family (RD-1500), and Administrative and Professional Office (C-P). The Project

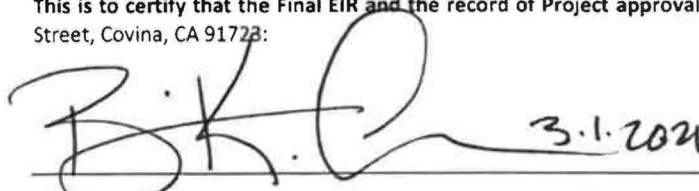
includes a General Plan Amendment to change the land use designation to Specific Plan (SP) and a Zoning Code Amendment Application to change the site zoning to Covina Bowl Specific Plan (CBSP) Commercial/Office for Planning Area 1; CBSP Residential (RD) for Planning Area 2; and CBSP Mixed Use for Planning Areas 3 and 4.

On March 2, 2021, the City Council of the City of Covina (Lead Agency) has:

- Adopted a resolution certifying the Covina Bowl Specific Plan Final Environmental Impact Report (SCH No. 2020010334), adopting findings of fact pursuant to the California Environmental Quality Act, adopting a Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program;
- Adopted a resolution approving General Plan Amendment (GPA) 19-004; and
- Conducted a first reading of an ordinance approving Zone Change (ZCH) 19-004 Amending the Official Zoning Map changing the zoning designation for a 7.5acre project site from the existing Regional or Community Shopping center (C-3A) and Multiple Family (RD1500) zoning districts to the "Covina Bowl Specific Plan (CBSP)" Planning Areas (Planning Area 1 as CBSP Commercial/Office, Planning Area 2 as CBSP Residential, Planning Areas 3 and 4 as CBSP Mixed Use)
- Adopted a resolution approving Covina Bowl Specific Plan (CBSP) 19-001 Establishing the "Covina Bowl Specific Plan (CBSP)" with 0.96 acres designated for "CBSP Commercial/Office Planning Area 1", 4.54 acres designed for "CBSP Residential Planning Area 2," 0.35 acres designated for "CBSP Mixed-Use Planning Area 3," and 1.71 acres designated for "CBSP Mixed-Use Planning Area 4
- Adopted a resolution approving Vesting Tentative Tract Map (TTM) 82874 and approving Site Plan Review (SPR) 19-023

1.	<input checked="" type="checkbox"/>	The Project will have a significant effect on the environment.
	<input type="checkbox"/>	The Project will NOT have a significant effect on the environment
2.	<input checked="" type="checkbox"/>	An Environmental Impact Report was prepared and certified for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Covina.
	<input type="checkbox"/>	A Negative Declaration was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Covina.
	<input type="checkbox"/>	A Mitigated Negative Declaration was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Covina.
3.	<input checked="" type="checkbox"/>	Mitigation measures were made a condition of the approval of the Project.
	<input type="checkbox"/>	Mitigation measures were NOT made a condition of the approval of the Project.
4.	<input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was adopted for this Project.
	<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	<input checked="" type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.
	<input type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project
6.	<input checked="" type="checkbox"/>	Findings were made pursuant to the provisions of CEQA.
	<input type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.

This is to certify that the Final EIR and the record of Project approval, are available at: City of Covina Planning Division, 125 E. College Street, Covina, CA 91723:

 3.1.2021 DIR. OF COMM. DEVEL.
Signature: Date: Title:

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.