City

**NOTICE OF INTENT TO ADOPT A**

**MITIGATED NEGATIVE DECLARATION (MND)**

**Date:** April 1, 2022

**Project Title:** 529 Cutter Way Residential 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 Exhibit 1, Regional Context Map). The Project site is comprised of a single parcel (APN# 8434-013-010) totaling 2.24 acres located at the northwest corner of Cutter Way and San Bernardino Road and between Vincent Avenue and Lark Ellen Avenue (See Exhibit 2, Project Vicinity Map).

**Lead Agency:** City of Covina

**Contact Person:** Mercy Lugo, Senior Planner

City of Covina Community Development Department

125 East College Street

Covina, California 91723

[mlugo@covinaca.gov](mailto:mlugo@covinaca.gov)

**Public Review**

**Period:** April 1, 2022 – May 2, 2022

**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 a mixed-use development consisting of 63 residential units, 51 of which will be traditional multi-family units and 12 of which will be “Live/Work” units, located in twelve buildings on a 2.24-acre site in the City of Covina, California. The Project site is comprised of a single parcel (APN# 8434-013-010) currently zoned (M-1) “Light Manufacturing” and designated “General Industrial” in the City’s General Plan. The development is proposed for two distinct uses – a traditional multi-family residential area and a mixed-use Live/Work area (See Exhibit 3, Site Plan). Both will be incorporated adjacent to each other. The Project will also include a Planned Community Development (PCD) Overlay and Zone Change to M-1/PCD “Light Manufacturing/Planned Community Development” with specific development standards to allow for the Live/Work use.

The proposed units will be arranged into building blocks that will vary in height and number of stories (1 to 4 stories), with taller units located towards the rear of the property and decreasing in height as they reach the street property lines. Each proposed building will have varying heights depending on the types of units in each building block. While each building will have varying levels of building blocks, each building with have a maximum number of stories/height of either 3 stories/35-feet or 4 stories/45-feet. The floor area sizes for the dwelling units are planned to range from 650 square feet for the one-bedroom units to over 1,200 square feet for the three-bedroom units. The Live/Work units will be combination units composed of dwelling space on the upper floors and work space on the ground floor connected by an interior staircase. Approximately half of the floor space for each Live/Work Unit will be dedicated toward residential use and the other half dedicated toward small-scale industrial use. The building blocks are also staggered slightly from each other in order to provide views and light source for all tenants. This is also designed to provide visual interest to the site. Structures are primarily oriented north to south to best capture solar energy and natural lighting for energy conservation. An outdoor courtyard with amenities will be centrally-located within the property and a community center will be incorporated into this area. Stairs with ADA provisions will also be provided from the public right-of-way to the courtyard. The Project will also include associated landscaping and drainage improvements as well as surface parking and a subterranean parking garage. The Project site contains a single-family home of approximately 2,647 square feet that was built in 1990. The single-family home is currently used as a temporary meeting place for the Faith Community Church of Covina and is not currently utilized by any persons as a residence. A breakdown of the number and type of proposed multi-family residential and Live/Work units is presented below along with details pertaining to the proposed Zone Change/PCD Overlay, parking, site access, landscaping, drainage, utilities, and Project construction.

Building and Unit Counts

Below is a list of the building numbers and unit counts for the proposed Project along with the height, number of stories, and total square footage of each building. (Note – the proposed community room will be located in Building 6; each proposed building will be comprised of units of differing stories and heights- individual building stories/heights reflect the highest floor/point for each building)

**Building 1** – 4 Stories/ 45 Feet

Total Square Feet – 4,982

1 One-Bedroom Multi-Family Unit

2 Two-Bedroom Multi-Family Units

2 Two-Bedroom Live/Work Units

**Building 2** – 4 Stories/ 45 Feet

Total Square Footage – 5,423

1 Two-Bedroom Multi-Family Unit

3 Two-Bedroom Live/Work Units

**Building 3** – 4 Stories/ 45 Feet

Total Square Footage – 5,250

1 One-Bedroom Multi-Family Unit

2 Three-Bedroom Multi-Family Units

2 One-Bedroom Live/Work Units

**Building 4** – 4 Stories/ 45 Feet

Total Square Footage – 7,098

1 One-Bedroom Multi-Family Unit

2 Two-Bedroom Multi-Family Units

3 Two-Bedroom Live/Work Units

**Building 5** – 4 Stories/ 45 Feet

Total Square Footage – 5,775

1 One-Bedroom Multi-Family Unit

5 Two-Bedroom Multi-Family Units

**Building 6** – 3 Stories/ 35 Feet

Total Square Footage – 5,191

1 Two Bedroom Multi-Family Unit

1 Three-Bedroom Multi-Family Unit

1 Two-Bedroom Live/Work Unit

Community Room

**Building 7** – 4 Stories/ 45 Feet

Total Square Footage – 5,125

5 Two-Bedroom Multi-Family Units

1 One-Bedroom Live/Work Unit

**Building 8** – 4 Stories/ 45 Feet

Total Square Footage – 4,275

3 Two-Bedroom Multi-Family Units

1 Three-Bedroom Multi-Family Unit

**Building 9** – 4 Stories/ 45 Feet

Total Square Footage – 5,300

1 One-Bedroom Multi-Family Unit

4 Two-Bedroom Multi-Family Units

1 Three-Bedroom Multi-Family Unit

**Building 10** – 4 Stories/ 45 Feet

Total Square Footage – 4,100

4 Two-Bedroom Multi-Family Units

**Building 11** – 4 Stories/ 45 Feet

Total Square Footage – 7,450

2 One-Bedroom Multi-Family Units

6 Two-Bedroom Multi-Family Units

**Building 12** – 4 Stories/ 45 Feet

Total Square Footage – 6,367

2 One-Bedroom Multi-Family Units

4 Two Bedroom Multi-Family Units

**Total Unit Counts**

One-Bedroom Multi-Family Units = 9

Two-Bedroom Multi-Family Units = 37

Three-Bedroom Multi-Family Units = 5

One-Bedroom Live/Work Units = 3

Two Bedroom Live/Work Units = 9

**Total Multi-Family = 51**

**Total Live/Work = 12**

**Total Units = 63**

Site Access

Vehicular access to the subterranean parking structure will be provided via a 48-foot wide driveway entrance at the eastern edge of the site on Cutter Way. Vehicular access to the surface parking near the northern portion of the site will be provided via a 28-foot wide driveway at the southwestern corner of the site on San Bernardino Road.

Parking

On-site parking will be provided primarily through a partial subterranean parking structure and surface parking near the northern portion of the site. The proposed Project will provide a total of 148 parking stalls for tenants, guests, property maintenance staff, and employees/visitors of the Live/Work units. The parking stalls will be divided between a partial (about 5 feet in depth) subterranean parking structure beneath the site and a surface parking area located at the north end of the Project site. The proposed subterranean parking garage will include 122 parking stalls, two of which will be ADA accessible. The proposed surface parking area will include 26 parking stalls, 4 of which will be ADA accessible stalls.

Landscaping

The proposed Project will include landscaping improvements that will consist of ornamental trees, grassy areas, and areas planted with flowers and ornamental bushes. The Project will include a total of 29,557 square feet of landscaped area which will comprise approximately 31% of the total lot coverage.

**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 pm on May 2, 2022.

Mercy Lugo, Senior Planner

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**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: air quality; biological resources; cultural resources; geology and soils; noise/vibration; 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.

Map

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Engineering drawing

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**Diagram, engineering drawing

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