

ATTACHMENT NO. 1

From: [Burd Chicken Rice](#)
To: [Jo-Anne Burns](#)
Cc: [Karen Ko](#); [Channy Chor](#); [Dee Meas](#)
Subject: Request for Code Amendment to Address Downtown West Covina (Glendora Avenue) Parking and Property Acquisition
Date: Wednesday, July 12, 2023 1:13:50 PM

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July 12, 2023

City of West Covina Planning Commission
1444 West Garvey Avenue South
West Covina, CA 91790

Subject: Request for Code Amendment to Address Downtown West Covina (Glendora Avenue) Parking and Property Acquisition

Dear Members of the Planning Commission,

I hope this letter finds you in good health and high spirits. As a dedicated resident and business owner of West Covina, I am writing to bring to your attention an important matter regarding the development of Downtown West Covina, specifically the Glendora Avenue area. Furthermore, I would like to express my interest in purchasing a lot within the Downtown area to develop an innovative food hall concept.

Firstly, I would like to commend the City of West Covina for its ongoing efforts in revitalizing our downtown district. The progress made thus far has been remarkable, and I am excited to witness the positive transformation taking place in our community. However, it has come to my attention that the current parking situation in the Glendora Avenue Downtown Area requires urgent attention.

The availability of ample parking is crucial for the success and growth of businesses, particularly in the restaurant industry. As a business owner myself, I understand the challenges and opportunities associated with creating a thriving dining experience. However, the lack of sufficient parking spaces in the area poses a significant obstacle for both existing establishments and potential investors like myself.

In light of this issue, I respectfully request the City of West Covina Planning Commission to consider a code amendment specifically addressing parking requirements in the Glendora Avenue Downtown Area. By reassessing and modifying the existing regulations, we can ensure that businesses, such as the food hall concept I aim to develop, have access to the necessary parking facilities to thrive.

Additionally, I would like to express my keen interest in acquiring a specific lot within the Downtown area to establish this food hall concept. The food hall model has gained immense popularity, providing a diverse culinary experience for the community while fostering local entrepreneurship. As a resident and business owner deeply invested in the growth of our city, I believe this project would greatly contribute to the vibrancy and economic vitality of West Covina.

To achieve this vision, I kindly request the support and assistance of the City of West Covina and the Planning Commission in acquiring the property of interest. Your guidance and cooperation will be invaluable in navigating the necessary processes and procedures for securing the desired lot. Together, we can ensure that the development

aligns with the city's long-term goals and benefits all stakeholders involved.

In closing, I would like to emphasize that addressing the parking concerns in the Glendora Avenue Downtown Area and facilitating the acquisition of the property in question are of utmost importance. With your assistance, we can create a vibrant and prosperous Downtown West Covina that caters to the needs and aspirations of residents and entrepreneurs alike.

Thank you for your attention to this matter. I look forward to hearing from you soon and discussing the potential opportunities further.

Sincerely,

Dee & Channy

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