



CC Regular Meeting

AGENDA ITEM REPORT

Meeting: March 3, 2026
Title: Introducing Ordinance 26-02, Approving Zone Change (ZCH) 25-3, Amending the City's Official Zoning Map, and Making a Finding of Exemption Pursuant to CEQA Guidelines Section 15061(b)(3)
Presented by: Brian K. Lee, AICP, Deputy City Manager/Director of Community Development
Recommendation: Waive full reading and introduce Ordinance 26-02 entitled, "An Ordinance of the City Council of the City of Covina, California, approving Zone Change (ZCH) 25-3, and amending the City's Official Zoning Map 2558 parcels from the existing RD Residential Zone (Multifamily RD 2000 through RD 3000 and RD 3400 through RD 5000) to High Density Residential Zone (HDR) and Medium Density Residential (MDR), respectively, and the list of Assessor's Parcel Numbers are attached hereto as Exhibit A, and making a finding of exemption pursuant to CEQA Guidelines Section 15061(b)(3)".

EXECUTIVE SUMMARY:

The City's primary objective is to align the RD Multifamily zoning districts with the Medium Density Residential and High-Density Residential land use designations of the 2000 General Plan. This is required by Government Code Section 65860, which mandates all cities, including Covina, to ensure that zoning districts are consistent with their General Plan land use designations. The Zone Change will not otherwise affect the current use of the affected properties, and no specific development project is connected with the proposed Zone Change. The Planning Commission concluded the hearing on January 13, 2026, and adopted Resolution No. 2025-025 PC by a vote of 5-0, recommending to the City Council the approval of the Zone Change (ZCH) 25-3.

DISCUSSION:

The proposed rezoning intends to simplify the remaining RD zoning districts by renaming RD 2000 through RD 3000 as High Density Residential (HDR) zoning district and RD 3400 through RD 5000 as Medium Density Residential (MDR) zoning district. The current General Plan land use designations already govern any site's allowed use and intensity, supplemented by the RD Multifamily development regulations established under the current Covina Municipal Code (CMC) Chapter 17.28. Therefore, the proposed rezoning is an administrative clean-up needed due to the requirement for zoning ordinances and districts to be consistent with the General Plan. Phase 1 of this project was completed in June of 2025; this proposed Phase 2 will complete the rezoning project.

PUBLIC PARTICIPATION:

Public participation is a crucial and integral aspect of the planning process for rezoning properties. Staff prepared an overview and a Frequently Asked Question (FAQ) informational flyer about the proposed rezoning and posted it on the City's website on November 25, 2024. In addition to the FAQ, staff posted the Phase 1 and 2 timelines for study sessions and future public hearings. Staff scheduled a Planning Commission study session on October 28, 2025, for Phase 2. The Planning Commission conducted the study session at the October 28, 2025, meeting and a public hearing on January 13, 2026. There were no public comments received from the study session or public hearing. The public hearing notice was published in the San Gabriel Valley Tribune newspaper on February 19, 2026, with a one-eighth

page. The following link is the City's website for the proposed rezoning and general plan alignment project.

<https://covinaca.gov/city-departments/rezoning-general-plan-alignment-project/>

FISCAL IMPACT:

There is no fiscal impact.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Zone Change (ZCH) 25-3 is exempt from CEQA because it can be seen with certainty that there is no possibility that the proposed Zone Change from the existing RD Residential Zone (Multifamily – RD 2000-3000 and RD 3400-5000) to High Density Residential (HDR) and Medium Density Residential (MDR) Zones, respectively for 2558 parcels throughout the City will have a significant adverse effect on the environment. Adopting the Zone Change would not approve any development project or other physical change to the environment, nor would it increase development potential beyond already applicable General Plan limits. Furthermore, the proposed zone change does not change allowable land uses or development intensities as authorized under the existing General Plan as it implements Government Code Section 65860 to align the zoning with their applicable General Plan land use designation. Therefore, the adoption of this Zone Change is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Respectfully submitted,



Brian K. Lez, AICP
Deputy City Manager/Director of Community Development

ATTACHMENT A

RESOLUTION NO. 2025-025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONE CHANGE (ZCH) 25-3, TO AMEND THE CITY'S OFFICIAL ZONING MAP FOR 2558 PARCELS FROM THE EXISTING RD RESIDENTIAL ZONE (MULTIFAMILY RD 2000 THROUGH RD 3000 AND RD 3400 THROUGH RD 5000) TO HIGH DENSITY RESIDENTIAL ZONE (HDR) AND MEDIUM DENSITY RESIDENTIAL (MDR), RESPECTIVELY, AND THE LIST OF ASSESSORS PARCEL NUMBERS ARE ATTACHED HERETO AS EXHIBIT A, AND RECOMMENDING TO MAKE A FINDING OF EXEMPTION PURSUANT TO CEQA

WHEREAS, the City is responsible for adopting and implementing land use regulations within its boundaries; and

WHEREAS, Government Code Section 65860 mandates all cities, including Covina, ensure zoning districts are consistent with their land use designations; and

WHEREAS, the City has identified properties within the RD 2000 through RD 3000 and RD 3400 through RD 5000 zoning designations that have zoning densities inconsistent with range of the applicable General Plan Residential land use designations; and

WHEREAS, the City therefore must amend the zoning designations to so it is consistent with the General Plan; and

WHEREAS, the proposed Zone Change is consistent with the General Plan and Housing Element. None of the RD zoned parcels are identified in the housing element as necessary to fulfill the City's RHNA allocation. Thus, the sites identified in the housing element remain adequate to accommodate the City's share of RHNA; and

WHEREAS, the Zone Change will not otherwise affect the current use of the affected properties, and no specific development project is connected with the proposed Zone Change; and

WHEREAS, CMC Chapter 17.80 provides the procedures and proceedings for any amendment to the text of Title 17 (Zoning) of the CMC and the Zone Change to the Official Zoning Map of City of Covina; and

WHEREAS, Government Code Section 65854 provides that the Planning Commission hold a hearing on proposed zone change and Section 65855 requires that at the hearing, the Planning Commission render its decision in the form of a written recommendation to the City Council, and transmit the recommendation in such form and manner as specified by the City Council; and

WHEREAS, CMC Section 17.80.050 further provides that any recommendation by the Planning Commission for an amendment shall require an affirmative vote of not less than two-

thirds of the total voting members after at least one public hearing and must be filed with the City Council, together with a report of findings, hearings, and other supporting data, within thirty (30) days after the conclusion of the public hearing; and

WHEREAS, on January 13, 2026, the Planning Commission conducted a duly noticed public hearing and considered the proposed Zone Change (ZCH) 25-3. After receiving oral and written evidence, and public input, the Planning Commission concluded said hearing, and by a _____ vote, adopted Resolution No. 2025-025 PC recommending to the City Council the approval of the Zone Change (ZCH) 25-3; and

WHEREAS, all legal prerequisites prior to adoption of this Ordinance have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. California Environmental Quality Act Findings. The Planning Commission determines that the proposed Zone Change (ZCH) is exempt from CEQA because it can be seen with certainty that there is no possibility that the proposed Zone Change from the existing RD Residential Zone (Multifamily – RD 2000 through RD 3000) to High Density Residential (HDR) and RD Residential Zone (Multifamily – RD 3400 through RD 5000) to Medium Density Residential (MDR) for 2558 parcels throughout the City will have a significant adverse effect on the environment. The Planning commission further determines that the Zone Change implements Government Code Section 65860 to align the zoning with their applicable General Plan land use designation, that it would not approve any development project or cause other physical change to the environment, that it would not increase the development potential beyond already applicable General Plan limits, nor change the allowable land uses or development intensities as authorized under the existing General Plan. Therefore, the Planning Commission determines that the adoption of this Zone Change is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

SECTION 3. Findings for ZCH 25-3. Based on the evidence in the record, Planning Commission hereby finds that the proposed Zone Change (ZCH) 25-3 is consistent with the Land Use Plan and the Programs and Implementation Measures of the Covina General Plan Land Use Element, and is in compliance with State Law because the amended zoning designation now conforms with the density ranges or regulations in the applicable General Plan land use designation for the properties.

SECTION 4. Planning Commission Recommendation. After giving full consideration to all evidence presented at the public hearing and in consideration of the findings stated in the attached City Council Ordinance, the Planning Commission does hereby recommend that the City Council of the City of Covina adopt the Ordinance substantially similar to that attached hereto and titled as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING ZONING CHANGE (ZCH) 25-3, AND AMENDING THE CITY'S OFFICIAL ZONING MAP FOR 2558 PARCELS FROM THE EXISTING RD RESIDENTIAL ZONE (MULTIFAMILY RD 2000 THROUGH RD 3000 AND RD 3400 THROUGH RD 5000) TO HIGH DENSITY RESIDENTIAL ZONE (HDR) AND MEDIUM DENSITY RESIDENTIAL (MDR), RESPECTIVELY, AND THE LIST OF ASSESSORS PARCEL NUMBERS ARE ATTACHED HERETO AS EXHIBIT A, AND MAKE A FINDING OF EXEMPTION PURSUANT TO CEQA

SECTION 5. The documents and materials that constitute the record of proceedings on which these findings and this Resolution are based are located at the City Clerk's Office or the Community Development Department, Planning Division, located at 125 E. College Street, Covina, CA 91723 or at www.covinaca.gov. The custodian of these records is the City Clerk.

SECTION 6. The Secretary shall certify the adoption of this Resolution.

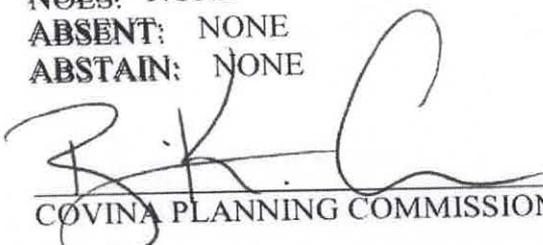
PASSED, APPROVED AND ADOPTED by the members of the Planning Commission of Covina this 13th day of January, 2026.

B. Rodriguez

BRIAN RODRIGUEZ, CHAIRMAN
CITY OF COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the by the following vote of the Planning Commission:

AYES: NASS, RICHARDSON, MCMEEKIN, FLORES, RODRIGUEZ
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE



COVINA PLANNING COMMISSION SECRETARY

ATTACHMENT B

ORDINANCE 26-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING ZONE CHANGE (ZCH) 25-3, AND AMENDING THE CITY'S OFFICIAL ZONING MAP 2558 PARCELS FROM THE EXISTING RD RESIDENTIAL ZONE (MULTIFAMILY RD 2000 THROUGH RD 3000 AND RD 3400 THROUGH RD 5000) TO HIGH DENSITY RESIDENTIAL ZONE (HDR) AND MEDIUM DENSITY RESIDENTIAL (MDR), RESPECTIVELY, AND THE LIST OF ASSESSORS PARCEL NUMBERS ARE ATTACHED HERETO AS EXHIBIT A, AND MAKING A FINDING OF EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)

WHEREAS, the City is responsible for adopting and implementing land use regulations within its boundaries; and

WHEREAS, Government Code Section 65860 mandates all cities, including Covina, ensure that zoning districts are consistent with their land use designations; and

WHEREAS, the City has identified properties within the RD 2000 through RD 3000 and RD 3400 through RD 5000 zoning designations that have zoning densities inconsistent with range of the applicable General Plan Residential land use designations; and

WHEREAS, the City therefore must amend the zoning designations to so it is consistent with the General Plan; and

WHEREAS, the proposed Zone Change is consistent with the General Plan and Housing Element. None of the zoning amendments result in a reduction of residential density for any parcel are identified in the housing element as necessary to fulfill the City's RHNA allocation. Thus, the sites identified in the housing element remain adequate to accommodate the City's share of RHNA; and

WHEREAS, the Zone Change will not otherwise affect the current use of the affected properties, and no specific development project is connected with the proposed Zone Change; and

WHEREAS, CMC Chapter 17.80 provides the procedures and proceedings for any amendment to the text of Title 17 (Zoning) of the CMC and the Zone Change to the Official Zoning Map of City of Covina; and

WHEREAS, Government Code Section 65854 provides that the Planning Commission hold a hearing on proposed zone change and Section 65855 requires that at the hearing, the Planning Commission render its decision in the form of a written recommendation to the City Council, and transmit the recommendation in such form and manner as specified by the City Council; and

WHEREAS, CMC Section 17.80.050 further provides that any recommendation by the Planning Commission for an amendment shall require an affirmative vote of not less than two-thirds of the total voting members after at least one public hearing and must be filed with the City Council, together with a report of findings, hearings, and other supporting data, within thirty (30) days after the conclusion of the public hearing; and

WHEREAS, on January 13, 2025, the Planning Commission conducted a duly noticed public hearing and considered the proposed Zone Change (ZCH) 25-3. After receiving oral and written evidence, and public input, the Planning Commission concluded said hearing, and by a 5-0 vote, adopted Resolution No. 2025-025 PC recommending to the City Council the approval of the Zone Change (ZCH) 25-3; and

WHEREAS, on March 3, 2026, the City Council of the City of Covina held a duly noticed public hearing as prescribed by law to consider the proposed Zone Change (ZCH) 25-3 and any comments received prior to or at the public hearing, at which time staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to proposed Zone Change (ZCH) 25-3. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Zone Change (ZCH) 25-3, the City Council closed the public hearing on that same date; and

WHEREAS, all legal prerequisites prior to adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Ordinance.

SECTION 2. California Environmental Quality Act Findings. The City Council hereby finds that the proposed Zone Change (ZCH) is exempt from CEQA because it can be seen with certainty that there is no possibility that the proposed Zone Change from the existing RD Residential Zone (Multifamily – RD 2000 through RD 3000) to High Density Residential (HDR) and RD Residential Zone (Multifamily – RD 3400 through RD 5000) to Medium Density Residential (MDR) for 2558 parcels throughout the City will have a significant adverse effect on the environment. The City Council further finds that the Zone Change implements Government Code Section 65860 to align the zoning with their applicable General Plan land use designation, that it would not approve any development project or cause other physical change to the environment, that it would not increase the development potential beyond already applicable General Plan limits, nor change the allowable land uses or development intensities as authorized under the existing General Plan. Therefore, the City Council determines that the adoption of this Zone Change is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines. The City Council has reviewed the administrative record concerning the proposed ZCH 25-3 and the proposed CEQA determination, and based on its own independent judgement, approve the CEQA exemption.

SECTION 3. Findings for ZCH 25-3. Based on the evidence in the record, reviewing the recommendation of the Planning Commission, and after fully informed, the City Council hereby finds that the proposed Zone Change (ZCH) 25-3 is consistent with the Land Use Plan and the Programs and Implementation Measures of the Covina General Plan Land Use Element, and is in compliance with State Law because the amended zoning designation now conforms with the density ranges or regulations of the applicable General Plan land use designation for the properties.

SECTION 4. Approval. In consideration of the findings stated above, the City Council of the City of Covina does hereby approve Zone Change (ZCH) 25-3, amending the City's Official Zoning Map for 2558 parcels throughout the City from the existing RD Residential Zone (Multifamily – RD 2000 through RD 3000) to High Density Residential (HDR) and RD Residential Zone (Multifamily – RD 3400 through RD 5000) to Medium Density Residential (MDR), and the list of Assessor's Parcel Numbers, as set forth in Exhibit "A"; and, incorporated herein by this reference as though set forth in full. Further, the City Council hereby directs the Director of Community Development to cause the amendment of the Official Zoning Map of the City of Covina to reflect Zone Change (ZCH) 25-3.

SECTION 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Ordinance shall nonetheless remain in full force and effect. The City Council hereby declares that it would have adopted each section, subsection, sentence, clause, phrase, or portion of this Ordinance, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions of this Ordinance be declared invalid or unenforceable.

SECTION 6. Savings Clause. Neither the adoption of this Ordinance nor the repeal or amendment by this Ordinance of any ordinance or part or portion of any ordinance previously in effect in the City or within the territory comprising the City, shall in any manner affect the prosecution for the violation of any ordinance, which violation was committed prior to the effective date of this Ordinance, nor be construed as a waiver of any license, fee or penalty or the penal provisions applicable to any violation of such ordinances.

SECTION 7. Effective Date. This Ordinance shall become effective within thirty (30) days after its adoption.

SECTION 8. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this Ordinance to be published within 15 days after its passage, in accordance with Section 36933 of the Government Code.

PASSED, APPROVED and ADOPTED this 3rd day of March, 2026.

City Council of Covina, California

BY: _____
VICTOR LINARES, Mayor

ATTEST:

FABIAN VELEZ, Chief Deputy City Clerk

APPROVED AS TO FORM:

KEVIN G. ENNIS, City Attorney

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Ordinance 26-02 were introduced for first reading at a regular meeting on the ___ day of _____, 2026. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of said City Council on the ___ day of _____, 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

Dated:

FABIAN VELEZ, Chief Deputy City Clerk

EXHIBIT A

ZONE CHANGE (ZCH) 25-3

**FROM RD RESIDENTIAL ZONE (MULTIFAMILY – RD 2000 THROUGH RD 3000) TO HIGH DENSITY RESIDENTIAL (HDR) AND RD RESIDENTIAL ZONE (MULTIFAMILY – RD 3400 THROUGH RD 5000) TO MEDIUM DENSITY RESIDENTIAL (MDR)
THE LIST OF ASSESSOR'S PARCEL MAP NUMBERS ARE ON FILE IN THE PLANNING DIVISION AND THE MAP IS AVAILABLE ON CITY'S WEBSITE.**

