

City of Covina
City Council
Public Hearing

Zone Change (ZCH) 25-03

March 03, 2026

Objective of Proposed Rezoning and General Plan Alignment Project



General Plan
Land Use
Designations



Consistency
Required by
State Law Gov.
Code Section
65860



Zoning
Districts

Proposed Rezoning and General Plan Alignment Project for **10** RD Zoning Districts

CMC Chapter 17.28, Table 17.28.020

Medium Density Residential zones (MDR) 7 to 14 dwelling units per acre	High Density Residential zones (HDR) 14.01 to 22 dwelling units per acre
RD 5000 - 5,000 square feet per unit	RD 3000 - 3,000 square feet per unit
RD 4000 - 4,000 square feet per unit	RD 2950 - 2,950 square feet per unit
RD 3900 - 3,900 square feet per unit	RD 2900 - 2,900 square feet per unit
RD 3500 - 3,500 square feet per unit	RD 2500 - 2,500 square feet per unit
RD 3400 - 3,400 square feet per unit	RD 2000 - 2,000 square feet per unit

Proposed Rezoning and General Plan Alignment Project

PHASE 1



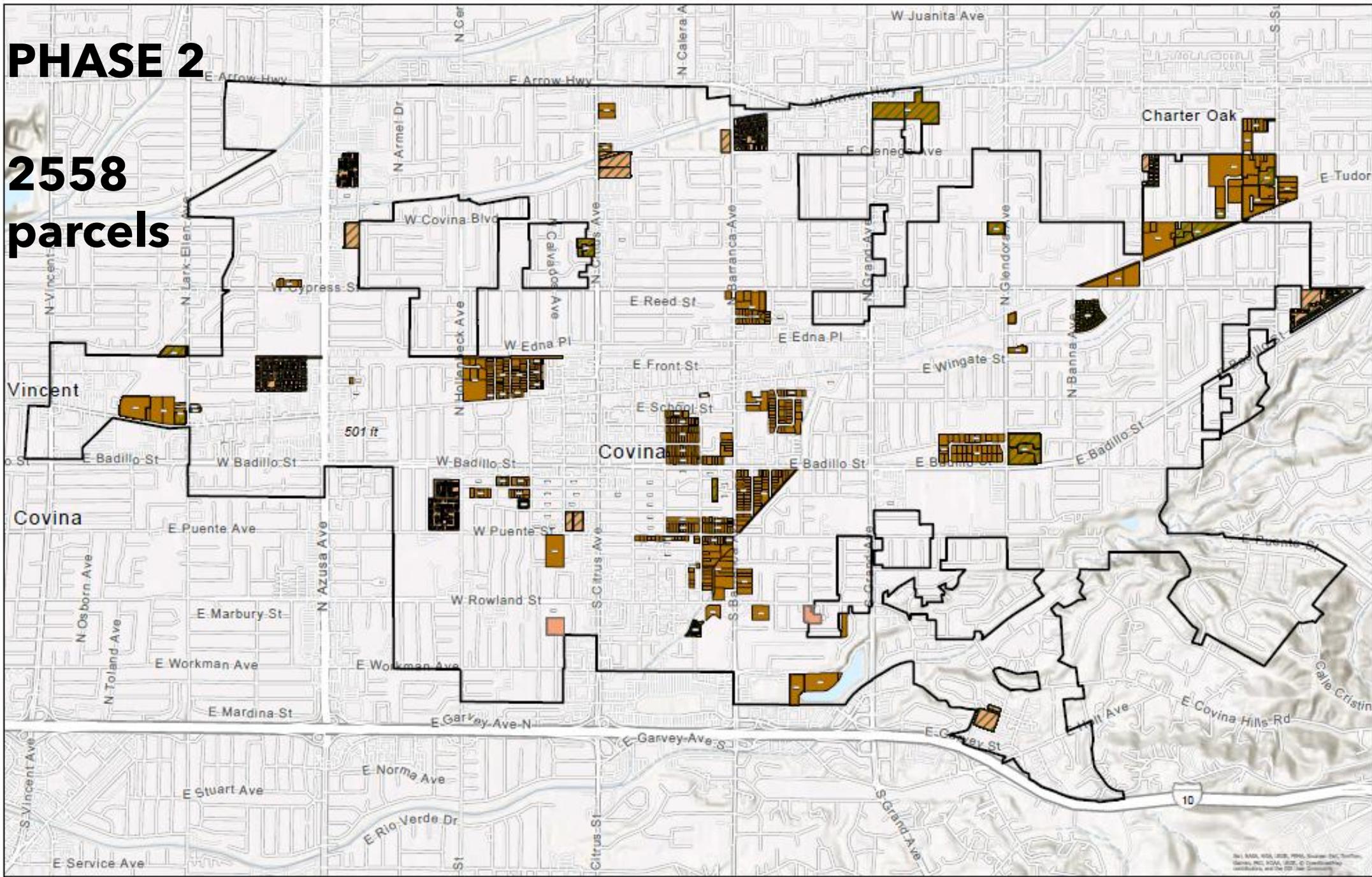
From RD 1250 and RD
1500 to HDR

PHASE 2

From RD 2000 through RD
3000 to HDR
From RD 3400 through RD
5000 to MDR

PHASE 2

2558 parcels



*Phase 2
Rezoning and
General Plan
Alignment
Project*

Comply

with State Law,
consistency

Simplify

the 10 RD zones to
2 zones, MDR and
HDR

Comply

with Housing
Element, no
reduction in
density

Administrative

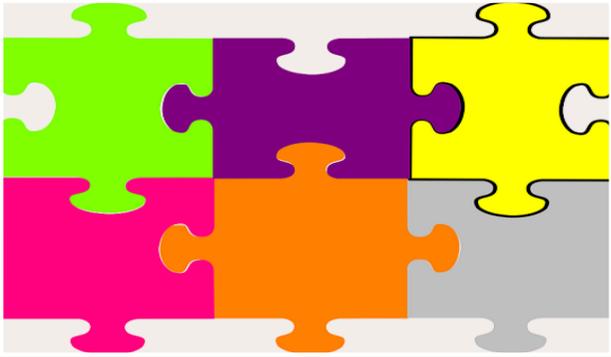
the alignment of
General Plan and
Zoning, a clean-up

*Phase2
Rezoning and
General Plan
Alignment
Project*

Zoning Code
Chapter 17.28
governed
development
regulations

No specific
Development
project with
proposed zone
change

Will not affect
property's use and
value



Public participation

Study Session
October 28, 2025
PC Hearing
January 13, 2026

Posted on City's Website:
FAQ, timeline, map

1/8 page ad
published 20 days
prior to hearing



Phase 2 Proposed Rezoning and General Plan Alignment Environment Review



No physical change to environment



Exempt from CEQA, Section 15061 (b)(3)



Zone change does not approve any new development



Staff recommendation:

- open public hearing
- consider public comments
- close public hearing



Staff recommendation:

City Council to waive full reading and introduce Ordinance 26-02, approving o Zone Change (ZCH) 25-3 and issuance of a CEQA Exemption

