

# REZONING AND GENERAL PLAN ALIGNMENT PROJECT

Planning Commission meeting

October 28, 2025



# 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

# REZONING AND GENERAL PLAN ALIGNMENT PROJECT (PHASE 2)

<b>Medium Density Residential (MDR) 7-14 DU/AC</b>	<b>High Density Residential (HDR) 15-22 DU/AC</b>
RD 5000 - 5,000 square feet per unit (8.7 units per acre)	RD 3000 - 3,000 square feet per unit (14.5 units per acre)
RD 4000 - 4,000 square feet per unit (10.9 units per acre)	RD 2950 - 2,950 square feet per unit (14.7 units per acre)
RD 3900 - 3,900 square feet per unit (11.1 units per acre)	RD 2900 - 2,900 square feet per unit (15.0 units per acre)
RD 3500 - 3,500 square feet per unit (12.4 units per acre)	RD 2500 - 2,500 square feet per unit (17.4 units per acre)
RD 3400 - 3,400 square feet per unit (12.8 units per acre)	RD 2000 - 2,000 square feet per unit (21.8 units per acre)
<b>CMC Chapter 17.28, Table 17.28.020</b>	

# REZONING AND GENERAL PLAN ALIGNMENT PROJECT

Substitute RD  
5000 through RD  
3400 to MDR

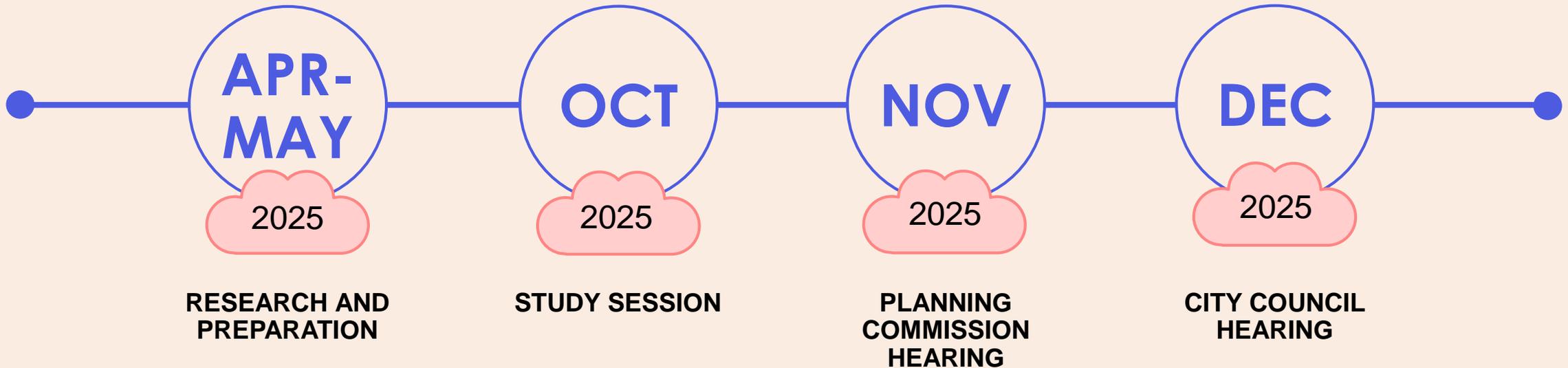
Substitute RD  
3000 through RD  
1250 to HDR

Will not affect  
property's use or  
values

Zoning Code  
Chapter 17.28  
governed  
development  
regulations

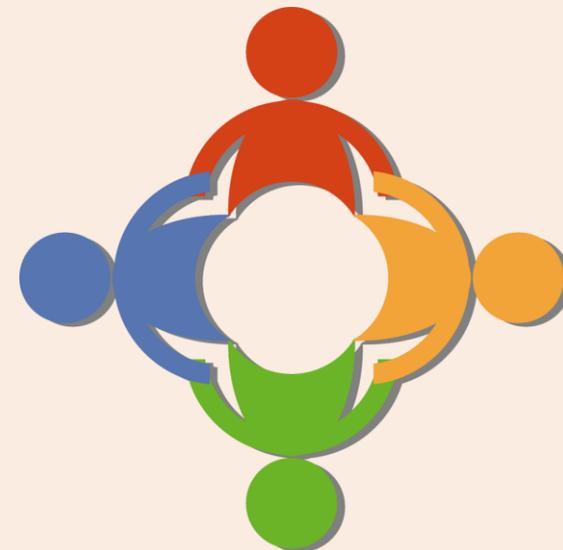
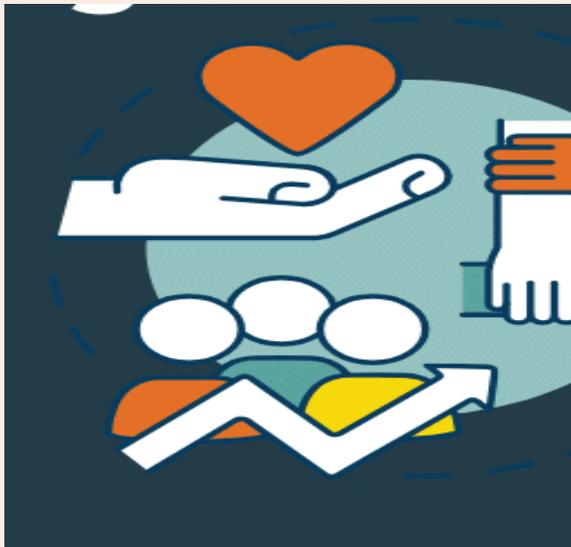
Rezoning to align  
with existing  
General Plan is  
administrative

# PHASE 2 – RD2000 through RD5000 TO HDR and MDR PROJECT MILESTONES (tentative)

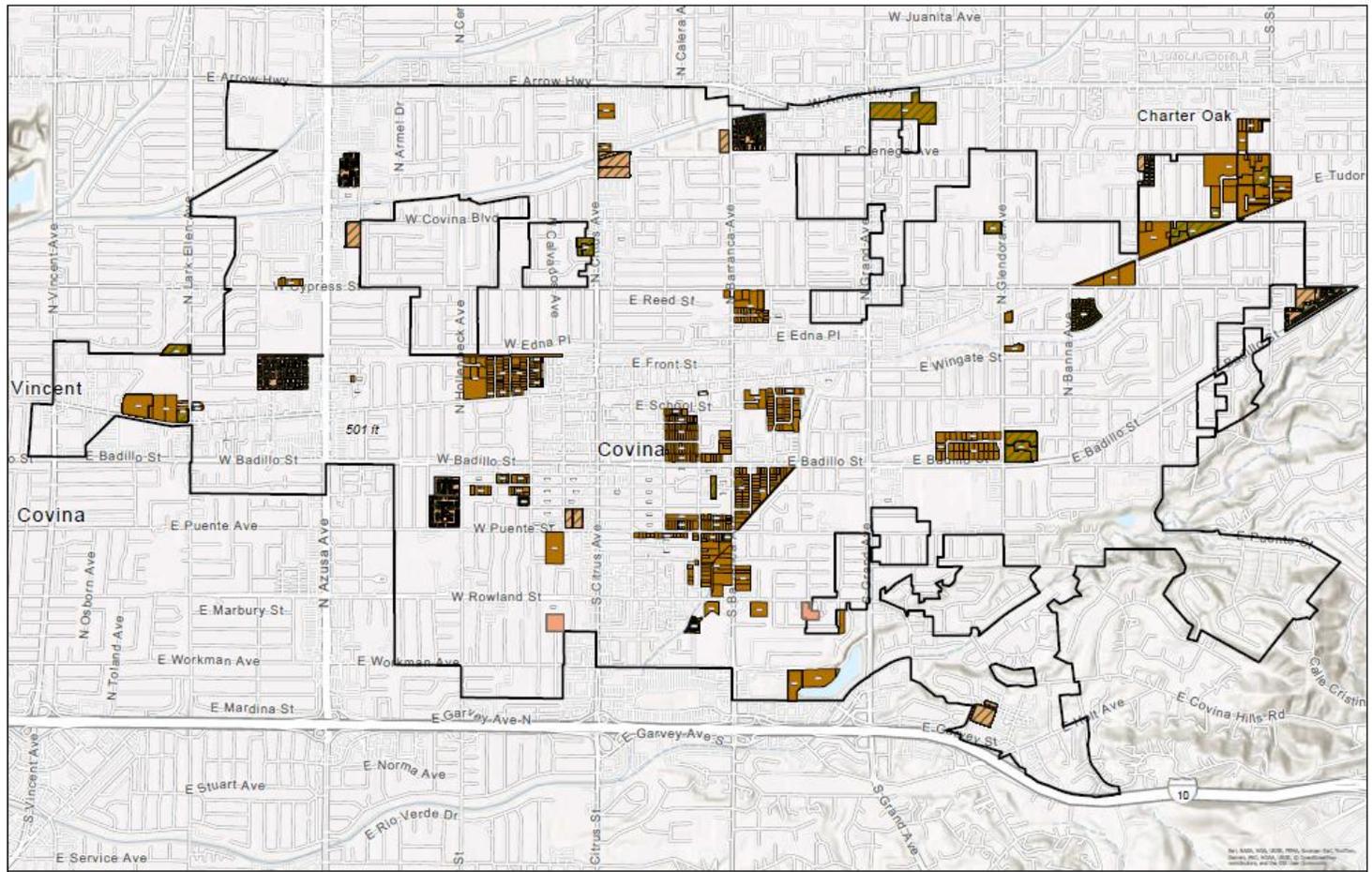


# REZONING AND GENERAL PLAN ALIGNMENT PROJECT

Staff recommends that the PC open the meeting to receive public comments on the proposed Phase 2 Rezoning and General Plan Alignment Project. The Planning Commission is not required to take any action tonight.



# PHASE 2 RD2000-RD5000



**Proposed Phase 2 Multi-family Zone Changes**  City Boundary

- from RD 2000 through RD 3000 to HDR
- from RD-2000 (PCD) through RD-3000 (PCD) to HDR (PCD)
- from RD 3400 through RD 5000 to MDR
- from RD 3400 (PCD) through RD 5000 (PCD) to MDR (PCD)

**City of Covina**  
Properties Zoned  
RD-2000 to RD-5000



Disclaimer:  
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