

**CITY OF COVINA
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Covina will conduct a PUBLIC HEARING in the City Hall Council Chambers, 125 East College Street, Covina, on December 9, 2025, at 7:00 p.m., or as soon as possible thereafter, to consider the following:

ZONE CHANGE (ZCH) 25-03: A City initiated Zone Change to amend zoning designation and the City's Official Zoning Map for 2558 parcels throughout the City from the existing RD Residential Zone (Multi-family – RD 2000, 2500, 2900, 2950, and 3000) to High Density Residential (HDR) Zone and RD Residential Zone (Multi-family-RD 3400, 3500, 3900, 4000 and 5000) to Medium Density Residential (MDR). The proposed rezoning will make the properties' zoning districts consistent with the already applicable General Plan land use designation of High Density Residential and Medium Density Residential as required by Government Code Section 65860. The Zone Change will not otherwise affect the current use of the affected properties, and there is no specific development project in connection with the proposed Zone Change. The Planning Commission will review the proposed zone change and make a recommendation to the City Council on the proposed zone change.

Environmental Determination: Zone Change (ZCH) 25-03 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 (Multi-family – RD 2000, 2500, 2900, 2950, and 3000) to High Density Residential (HDR) Zone and RD Residential Zone (Multi-family-RD 3400, 3500, 3900, 4000 and 5000) to Medium Density Residential (MDR) for 2558 parcels throughout the City will have a significant adverse effect on the environment. Adoption of 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. 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. 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 and therefore qualifies as exempt pursuant to Section 15305 of the CEQA Guidelines.

A MAP SHOWING THE PARCELS SUBJECT TO THE ZONE CHANGE IS INCLUDED IN THIS NOTICE. THE LEGAL DESCRIPTION AND THE LIST OF ASSESSOR'S PARCEL MAP NUMBERS ARE ON FILE IN THE PLANNING DIVISION AND ON CITY'S WEBSITE.

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

All interested citizens are invited to attend the public hearing. Any person may submit written comments to the Community Development Department, Planning Division, prior to, or at the time of, the hearing.

If you challenge the decision on the proposed decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence submitted to the Planning Secretary or the Planning Commission at, or prior to, the public hearing.

For more information contact the Community Development Department, Planning Division at (626) 384-5450. Pursuant to the American with Disabilities Act, the City of Covina will make reasonable efforts to accommodate persons with disabilities. If you require special accommodations, please contact the Planning Division at (626) 384-5450, at least five (5) days in advance of this hearing.

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

NOTE: ACCESS TO THE CITY HALL COUNCIL CHAMBER IS FROM THE NORTH SIDE OF THE TWO-STORY CITY HALL BUILDING VIA THE COURTYARD.

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THE SAN GABRIEL VALLEY EXAMINER