



**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 **June 23, 2026, at 7:00 p.m.**, or as soon as possible thereafter, to consider making a recommendation to the City Council on the following:

SITE PLAN REVIEW (SPR) 25-081, CONDITIONAL USE PERMIT (CUP) 25-14, VARIANCE (VAR) 25-001 and DEVELOPMENT AGREEMENT (DA) 26-001 -: A Request for a Site Plan Review, Conditional Use Permit, Variance and Development Agreement for the demolition of 2 industrial buildings totaling approximately 32,640 square feet and the construction and operation of a 110- megawatt (MW) battery energy storage system, on two sites totaling approximately 3.4 acres located at 522,534, and 680 Edna Place (APN's: 8429-008-028 & 029 and 8429-007-005, 006 and 007) zoned L-1 Light manufacturing with a General Plan Land Use Designation of General Industrial, and making findings under CEQA.

Mitigated Negative Declaration (MND): An Initial Study/MND and Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Project consistent with the requirements of the California Environmental Quality Act (CEQA) to be considered by the Planning Commission and City Council pursuant to Section 15074 of the CEQA guidelines. The Project, with incorporation of the identified mitigation measures contained in the MMRP, would result in a less than significant impact on the environment. The Notice of Intent to adopt the MND was published in the San Gabriel Valley Examiner on January 5, 2026, and the MND was released for a 20-day public comment period beginning on January 5, 2026 and ending on January 25, 2026.

The Planning Commission will consider making a recommendation regarding the proposed Project to the City Council, which would consider the matter at a future, separately noticed public hearing.

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.

**PUBLISH: JUNE 4, 2026
THE SAN GABRIEL EXAMINER**

PROJECT SITES

