

**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, California 91723, **on Tuesday, July 28th, 2026, at 7:00 p.m.**, or as soon as possible thereafter, to consider recommendations to the City Council on the following Projects:

- 1. Covina Town Center Specific Plan Amendment (CTSPA) No. X:** A request to amend Table 3-2 within Chapter 3 of the adopted 2019 Covina Town Center Specific Plan (CTCSP) as follows: amend Chapter 3 “Table 3-2 - Allowable Land Uses” under “Specialty Bar and Cigar Lounge, at least 1,500 square feet in floor area” to include “Hookah Lounge” and to add “Hookah lounge in conjunction to a bona-fide eating establishment” permitted with a Conditional Use Permit under F.A.I.R, Cultural Core, and Historical Core Zone and amending the classification and definition for “Specialty Bar and Cigar Lounge” for consistency within Chapter 7 Glossary.

Pursuant to the California Environmental Quality Act (CEQA), the City has analyzed the project, proposed Covina Town Center Specific Plan Amendment No. 5 and concluded that the project to be exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3), because the activity in question does not have a significant effect on the physical environment. Furthermore, the City has determined that the project do not involve substantial changes which will result in new significant environmental effects, and that the project does not involve new information of substantial importance which shows that the project will have significant effects not discussed in the prior EIR (SCH – 2018081009) and SOC. All potential environmental impacts associated with adoption of the 2019 Covina Town Center Specific Plan (CTCSP) are adequately addressed by the prior certified EIR (SCH – 2018081009) and SOC, and the mitigation measures contained in the prior certified EIR (SCH – 2018081009) will reduce those impacts to a level that is less than significant. The CTCSP EIR serves as the previous CEQA document considered in this CEQA Analysis. The document is hereby incorporated by reference and is available for review at the City of Covina Planning Division, 125 E. College Street, Covina, CA 91723.

The Planning Commission will consider the aforementioned Amendments and make a recommendation to the City Council for a final decision. The public hearing before the City Council will be scheduled and noticed for a later date.

The City solicits any information and/or data that any citizen wishes to provide concerning the proposed Amendment, and 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 actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in correspondence submitted prior to or during the hearing.

Further information may be obtained from the City of Covina Community Development Department, Planning Division by contacting Associate Planner, Eduardo Lomeli, at (626) 384-5450 | elomeli@covinaca.gov.

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 days in advance of this hearing.

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

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