

CITY OF COVINA
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Covina will conduct a PUBLIC HEARING in the City Hall Council Chambers, 125 East College Street, Covina, on **September 15, 2026, at 7:30 p.m.**, or as soon as possible thereafter, to consider the following:

Zoning Code Amendment (ZCA) 26-3, Zone Change (ZCH) 26-1 and General Plan Amendment (GPA) 26-1 as described below:

Background. The City's Zoning Code is decades old and needs an administrative update to reflect best practices, industry standards, and recent State mandates. This administrative update will provide several key benefits: it will consolidate and reorganize the Zoning Code from 56 to 14 chapters, and into a modern, streamlined format, making it easier for users to read and navigate; eliminate internal inconsistencies and errors that hinder clarity; ensure compliance with State Law changes; support implementation of the City's General Plan and Housing Element policies and programs; and remove barriers to housing improvements as required under Government Code Section 65583(c)(3).

Zoning Code Amendment (ZCA) 26-3, a city-initiated Zoning Code Amendment to administratively update, modernize, and revise Title 17 (Zoning) of the Covina Municipal Code, aligning zoning districts with the General Plan Land Use Element for consistency. This amendment will fully replace the current Zoning Code. It does not affect current property uses, nor is it linked to any specific development project. The amendment is exempt from California Environmental Quality Act (CEQA) requirements per CEQA Guidelines Section 15061(b)(3), as discussed under the Environmental Determination section of this notice.

The new Zoning Code is organized in the following chapters. For detailed information about each chapter, please use the link <http://bit.ly/4uYQGiy>. Please contact the Project Manager, Nancy Fong, FAICP, for any questions. nfong@covinaca.gov or 626-384-5463.

- 17.02 General Provisions and Administration
- 17.04 Land Use Entitlements, Permits and Planning Applications
- 17.06 Single-Family Residential Zones
- 17.08 Multi-Family Residential Zones
- 17.10 Commercial Zones
- 17.12 Industrial Zone
- 17.14 Specific Plans, Planned Community Development Districts and Open Space Zones
- 17.16 Mixed-Use Overlay District
- 17.18 Affordable Housing Mixed-Use Overlay District
- 17.20 Special Housing Regulations
- 17.22 General Development Standards
- 17.24 Specific Use Regulations
- 17.26 Sign Regulations
- 17.28 Glossary (Definitions)

Zone Change (ZCH) 26-1, in conjunction with Zoning Code Amendment (ZCA) 26-3, is a City-initiated action to change the City's Official Zoning Map, changing the zoning districts for the following areas resulting from the proposed Zoning Code Amendment. There is no specific development project associated with the proposed Zone Change. Therefore, it is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), as discussed under the Environmental Determination section of this notice.

Table 1. Existing and New Commercial and Industrial Zones.

Existing General Plan Land Use Designations	Existing Zoning Districts	Replacement Zoning Districts	Parcels http://bit.ly/4uYQGiy
General Commercial	C-P Commercial, Administrative, and Professional Office Zone (PCD)	Neighborhood Commercial Office Zone (NCO) (PCD)	Map and list of APNs
General Commercial	C-P Commercial, Administrative, and Professional Office Zone, C-2 Commercial Zone (Neighborhood Shopping Center), and TC-P Town Center Medical and Professional Office Zone	Neighborhood Commercial Office Zone (NCO)	Map and list of APNs
General Commercial	TC-C Town Center Commercial Zone, C-3 Commercial Zone (Central Business), and C-3A Commercial Zone (Regional or Community Shopping Center)	Community Commercial (CC)	Map and list of APNs
General Commercial	C-3A Commercial Zone (PCD)	Community Commercial (CC) (PCD)	Map and list of APNs
General Commercial	C-4 Commercial Zone (Highway) (PCD),	Regional Commercial (RC) (PCD)	Map and list of APNs
General Commercial	C-4 Commercial Zone (Highway), and C-5 Commercial Zone (Specified Highway)	Regional Commercial (RC)	Map and list of APNs
Industrial	Light Manufacturing (M-1)	Industrial (I)	Map and list of APNs
Industrial	Light Manufacturing (M-1) (PCD)	Industrial (I) (PCD)	Map and list of APNs

Table 2. City's Public Parks:

Existing City Parks	Existing General Plan Land Use Designation	Existing Zoning Districts	New Zoning Districts	Addresses/Parcels	Property owner
Banna Park	Park	RR Residential Recreation	Park (P)	8427-003-902 8427-003-903	City
Barranca Park	Park	R-R Residential Recreation	Park (P)	727 S. Barranca 8451-008-900	Covina-Valley Unified S.D.
Cougar Park	General Commercial (General Plan Amendment 26-1)	C-3 Commercial Zone (Central Business)	Park (P)	150 W. Puente 8444-021-906	City
Edna Park	Park	R-1-7500 Single-Family Zone	Park (P)	220 W. Edna 8431-012-900 8431-012-901	City

Heyler Field	Park	R-1-10,000 Single-Family Zone		303 S Glendora 8428-016-908	Charter Oak Unified S.D.
Hollenbeck Park	Park	R-1-7500 Single-Family Zone	Park (P)	1250 N. Hollenbeck 8407-001-905	City
Jalapa Park	Park	C-P Commercial, Administrative, and Professional Office Zone (PCD)	Park (P)	1321 E. Garvey 8447-031-901	City
Savoy Field	Park	R-1-7500 Single-Family Zone	Park (P)	1359 E. Cypress 8403-005-901	Charter Oak Unified S.D.
Three Oak Park	Park	C-P Commercial, Administrative, and Professional Office Zone (PCD)	Park (P)	829 Oak Park 8447-021-903	City
Wingate Park	Park	R-1-7500 Single-Family Zone	Park (P)	735 N. Glendora 8428-015-902	City

Table 3. Los Angeles County Owned Parcels:

Existing General Plan Land Use Designations	LA County Existing Land Uses	Existing Zoning Districts	New Zoning Districts	Assessor Parcel Map Nos
Park	Walnut Creek County Park	County	Park (P)	8426-012-901
Park	Antonovich Trail and picnic area	A-2 Agriculture	Park (P)	8447-024-910
Park	Antonovich Trail	R-1-20,000 Single-Family Zone	Park (P)	8448-009-901
Park	Antonovich Trail and trailhead	R-1-20,000 Single-Family Zone	Park (P)	8448-009-900

Table 4. One Privately Owned Parcel:

Existing General Plan Land Use Designation	Existing Land Use	Existing Zoning District	New Zoning District	Address/Parcel
Low Density Residential, 0-6 units per acre	One single-family house	A-1 Agriculture, 1 lot per 2 acres	R-1-20,000 Single-Family Zone, 1 lot per 20,000 square feet	1870 E. Puente 8448-009-005 (2.29 acres)

General Plan Amendment (GPA) 26-1, in conjunction with the Zoning Code Amendment (ZCA) 26-3, and Zone Change 26-1, is a city-initiated General Plan Amendment to change the General Plan Land Use designation for city-owned Cougar Park from “General Commercial” to “Park.” Cougar Park is located at 150 W Puente (APN 8444-021-906). The proposed General Plan Amendment and the related Zone Change is to ensure the General Plan Land Use designation and Zoning classification consistency and alignment with the existing land use of a public park. Therefore, it is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), as discussed under the Environmental Determination section of this notice.

Environmental Determination. Community Development Department staff determined that the proposed Zoning Code Amendment, the associated Zone Change and General Plan Amendment are administrative rather than substantive in nature and that it may be seen with certainty that there is no possibility it would result in, or have a potential for resulting in, either a direct or indirect physical change in the environment, or a reasonably foreseeable indirect physical change in the environment and, accordingly, is exempt from the California Environmental Quality Act (“CEQA”) (Cal. Pub. Resources

Code, Section 21000 et. seq.) pursuant to the CEQA Guidelines (Cal. Code Regs., tit. 14, Section 15000 et. seq.) Section 15061 (b) (3) and Section 15378 (b) (5).

a. The proposed Zoning Code Amendment (ZCA) 26-3 is an administration of the General Plan and Zoning Code to ensure consistency as required by State Law. This is achieved by reorganizing and consolidating chapters, eliminating obsolete regulations, and updating existing regulations to reflect current best practices, industry standards, and recent State mandates. The proposed Zoning Code Amendment does not approve new land uses or new physical developments, and no specific development projects are associated with it. Therefore, it can be seen with certainty that the activity in question will not have a significant effect on the environment. The proposed Zoning Code Amendment (ZCA) 26-3 is not subject to the requirements of CEQA and the CEQA Guidelines pursuant to CEQA Guidelines Section 15061 (b) (3).

b. The proposed Zone Change (ZCH) 26-1 is a direct result of consolidating and reorganizing 56 chapters of the existing Zoning Code into 14 chapters. Part 1 of the Zone Change consolidates 8 commercial zones into one chapter and replaces them with 3 new commercial zones that closely match the existing permitted and conditionally permitted uses. The 3 replacement commercial zones are: Neighborhood Commercial Office Zone (NCO) (PCD); Community Commercial (CC) (PCD); and Regional Commercial (RC). Also, part 1 of the Zone Change proposes renaming the M-1 Light Manufacturing zone to Industrial (I) and modernizing land-use categories. Table 1 of this notice shows the consolidated and replacement zones. Part 2 of the proposed Zone Change is to rename or replace the City's existing and developed public parks with the "Park" zone, consistent with the existing General Plan Land Use designation of Park, as shown in Table 2 of this notice. Part 3 of the proposed Zone Change is to rename or replace the Los Angeles County-owned wilderness park to Park, consistent with the existing General Plan Land Use designation of Park, and as shown in Table 3 of this notice. Part 4 of the proposed Zone Change rezones one privately owned parcel from A-1 Agriculture (1 lot per 2 acres) to R-1-20,000 Single-family Residential Zone (1 lot per 20,000 square feet). There is no net loss of density, and there is no new development project for this two-acre parcel, which contains an existing single-family house.

The replacement of the like-for-like commercial and industrial zones does not approve any new land uses. All the commercially zoned or industrially zoned land is currently developed, and there is no new physical development associated with this proposed Zone Change. All existing City parks and Los Angeles County wilderness parks are developed as public parks. The rezoning of one privately owned parcel from A-1 Agriculture (1 lot per 2 acres) to R-1-20,000 Single-family Residential Zone (1 lot per 20,000 square feet) does not cause a net loss of density, and there is no new development project for this two-acre parcel. Therefore, the proposed Zone Change is an administrative action under the General Plan and Zoning Code to ensure consistency, as required by State Law. It may be seen with certainty that there is no possibility it would result in, or have a potential for resulting in, either a direct or indirect physical change in the environment, or a reasonably foreseeable indirect physical change in the environment and, accordingly, is exempt from the California Environmental Quality Act ("CEQA") (Cal. Pub. Resources Code, Section 21000 et. seq.) pursuant to the CEQA Guidelines (Cal. Code Regs., tit. 14, Section 15000 et. seq.) Section 15061 (b) (3) and Section 15378 (b) (5).

c. The proposed General Plan Amendment (GPA) 26-1, to change the General Plan Land Use designation for city-owned Cougar Park from "General Commercial" to "Park." Cougar Park is located at 150 W Puente (APN 8444-021-906). The proposed General Plan Amendment and the related Zone Change are intended to ensure consistency and alignment between the General Plan Land Use designation, Zoning classification, and the existing land use of a public park. Therefore, it is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

Planning Commission recommendation: On August 25, 2026, the Planning Commission conducted a duly noticed public hearing where it considered Zoning Code Amendment (ZCA) 26-3, Zone Change (ZCH) 26-1 and General Plan Amendment (GPA) 26-1, and adopted Resolution No. 2026-022 PC, by a 4-0-1 vote in favor of recommending that the City Council approve ZCA 26-3, Zone Change (ZCH) 26-1 and General Plan Amendment (GPA) 26-1, and make a determination of exemption from CEQA, and no further environmental review is needed under CEQA guidelines

For detailed information about the Zoning Code Amendment, the related Zone Change and General Plan Amendment, please visit City's website link: <https://covina.ca.gov/city-departments/community-development/>. Please contact the Project Manager, Nancy Fong, FAICP, for any questions. nfong@covina.ca.gov or 626-384-5463.

“Draft Covina Zoning Code”



The City solicits any information and/or data that any citizen wishes to provide concerning the proposed Zoning Code Amendment (ZCA) 26-3 Zone Change (ZCH) 26-1 and General Plan Amendment (GPA) 26-1, 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, 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 days in advance of this hearing.

The public may also view the meeting live on the City's website at www.covina.ca.gov. Written comments may also be submitted via email to cityclerk@covina.ca.gov or mailed to City of Covina - City Clerk, 125 E. College Street, Covina, CA 91723. If the Council Chambers are open to the public, to address the City Council in person please complete a yellow speaker card and submit it to City staff. Your name will be called when it is your time to speak.

FABIAN VELEZ, CHIEF DEPUTY CITY CLERK

PUBLISHED: THURSDAY, SEPTEMBER 3, 2026
THE SAN GABRIEL VALLEY EXAMINER (ONE-EIGHTH PAGE)

POSTED: THURSDAY, SEPTEMBER 3, 2026