



Planning Commission Regular Meeting

STAFF REPORT

ITEM NO. PH 1

Meeting: Planning Commission Regular Meeting of April 22, 2025

Title: Zone Change (ZCH) 25-01

Title Description: ZONE CHANGE (ZCH) 25-01: The City initiated a Zone Change to amend zoning designation and the City's Official Zoning Map for 340 parcels throughout the City from the existing RD Residential Zone (Multifamily – RD 1250 and RD 1500) to High Density Residential (HDR) Zone. The proposed rezoning will make the properties' zoning districts consistent with the General Plan land use designation of High Density Residential as required by Government Code Section 65860.

Presented by: Nancy Fong, FAICP, Community Development Consultant

SUMMARY

The City's primary objective is to align the RD Multifamily zoning districts with the Medium Density Residential and High-Density Residential land use designations of the 2000 General Plan. This is required by Government Code Section 65860, which mandates all cities, including Covina, to ensure that zoning districts are consistent with their General Plan land use designations. The Zone Change will not otherwise affect the current use of the affected properties, and no specific development project is connected with the proposed Zone Change. The Planning Commission will review the proposed zone change and make a recommendation to the City Council.

PROPOSED PHASE 1 REZONING AND GENERAL PLAN ALIGNMENT (ZCH 25-01)

At present, there are 12 RD Multifamily zoning districts. Based on the density of each RD zoning district and the number of square feet per unit, they are categorized into either Medium Density Residential or High Density Residential, according to Covina Municipal Code (CMC) Chapter 17.28, Table 17.28.020:

Medium Density Residential zones (MDR)	High Density Residential zones (HDR)
7 to 14 dwelling units per acre	14.01 to 22 dwelling units per acre
RD 5000 - 5,000 square feet per unit	RD 3000 - 3,000 square feet per unit
RD 4000 - 4,000 square feet per unit	RD 2950 - 2,950 square feet per unit
RD 3900 - 3,900 square feet per unit	RD 2900 - 2,900 square feet per unit
RD 3500 - 3,500 square feet per unit	RD 2500 - 2,500 square feet per unit
RD 3400 - 3,400 square feet per unit	RD 2000 - 2,000 square feet per unit
	RD 1500 - 1,500 square feet per unit
	RD 1250 - 1,250 square feet per unit

The City has identified properties within the RD-1500 and RD-1250 zoning designations that have zoning densities inconsistent with range of the applicable General Plan High Residential land use designation. The City therefore must amend the zoning ordinance to so it is consistent with the General Plan pursuant to Government Code Section 65860. The proposed amendment is consistent with the General Plan and Housing Element. Furthermore, none of the amendments result in a reduction of residential density for any parcel are identified in

the housing element as necessary to fulfill the City's RHNA allocation and the sites identified in the housing element remain adequate to accommodate the City's share of RHNA.

The intent of the proposed rezoning is to simplify the 12 RD zoning districts by renaming RD 5000 through RD 3400 as Medium Density Residential (MDR) zoning district and RD 3000 through RD 1250 as High Density Residential (HDR) zoning district. The current General Plan land use designations already govern any site's allowed use and intensity, supplemented by the RD Multifamily development regulations established under the current Covina Municipal Code (CMC) Chapter 17.28. Therefore, the proposed rezoning is an administrative clean-up needed due to the requirement for zoning ordinances and districts to be consistent with the General Plan. The project will take part in two phases based on the current zoning districts. Phase 1 applies to properties with the RD 1500 and RD 1250 districts, and there are a total of 340 properties affected by the rezoning. The Planning Commission will consider the Phase 1 rezoning project (ZCH 25-01). Phase 2 applies to properties within the RD 2000 through RD 5000 districts, and there are a total of 2244 properties affected by the rezoning. Staff anticipates Phase 2 proposed rezoning will be around the fall of 2025.

PUBLIC PARTICIPATION AND FEBRUARY 25, 2025 PLANNING COMMISSION STUDY SESSION AND COMMUNITY MEETING

Public participation is a crucial and integral aspect of the planning process for rezoning properties. Staff prepared an overview and a Frequently Asked Question (FAQ) informational flyer about the proposed rezoning and posted it on the City's website on November 25, 2024. In addition to the FAQ, staff posted the Phase 1 and 2 timelines for study sessions and future public hearings. Phase 1 RD rezoning map showing the locations of the affected properties. Staff scheduled a Planning Commission study session on February 25, 2025. Staff mailed the study session notice to the legal property owners of the affected properties on February 12, 2025. The Planning Commission conducted the study session at the February 25, 2025 meeting. There were no public comments. The following link is the City's website for the proposed rezoning and general plan alignment project.

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

PUBLIC HEARING NOTICE AND NOTIFICATION

All property owners affected by the proposed rezoning were mailed notices of the Planning Commission public hearing at least twenty (20) days before the hearing, as required by law. In addition, the public hearing notice was published in the San Gabriel Valley Examiner newspaper on March 27, 2025, with a one-eighth page.

ENVIRONMENTAL DETERMINATION

Zone Change (ZCH) 25-01 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 (Multifamily - RD1250 and RD 1500) to High Density Residential (HDR) Zone for 340 parcels throughout the City will have a significant adverse effect on the environment. Adopting 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. 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. 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.

STAFF RECOMMENDATION

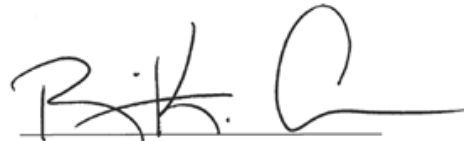
After the Planning Commission conducts a public hearing and considers public comments, it should adopt the attached Resolution 2025-003 PC recommending to the City Council that Zone Change (ZCH) 25-01 be approved.

Prepared by:

Approved By:



Nancy Fong, FAICP
Community Development Consultant



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

ATTACHMENTS

- A. February 25, 2025 Study Session Notice
- B. Public Hearing Notice mailed to affected RD 1250 and RD 1500 property owners
- C. Frequently Asked Questions (FAQ)
- D. Location map of RD 1500 and RD 1250 zoned properties
- E. Planning Commission Resolution 2025-003, recommending approval of the zone change to the City Council with the Attached Proposed Ordinance
- F. Draft City Council Ordinance approving Zone Change (ZCH) 25-01 with Exhibit A – List of Assessor's Parcel Map Numbers