

ORDINANCE NO. 25- ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING ZONE CHANGE (ZCH) 25-01, AND AMENDING THE CITY'S OFFICIAL ZONING MAP FOR 340 PARCELS FROM THE EXISTING RD RESIDENTIAL ZONE (MULTIFAMILY RD 1250 AND RD 1500) TO HIGH DENSITY RESIDENTIAL ZONE (HDR), AND THE LIST OF ASSESSORS PARCEL NUMBERS ARE ATTACHED HERETO AS EXHIBIT A, AND MAKING A FINDING OF EXEMPTION PURSUANT TO CEQA

WHEREAS, the City is responsible for adopting and implementing land use regulations within its boundaries; and

WHEREAS, Government Code Section 65860 mandates all cities, including Covina, ensure that zoning districts are consistent with their land use designations.

WHEREAS, 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; and

WHEREAS, the City therefore must amend the zoning designations to so it is consistent with the General Plan; and

WHEREAS, the proposed Zone Change is consistent with the General Plan and Housing Element. None of the zoning 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. Thus, the sites identified in the housing element remain adequate to accommodate the City's share of RHNA; and

WHEREAS, 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; and

WHEREAS, CMC Chapter 17.80 provides the procedures and proceedings for any amendment to the text of Title 17 (Zoning) of the CMC and the Zone Change to the Official Zoning Map of City of Covina; and

WHEREAS, Government Code Section 65854 provides that the Planning Commission hold a hearing on proposed zone change and Section 65855 requires that at the hearing, the Planning Commission render its decision in the form of a written recommendation to the City Council, and transmit the recommendation in such form and manner as specified by the City Council; and

WHEREAS, CMC Section 17.80.050 further provides that any recommendation by the Planning Commission for an amendment shall require an affirmative vote of not less than two-thirds of the total voting members after at least one public hearing and must be filed with the City

Council, together with a report of findings, hearings, and other supporting data, within thirty (30) days after the conclusion of the public hearing; and

WHEREAS, on April 22, 2025, the Planning Commission conducted a duly noticed public hearing and considered the proposed Zone Change (ZCH) 25-01. After receiving oral and written evidence, and public input, the Planning Commission concluded said hearing, and by a _____ vote, adopted Resolution No. 2025-003 PC recommending to the City Council the approval of the Zone Change (ZCH) 25-01; and

WHEREAS, on _____, the City Council of the City of Covina held a duly noticed public hearing as prescribed by law to consider the proposed Zone Change (ZCH) 25-01 and any comments received prior to or at the public hearing, at which time staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to proposed Zone Change (ZCH) 25-01. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Zone Change (ZCH) 25-01, the City Council closed the public hearing on that same date; and

WHEREAS, all legal prerequisites prior to adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Ordinance.

SECTION 2. California Environmental Quality Act Findings. The City Council hereby finds that the proposed Zone Change (ZCH) 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. The City Council further finds that the Zone Change implements Government Code Section 65860 to align the zoning with their applicable General Plan land use designation, that it would not approve any development project or cause other physical change to the environment, that it would not increase the development potential beyond already applicable General Plan limits, nor change the allowable land uses or development intensities as authorized under the existing General Plan. Therefore, the City Council determines that 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. The City Council has reviewed the administrative record concerning the proposed ZCH 25-01 and the proposed CEQA determination, and based on its own independent judgement, approve the CEQA exemption.

SECTION 3. Findings for ZCH 25-01. Based on the evidence in the record, reviewing the recommendation of the Planning Commission, and after fully informed, the City Council hereby finds that the proposed Zone Change (ZCH) 25-01 is consistent with the Land Use Plan and the Programs and Implementation Measures of the Covina General Plan Land Use Element, and is in compliance with State Law because the amended zoning designation now conforms with the density ranges or regulations of the applicable General Plan land use designation for the properties.

SECTION 4. Approval. In consideration of the findings stated above, the City Council of the City of Covina does hereby approve Zone Change (ZCH) 25-01, amending 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, and the list of Assessor's Parcel Numbers, as set forth in Exhibit "A"; and, incorporated herein by this reference as though set forth in full. Further, the City Council hereby directs the Director of Community Development to cause the amendment of the Official Zoning Map of the City of Covina to reflect Zone Change (ZCH) 25-01.

SECTION 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Ordinance shall nonetheless remain in full force and effect. The City Council hereby declares that it would have adopted each section, subsection, sentence, clause, phrase, or portion of this Ordinance, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions of this Ordinance be declared invalid or unenforceable.

SECTION 6. Savings Clause. Neither the adoption of this Ordinance nor the repeal or amendment by this Ordinance of any ordinance or part or portion of any ordinance previously in effect in the City or within the territory comprising the City, shall in any manner affect the prosecution for the violation of any ordinance, which violation was committed prior to the effective date of this Ordinance, nor be construed as a waiver of any license, fee or penalty or the penal provisions applicable to any violation of such ordinances.

SECTION 7. Effective Date. This Ordinance shall become effective within thirty (30) days after its adoption.

SECTION 8. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this Ordinance to be published within 15 days after its passage, in accordance with Section 36933 of the Government Code.

PASSED, APPROVED and ADOPTED this ____ day of _____, 2025.

City Council of Covina, California

BY: _____
VICTOR LINARES, MAYOR

ATTEST:

FABIAN VELEZ, DEPUTY CITY CLERK

APPROVED AS TO FORM:

CANDICE K. LEE, CITY ATTORNEY

CERTIFICATION

I, Fabian Velez, Deputy City Clerk of the City of Covina, do hereby certify that Ordinance 25-____ were introduced for first reading at a REGULAR meeting on the ____ day of _____, 2025. Thereafter, said Ordinance was duly approved and adopted at a REGULAR meeting of said City Council on the ____ day of _____, 2025, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Dated:

FABIAN VELEZ
DEPUTY CITY CLERK

EXHIBIT A
ZONE CHANGE (ZCH) 25-01
FROM RD RESIDENTIAL ZONE (MULTIFAMILY RD 1250 AND RD 1500) TO HIGH
DENSITY RESIDENTIAL (HDR)
LIST OF ASSESSORS PARCEL MAP NUMBERS

	Assessor Parcel Map numbers		Assessor Parcel Map numbers		Assessor Parcel Map numbers		Assessor Parcel Map numbers
1	8445026018		8451003029		8430030022		8444010014
2	8445026019		8451003030		8430031026		8444010017
3	8445026017		8451003028		8430030001		8444010002
4	8445025021		8451003025		8430030029		8444010018
5	8445026021		8451003027		8430030005		8444008026
6	8445026025		8451007020		8430030004		8444010001
7	8445026002		8451007019		8430030008		8444010006
8	8445026005		8451007021		8430031028		8444008030
9	8445026020		8451007037		8430031027		8444010025
10	8445027015		8451007039		8432006013		8444010009
11	8445026023		8451007041		8432006014		8444010020
12	8445027014		8451007022		8432006021		8444010019
13	8445027016		8451007040		8434016013		8444010021
14	8445027025		8451007036		8434016012		8444008029
15	8445027005		8451007038		8434016029		8444010024
16	8445027007		8451007043		8434016028		8445012013
17	8445027008		8451019086		8434016036		8445012015
18	8445027020		8451019088		8434016038		8445012014
19	8445027017		8451019084		8434016016		8445012018
20	8445027019		8451019087		8434016020		8445012020
21	8445028004		8451019085		8434016027		8445014024
22	8445027026		8428016018		8434017010		8445012017
23	8445028005		8428016021		8434017014		8445014021
24	8445028001		8429020022		8434016041		8445014004
25	8445028002		8429027012		8434017024		8445014006
26	8445030017		8429027009		8434016039		8445014005
27	8445028003		8429027013		8434016030		8445014015
28	8445030001		8429030001		8434017023		8445014023
29	8445028019		8429027015		8434016017		8445014016
30	8445028021		8429029006		8434016019		8445014020
31	8445028018		8429027016		8434017021		8445014022
32	8445028022		8429029005		8434017022		8445014001
33	8445030008		8429030002		8434017081		8445014003
34	8445028023		8429027008		8444004016		8445012019
35	8445030020		8429027014		8444004013		8445014002
36	8445030021		8429030012		8444004015		8445014017
37	8445030002		8429030014		8444004017		8445017014
38	8445030004		8429030027		8444004014		8445017015
39	8445030014		8429029007		8444004022		8445017032
40	8445030016		8429029009		8444004028		8445017012
41	8445030018		8429030003		8444004023		8445017018

42	8445030022		8429030044		8444004024		8445017024
43	8445030023		8429030043		8444004031		8445017031
44	8445031006		8429030041		8444007013		8445018011
45	8445031009		8429030042		8444007016		8445018013
46	8445031008		8429029008		8444007022		8445018009
47	8445031005		8429030045		8444007023		8445018016
48	8445031007		8429030046		8444007017		8445018008
49	8445031010		8429030048		8444007024		8445018010
50	8445031011		8429030047		8444007025		8445018004
51	8445031013						
52	8422002076		8429030049		8444007021		8445018006
53	8451003026		8429030050		8444007040		
	Assessor Parcel Map numbers		Assessor Parcel Map numbers		Assessor Parcel Map numbers		Assessor Parcel Map numbers
1	8445018021		8445022039		8445017034		8434017076
2	8445018012		8445022041		8445017036		8434017078
3	8445018014		8445022042		8445017038		8434017039
4	8445017013		8444010026		8445017035		8434017040
5	8445017016		8408021002		8444007032		8434017057
6	8445018002		8408021011		8444007034		8434017058
7	8445018027		8408021903		8444007028		8434017071
8	8445018029		8408021022		8444007033		8434017072
9	8445018015		8451007045		8444007035		8434017051
10	8445018017		8429012019		8444007030		8434017053
11	8445018031		8429033025		8444007029		8434017060
12	8445018030		8445018039		8444007031		8434017062
13	8445018007		8445018020		8434017028		8434017038
14	8445018032		8445018033		8434017029		8434017041
15	8445022012		8444004032		8434017027		8434017055
16	8445022014		8444010010		8434017030		8434017056
17	8445022021		8432016025		8434017032		8434017073
18	8445022035		8432016026		8434017031		8434017074
19	8445022017		8444004033		8434017033		8434017034
20	8445022018		8444004029		8434017036		8434017045
21	8445022034		8422002042		8434017043		8434017052
22	8445022037		8451007058		8434017050		8434017059
23	8445022040		8451007057		8434017054		8434017070
24	8445022009		8451007059		8434017061		8434017077
25	8445022032		8444010029		8434017068		8434017047
26	8445022011		8444010030		8434017075		8434017049
27	8445022013		8444010031		8434017079		8434017064
28	8445022020		8445018036		8434017035		8434017066
29	8445022010		8445018038		8434017037		8434017046
30	8445022031		8445018035		8434017042		8434017048
31	8445022015		8445018037		8434017044		8434017063
31	8445022016		8445017033		8434017067		8434017065
33	8445022019		8445017037		8434017069		8434017080