



CC Regular Meeting

AGENDA ITEM REPORT

Meeting:	June 3, 2025
Title:	Introduction of Ordinance 25-03
Presented by:	Brian K. Lee, AICP, Deputy City Manager/Director of Community Development
Recommendation:	Waive full reading and introduce Ordinance 25-03 entitled, “An Ordinance of the City Council of the City Of Covina, California, approving Zone Change (ZCH) 25-2 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 (HDR) Zone and the list of Assessors’ Parcel Numbers are attached hereto as Exhibit A, and making a finding of Exemption Pursuant to CEQA Guidelines Section 15061(b)(3)”.

EXECUTIVE SUMMARY/BACKGROUND:

The City Council will consider a proposed zone change and amendments to the City’s official zoning map to align with the City’s General Plan. Pursuant to Government Code Section 65860, cities – including Covina – are mandated to ensure that zoning districts are consistent with their General Plan land use designations. Currently, the City’s “RD” Multifamily zoning districts do not align with the “Medium Density Residential” and “High Density Residential” land use designations that are listed in the General Plan. These proposed actions will not otherwise impact the current uses of properties within specified zones and is not related to a specific development project. As proposed, this is the first of a two-phase approach to update zoning districts within the City. As planned, a subsequent phase would be considered in fall 2025.

Following a public study session, direct outreach to properties within the specified zoning districts and posting of an informational Frequently Asked Questions flyer on the City’s website, the Planning Commission conducted a public hearing on April 22, 2025 to consider the proposed Phase 1 Zone Change 25-2. There were no participants nor public comments at the hearing. The Planning Commission concluded the hearing on April 22, 2025, and adopted Resolution No. 2025-003 PC by a vote of 4-0 (one absent), recommending to the City Council the approval of the Zone Change (ZCH) 25-2.

DISCUSSION:

The proposed rezoning intends to simplify the 12 RD zoning districts by renaming RD 5000 through RD 3400 as Medium Density Residential (MDR) zone and RD 3000 through RD 1250 as High Density Residential (HDR) zone. 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 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 zones, and there are a total of 340 properties affected by the rezoning. Phase 2 applies to properties within the RD 2000 through RD 5000 zones, 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:

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, including the Phase 1 RD rezoning map showing the locations of the affected properties. Staff mailed the Planning Commission study session notice and the public hearing notice to all the legal property owners of the affected properties. The Planning Commission conducted a study session on February 25, 2025 and a public hearing on April 22, 2025. There were no public comments received from the study session or the public hearing. All property owners affected by the proposed rezoning were mailed notices of the City Council 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 May 8, 2025, with a one-eighth page. The following link is the City's website for the proposed rezoning and general plan alignment project.

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

FISCAL IMPACT:

There is no fiscal impact.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Zone Change (ZCH) 25-2 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.

Respectfully submitted,



Brian K. Lez, AICP

Deputy City Manager/Director of Community Development