

**RESOLUTION NO. 2025-003**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONE CHANGE (ZCH) 25-02, TO AMEND 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 RECOMMENDING TO MAKE 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 zoning districts are consistent with their land use designations; and

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 RD zoned parcels 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) 25-02. After receiving oral and written evidence, and public input, the Planning Commission concluded said hearing, and by a 4-0-1 vote, adopted Resolution No. 2025-003 PC recommending to the City Council the approval of the Zone Change (ZCH) 25-02; and

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

**NOW, THEREFORE, THE PLANNING COMMISSION 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 Resolution.

**SECTION 2. California Environmental Quality Act Findings.** The Planning Commission determines 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 Planning commission further determines 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 Planning Commission 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.

**SECTION 3. Findings for ZCH 25-02.** Based on the evidence in the record, Planning Commission hereby finds that the proposed Zone Change (ZCH) 25-02 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 in the applicable General Plan land use designation for the properties. .

**SECTION 4. Planning Commission Recommendation.** After giving full consideration to all evidence presented at the public hearing and in consideration of the findings stated in the attached City Council Ordinance, the Planning Commission does hereby recommend that the City Council of the City of Covina adopt the Ordinance substantially similar to that attached hereto and titled as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA,  
CALIFORNIA, APPROVING ZONING CHANGE (ZCH) 25-02, 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 MAKE A FINDING OF EXEMPTION PURSUANT TO CEQA

**SECTION 5.** The documents and materials that constitute the record of proceedings on which these findings and this Resolution are based are located at the City Clerk's Office or the Community Development Department, Planning Division, located at 125 E. College Street, Covina, CA 91723 or at [www.covinaca.gov](http://www.covinaca.gov). The custodian of these records is the City Clerk.

**SECTION 6.** The Secretary shall certify the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** by the members of the Planning Commission of Covina this 22<sup>nd</sup> day of April, 2025.

  
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ROSIE RICHARDSON, CHAIRWOMAN  
CITY OF COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the by the following vote of the Planning Commission:

AYES: MCMEEKIN, CONNORS, RODRIGUEZ, RICHARDSON  
NOES: NONE  
ABSENT: FLORES  
ABSTAIN: NONE

  
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COVINA PLANNING COMMISSION SECRETARY