

CITY OF COVINA HOUSING ELEMENT APPENDICES

(Adopted on December 7th, 2010)



LEAD AGENCY:

**CITY OF COVINA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
125 EAST COLLEGE STREET
COVINA, CALIFORNIA 91723**

December 7th, 2010

APPENDIX A
LAND USE AVAILABILITY ANALYSIS
TOWN CENTER SPECIFIC PLAN (TCSP)

METHODOLOGY AND ASSUMPTIONS USED IN IDENTIFYING AVAILABLE SITES

Review of the Town Center Specific Plan

The current zoning within the Town Center Specific Plan (TCSP) permits residential and mixed use development at densities of up to 35 units per acre which exceeds the 30 unit per acre minimum required under the State's housing requirements. The TCSP permits the following maximum development density for various geographic designations supported by the TCSP:

- The maximum residential development density within the TCSP-1 zone is 35 units per acre.
- The maximum residential development density within the TCSP-2 zone is 25 units per acre.
- The maximum residential development density within the TCSP-3 zone is 35 units per acre.
- The maximum density for residential and mixed use development within the TCSP-4 zone is 35 units per acre.

For purposes of identifying available sites, those areas that were included within the TCSP-4 designation were only selected for further study. The rationale for the elimination of the other areas within the remaining areas designated TCSP 1, 2, 3, 5, and 6 includes the following:

- *TCSP-1.* The area designated as TCSP-1 is developed in office professional uses that are largely medical. Uses within this geographic area generally support the local hospital located in this zone.
- *TCSP-2.* Two noncontiguous areas are included in the TCSP-2 designation. These two smaller areas are presently developed as residential and would not likely contribute a significant amount of new units towards the City's unmet RHNA.
- *TCSP-3.* The area designated as TCSP-3 is located to the east of the downtown business district and includes institutional uses such as the City Hall, the Fire Station, and the Police Station.
- *TCSP-5.* Residential development is not permitted in the TCSP-5 zone. This zone includes the downtown commercial business district that extends along both sides of Citrus Avenue. Because of the nature and intensity of the existing commercial development and the historic character of the downtown area, this area was excluded from the inventory of available sites.
- *TCSP-6.* Residential development is not permitted in the TCSP-6 zone. The area designated as TCSP-6 is a City park.

Survey of the those Areas Designated as TCSP-4

Once the candidate housing sites were narrowed down to those areas within the TCSP-4 zones, the next step was to identify the specific properties that would be more likely to accommodate residential or mixed used development. There are four larger distinct areas included in the TSCP-4 designation that was identified as candidates for the available housing sites inventory and these areas are referred to as Area 1 through Area 4. The location and extent of these four areas are shown in Exhibit 1. It is important to note that residential and mixed use development is currently a permitted use for the TCSP-4 designation and that the maximum permitted residential development density for the TSCP-4 designation is 35 units per acre.

A field survey was completed to document existing land uses and development for those parcels located within the four designated TCSP-4 areas. The four TSCP-4 areas were further subdivided into *Sub-areas* for a more detailed examination of the potential for residential or mixed use development. The first step involved surveys of the four areas to identify the existing land uses and development. The next

step involved the identification of parcels (available sites) where infill residential or mixed use development would be most likely to occur. Those variables that were considered in the identification of potential candidate sites for new infill residential and mixed use development included the following:

- Parcels where the buildings were older;
- Parcels that were clearly underutilized with vacant buildings or sites;
- Parcels that were vacant and being used for storage and/or parking;
- Parcels where there was an observed high vacancy rate where the owners might be more likely to convert to a residential use to generate revenue; and
- Parcels that were blighted or contained structures that were dilapidated.

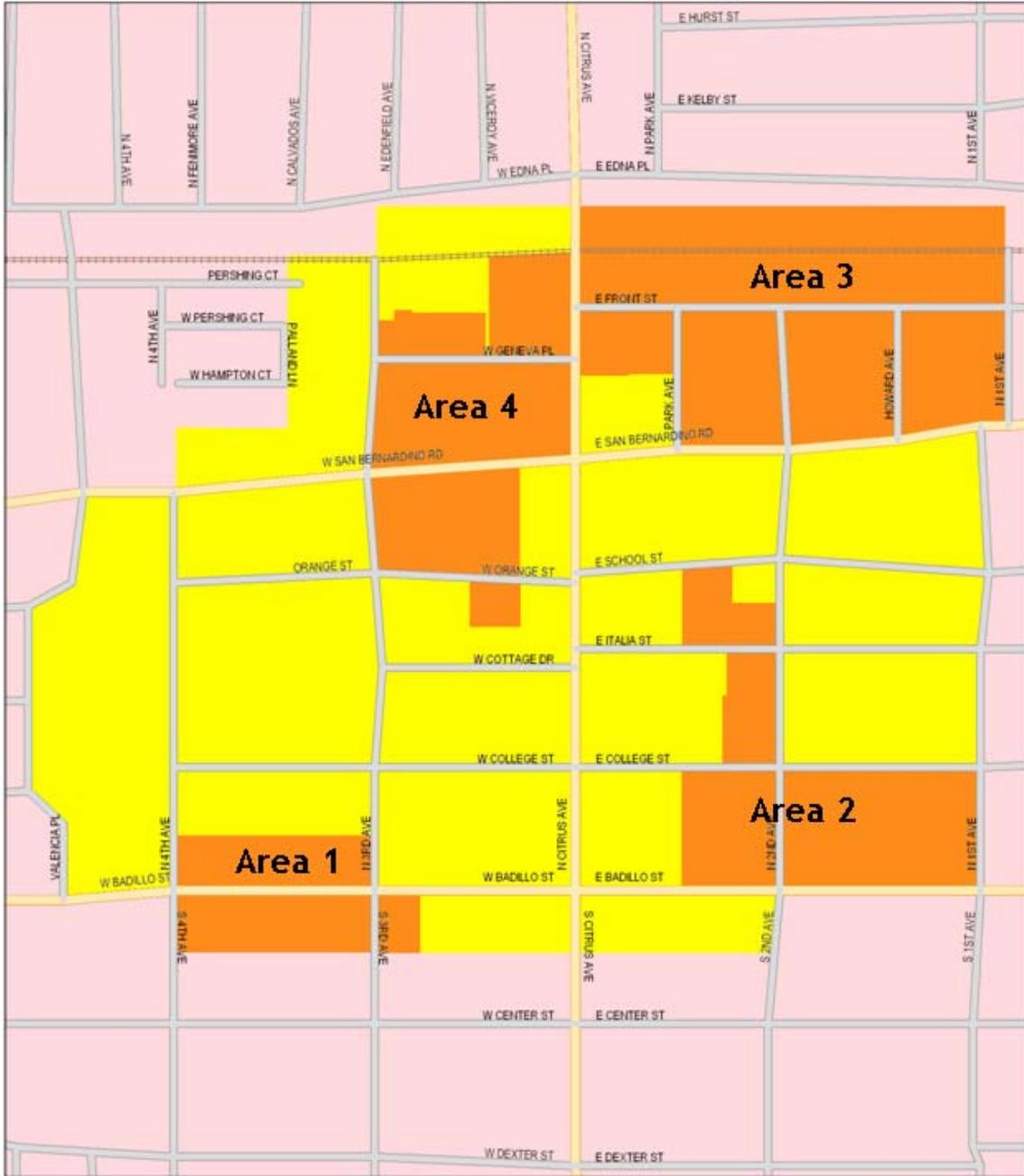
A number of parcels located in the TCSP-4 study areas were occupied by uses that would limit their potential for being converted to a residential or mixed use development. For example, one of the parcels eliminated from consideration was occupied by an older historic church. Another property was occupied by a post office. Other properties that contained higher density commercial development or newer commercial development that would be less likely to convert in the near term were also excluded from the available sites inventory.

The potential build-out calculated for the individual properties included in the inventory assumed a residential development density of 35 units per acre (as indicated previously, the maximum permitted density within the TCSP-4 zone is 35 units per acre). In addition to the overall development densities, the City also will permit increased building heights in the Town Center Specific Plan area.

Information Included in Survey

The remainder of this section of the Appendix to the Covina Housing Element details the sites identified as being able to accommodate the City's unmet RHNA need. The format of this assessment is as follows:

- An aerial photograph of each individual *area* (Area 1 through Area 4) is provided along with an inset map indicating the location of the *sub-areas*. A detailed description of the individual sub-areas that comprise the larger area follows.
- A parcel map is provided for each *sub-area*. The parcel map indicates the legal lot lines of the parcels located in the sub-area, the parcels that were selected as available sites, the parcel's dimensions, and those lots that are under common ownership.
- An aerial photograph of the *sub-area* is then provided. The aerial photograph denotes those properties selected as a candidate site by a yellow box containing a number. This number corresponds to the parcel number identified in both the parcel map and the summary table that follows.
- The final element of the sub-area site inventory is a general description of the sub-area followed by a table that indicates the parcel number, the parcel's land area, the parcel's zoning designation, the parcel's general plan designation, a description of the site characteristics, the maximum permitted development density defined in the number of permitted units per acre, and the potential number of units.



The four areas within the Town Center Specific Plan (TCSP) that are designated as TCSP -4 which were selected for study are shown in the above exhibit. The four areas (noted as Area 1 through 4) in the above exhibit are described in detail in the remainder of this Housing Element Appendix.

Exhibit 1 Town Center Specific Plan - TCSP-4 Zones

Area 1

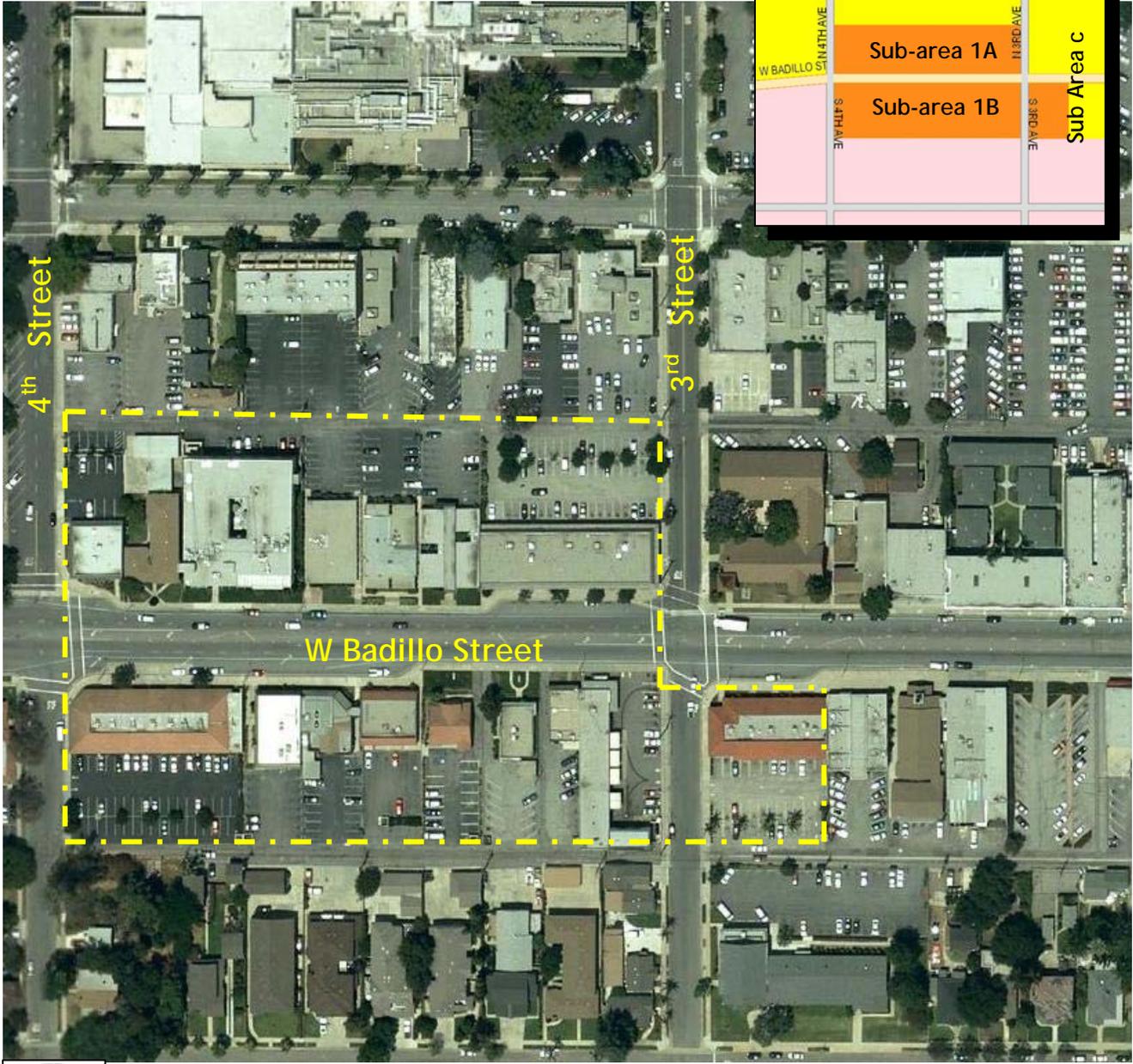
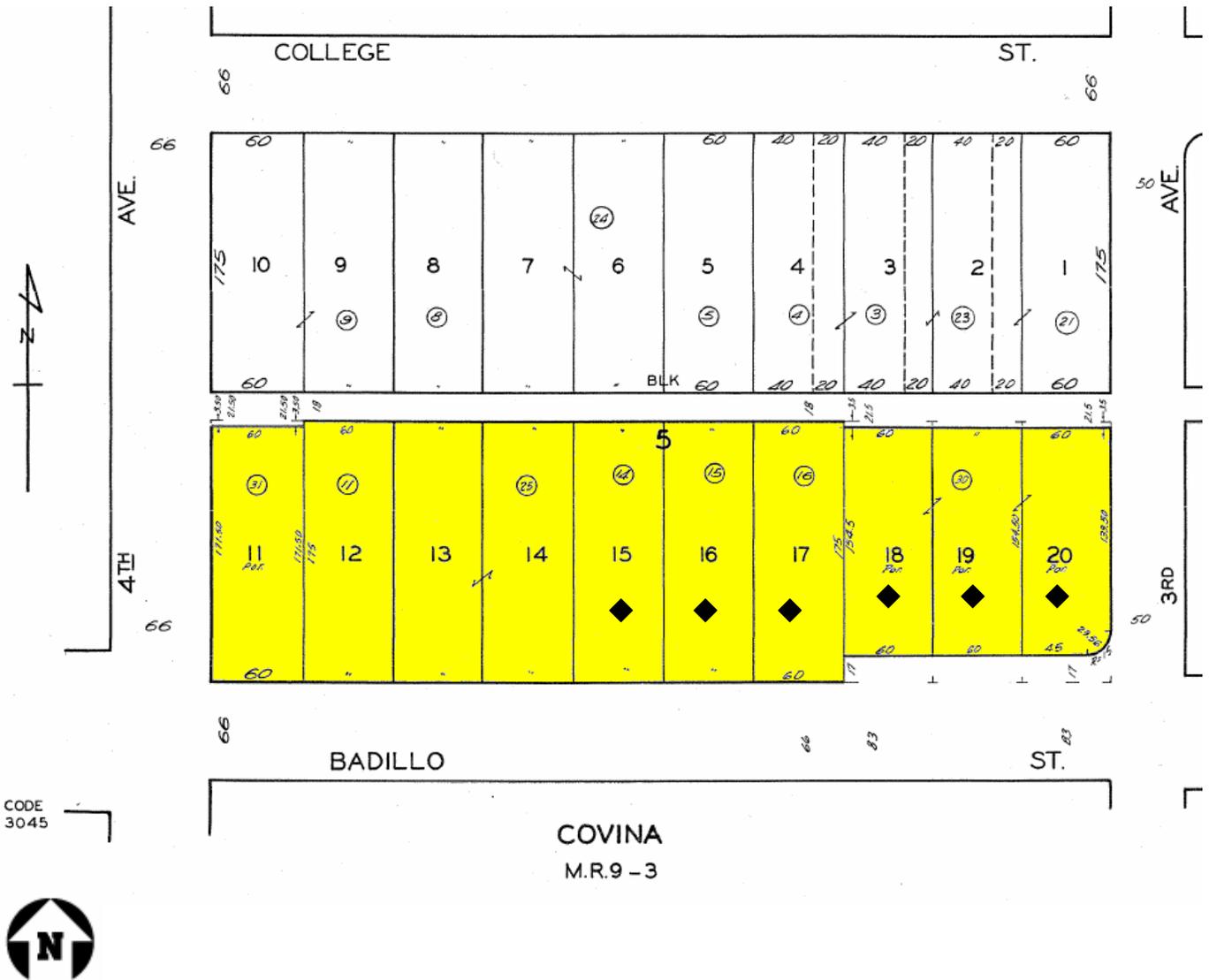


Exhibit 2
Aerial Photograph of TCSP-4: Area 1

Sub-area 1A



Note: The \nearrow symbol indicates the parcels are under the same ownership. The \blacklozenge indicate those parcels included in the available sites inventory.

Exhibit 3 Parcel Map for Sub-Area 1A

Sub-area 1A (continued)



Note: The numbers in the aerial photograph refer to the Parcel Numbers identified in the exhibit provided on the preceding page. The parcels are further described on the following page.

Exhibit 4 Aerial Photograph of Sub-area 1A

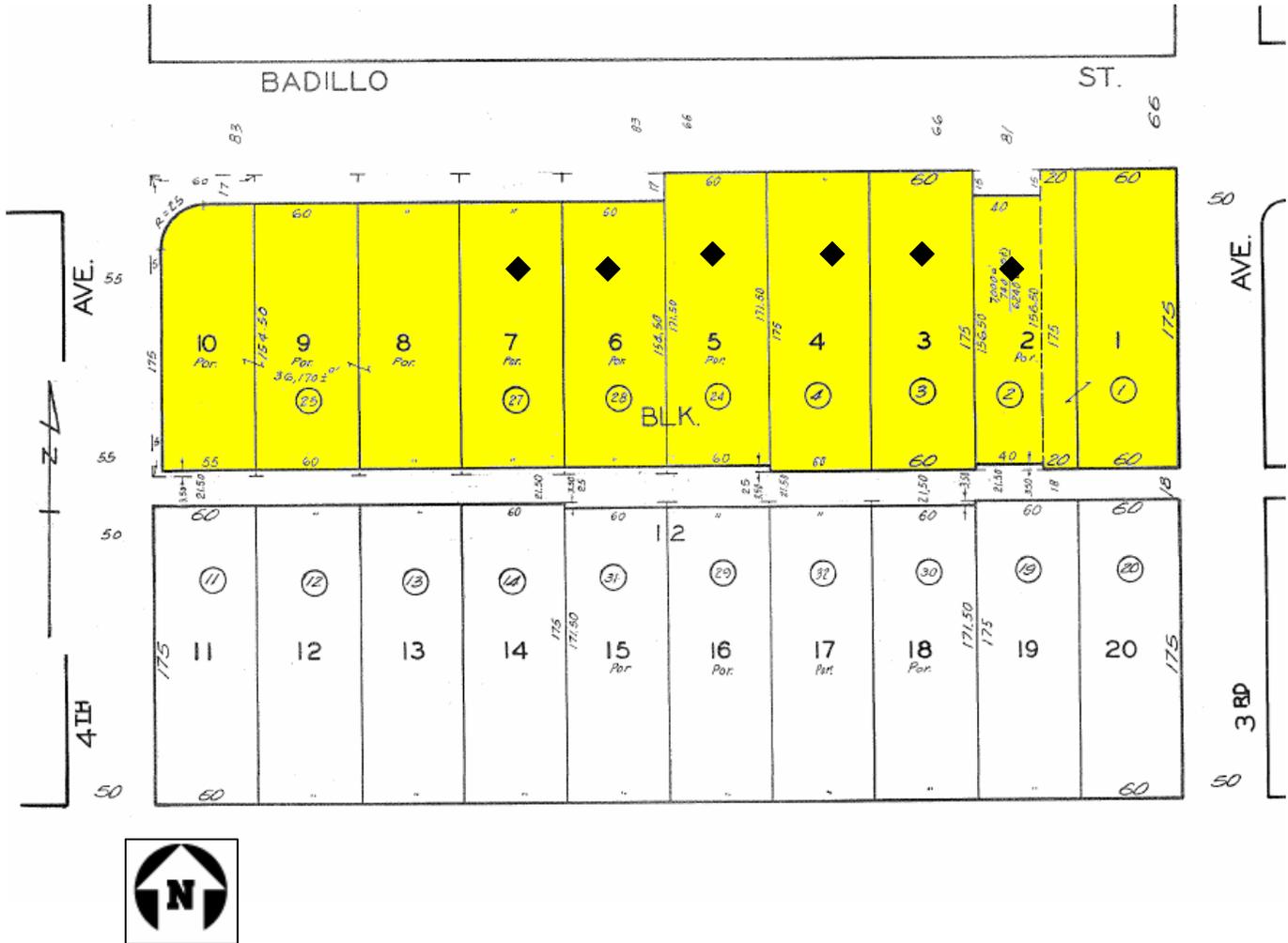
Sub-area 1A (continued)

Sub-area 1A is located on the north side of Badillo Street between 4th Street (on the west) and 3rd Street (on the east) and includes the entire block. Within this sub-area, four parcels were selected. These four parcels have a total land area of 54,910 square feet or 1.26-acres. This sub-area could theoretically support a total of 42 units assuming a density of 35 units per acre. The parcels included in this sub-area are occupied by single-level medical offices located on lots with surface parking provided to the rear of the buildings. The floor area ratio for these properties is relatively low given the demand for surface parking. Some of the buildings are currently experiencing vacancies and the potential vacancy rates are likely to increase in coming years with changes in the health care industry. The future recycling of these sites to other forms of commercial office or retail development is unlikely given the amount of available office and retail provided in the TCSP-5 area (the downtown) located along Citrus Avenue, just to the east. Mixed use and residential development is currently permitted within these parcels, further increasing the likelihood of the properties recycling to residential development. The TCSP-4 designation permits residential development and mixed use development within these parcels at a maximum density of 35 units per acre.

The sub-area is well served by water and sewer lines with a 12-inch water line located in Badillo Street and a 10-inch sewer line located in the alley that extends along the sub-area’s north side.

Table 1 Summary Description of Sub-Area 1A							
Tract No.	Parcel No.	Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Density DU/Acre	Total Units
8431	14	10,500	TCSP-4 Mixed Use	TC-C Commercial	<i>Medical and Professional Offices.</i> The existing structure consists of a single-level.	35	8
8431	15	10,500	TCSP-4 Mixed Use	TC-C Commercial	<i>Medical and Professional Offices.</i> The existing structure consists of a single-level.	35	8
8431	16	10,500	TCSP-4 Mixed Use	TC-C Commercial	<i>Medical and Professional Offices.</i> The existing structure consists of a single-level.	35	8
8431	30	23,410	TCSP-4 Mixed Use	TC-C Commercial	<i>Medical Offices.</i> The existing structural improvements consist of a single-level. This site contains three parcels that are under joint ownership. In addition, the FAR is relatively low due to the large surface parking area located to the rear.	35	18
Total Potential Units for the Sub-area.							42

Sub-area 1B



The ◆ indicate those parcels included in the available sites inventory.

Exhibit 5
Parcel Map for Sub-Area 1B

Sub-area 1B (continued)



The numbers in the aerial photograph refer to the Parcel Numbers identified in the exhibit provided on the preceding page. The parcels are further described on the following page.

Exhibit 6 Aerial Photograph of Sub-area 1B

Sub-area 1B (continued)

Sub-area 1B is located on the south side of Badillo Street between 4th Street (on the west) and 3rd Street (on the east) and includes the entire block. This sub-area includes eight parcels with a total land area of 55,500 square feet (1.27acres). This sub-area could theoretically support a total of 43 units assuming a density of 35 units per acre. The parcels included in this sub-area are mostly occupied by single-level commercial uses located on smaller lots. Surface parking is located to the rear of the medical/dental office buildings. The parcels included in this sub-area are also occupied by single-level medical offices located on lots with surface parking provided to the rear of the buildings. All of the buildings that occupy these parcels are small in relation to the parcel size. The resulting floor area ratio is well under 0.5 to 1.0. The buildings included in the inventory are occupied by specialty medical and dental uses. The future recycling of these sites to other forms of commercial office or retail development is unlikely given the special nature of the existing uses. In addition, a number of vacancies were noted during field surveys. Finally, there are other opportunities for office and retail uses provided in the TCSP-5 area (the downtown) located along Citrus Avenue just to the east. Mixed use and residential development is currently permitted within these parcels, further increasing the likelihood of the properties recycling to residential development. In addition, single family residential development abuts the parcels on the southerly side. The TCSP-4 designation permits residential development and mixed use development within these parcels at a maximum density of 35 units per acre.

The sub-area is well served by water and sewer lines with a 12-inch water line located in Badillo Street and 8-inch lines located in 3rd and 4th Streets. A sewer line is located in 4th Street.

Table 2 Summary Description of Sub-Area 1B							
Tract No.	Parcel No.	Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Density DU/Acre	Total Units
8444	27	9,240	TCSP-4 Mixed Use	TC-C Commercial	<i>Medical/Dental Offices</i> The existing structure consists of a single-level.	35	7
8444	28	9,240	TCSP-4 Mixed Use	TC-C Commercial	<i>Medical/Dental Offices</i> The existing structure consists of a single-level.	35	7
8444	24	10,260	TCSP-4 Mixed Use	TC-C Commercial	<i>Medical/Dental Offices</i> The existing structure consists of a single-level.	35	8
8444	4	10,260	TCSP-4 Mixed Use	TC-C Commercial	<i>Medical/Dental Offices</i> The existing structure consists of a single-level.	35	8
8444	3	10,260	TCSP-4 Mixed Use	TC-C Commercial	<i>Medical/Dental Offices</i> The existing structure consists of a single-level.	35	8
8444	2	6,240	TCSP-4 Mixed Use	TC-C Commercial	<i>Medical/Dental Offices</i> The existing structure consists of a single-level.	35	5
Total Potential Units for the Sub-area.							43

Area 2

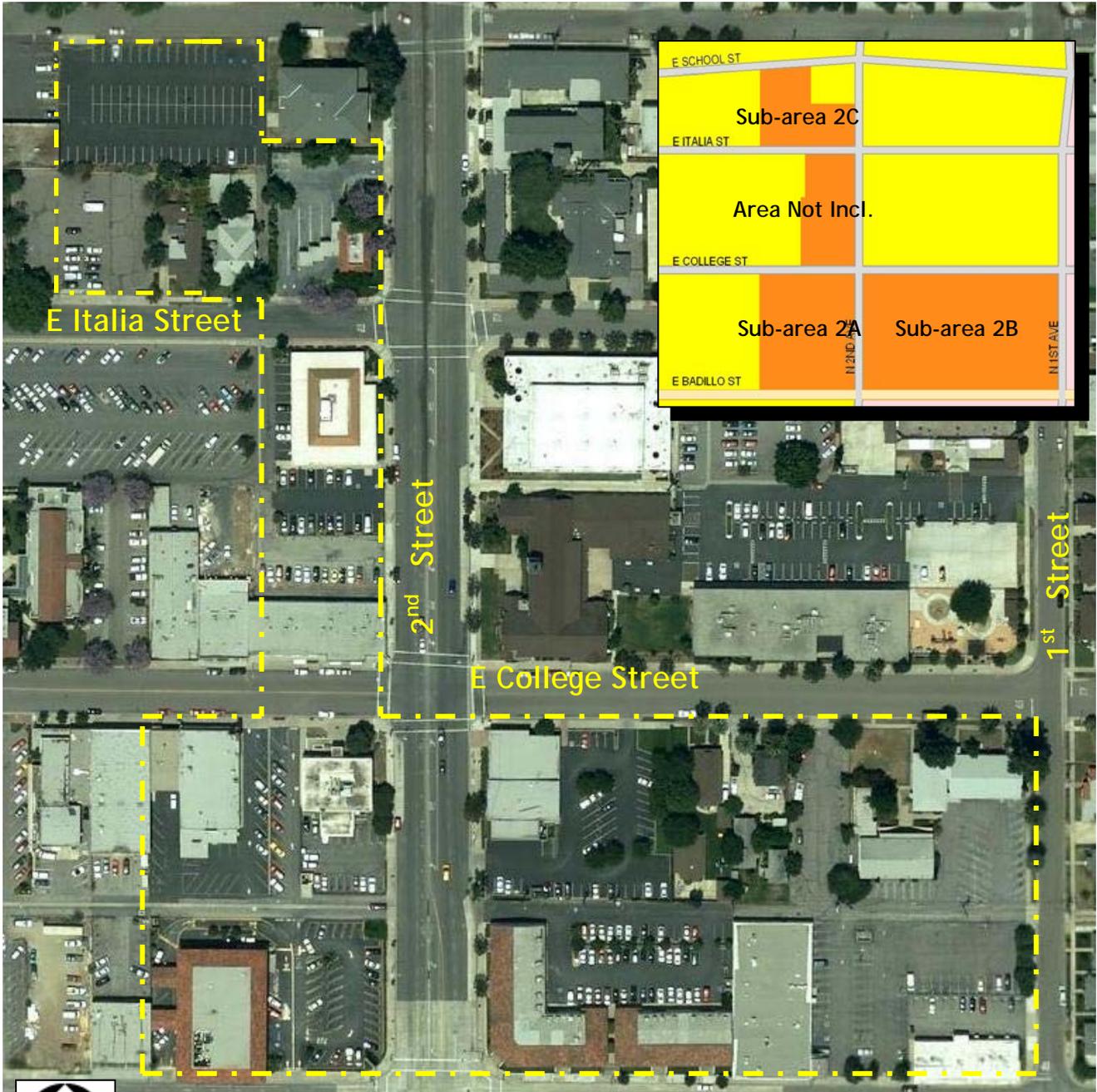
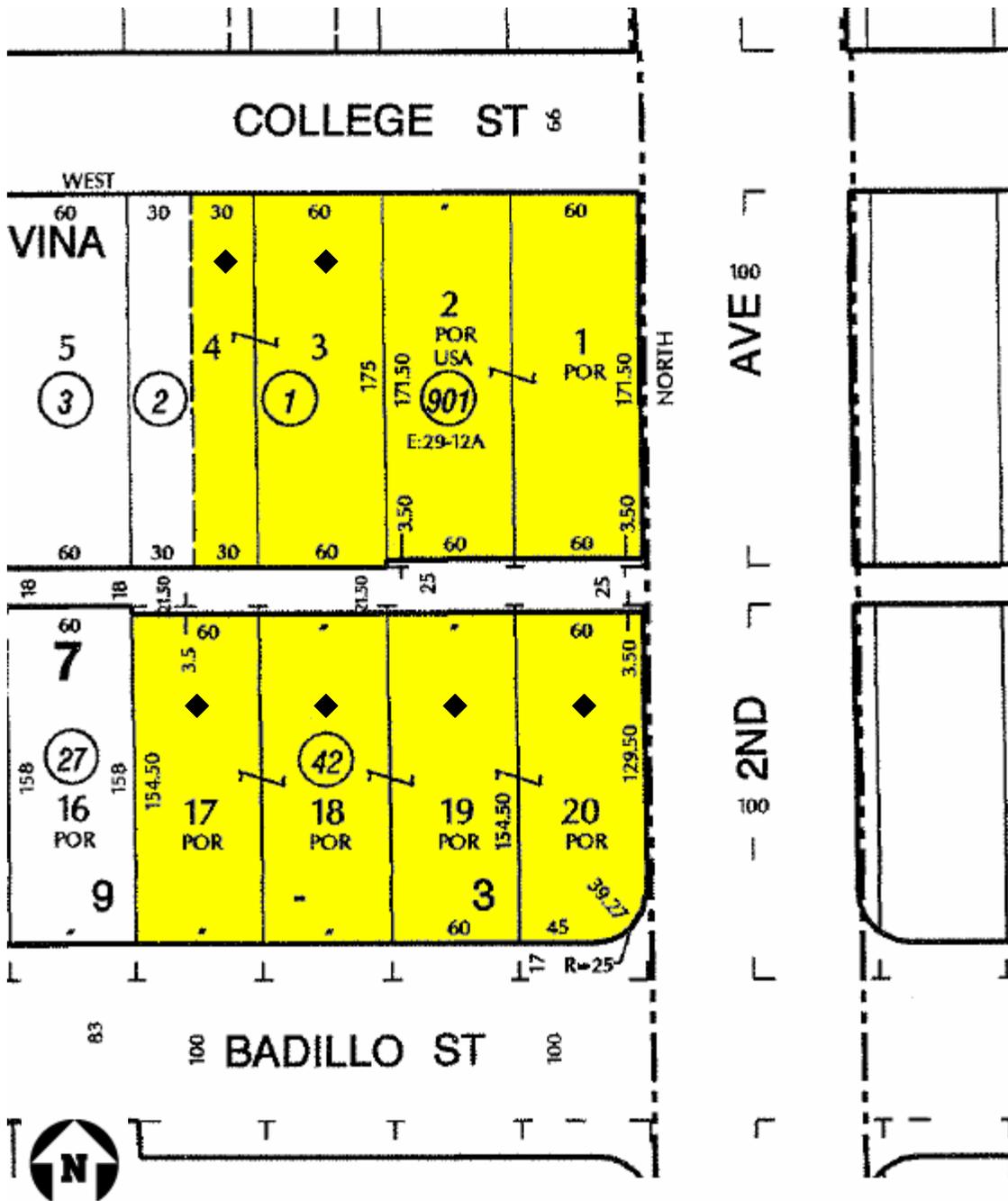


Exhibit 7
Aerial Photograph of TCSP-4: Area 2

Sub-area 2A (continued)



Note: The Z symbol indicates the parcels are under the same ownership. The ◆ indicate those parcels included in the available sites inventory.

Exhibit 8
Parcel Map for Sub-Area 2A

Sub-area 2A (continued)



The numbers in the aerial photograph refer to the Parcel Numbers identified in the exhibit provided on the preceding page. The parcels are further described on the following page.

Exhibit 9 Aerial Photograph of Sub-area 2A

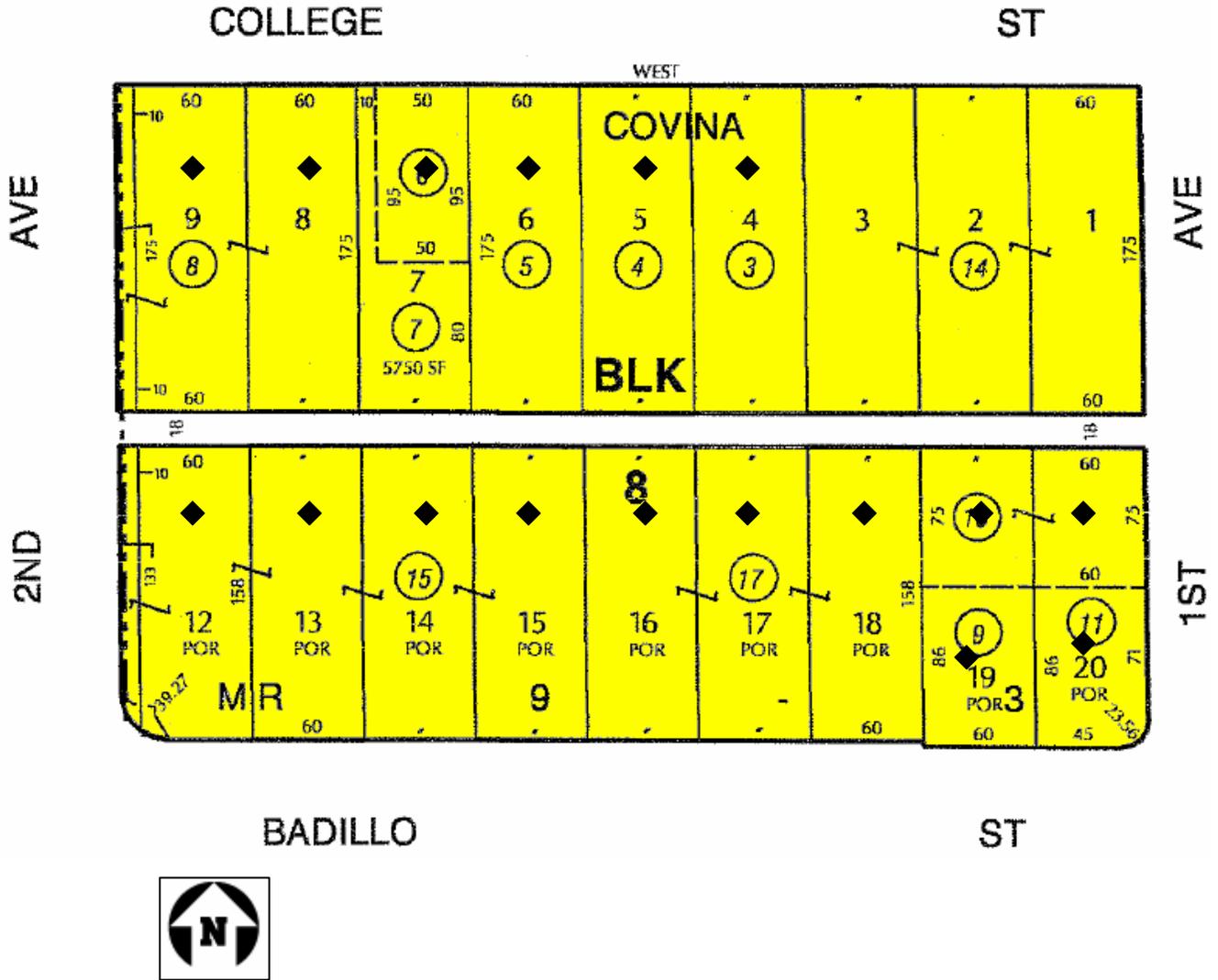
Sub-area 2A (continued)

Sub-area 2A is located between Badillo Street (on the south) and College Street (on the north) and west of 2nd Street. This sub-area includes three parcels with a total land area of 52,710 square feet (1.21 acres). This sub-area could theoretically support a total of 41 units assuming a density of 35 units per acre. The parcel excluded from this sub-area (Parcel 901) is occupied by a Post Office. The remaining parcels are occupied by a bank and a single-level commercial building. The floor area ratio for both sites is relatively low given the surface parking requirements. These sites were included in the inventory because of the potential for future vacancies and the need for the property owners to convert to income generating uses. There is a substantial amount of commercial floor area that is available in the immediate area including vacant floor area in the downtown area along Citrus Avenue. In addition to commercial uses, the TCSP-4 designation permits residential development and mixed use development within these parcels at a maximum density of 35 units per acre.

The sub-area is well served by water and sewer lines with a 12-inch water line located in Badillo Street and 8-inch lines located in 2nd Street and College Street. A 10-inch sewer line is located in the alley that divides the sub-area.

Table 3 Summary Description of Sub-Area 2A							
Tract No.	Parcel No.	Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Density DU/Acre	Total Units
8445	1	15,750	TCSP-4 Mixed Use	TC-C Commercial	<i>Commercial and Office</i> The existing structure consists of a single-level. This commercial building is occupied by the Hi Ho Market and the office is Covina Irrigating Company. All of the parcels that comprise this site are under single ownership.	35	12
8445	42	36,960	TCSP-4 Mixed Use	TC-C Commercial	<i>Bank</i> The existing structure consists of a single-level. This bank has changed ownership several times. In the event the use is discontinued, residential development of up to 35 units per acre would be permitted. All of the parcels that comprise this site are under single ownership.	35`	29
Total Potential Units for the Sub-area.							41

Sub-area 2B



Note: The Z symbol indicates the parcels are under the same ownership. The ♦ indicate those parcels included in the available sites inventory.

Exhibit 10
Parcel Map for Sub-Area 2B

Sub-area 2B (continued)



The numbers in the aerial photograph refer to the Parcel Numbers identified in the exhibit provided on the preceding page. The parcels are further described on the following page.

Exhibit 11 Aerial Photograph of Sub-area 2B

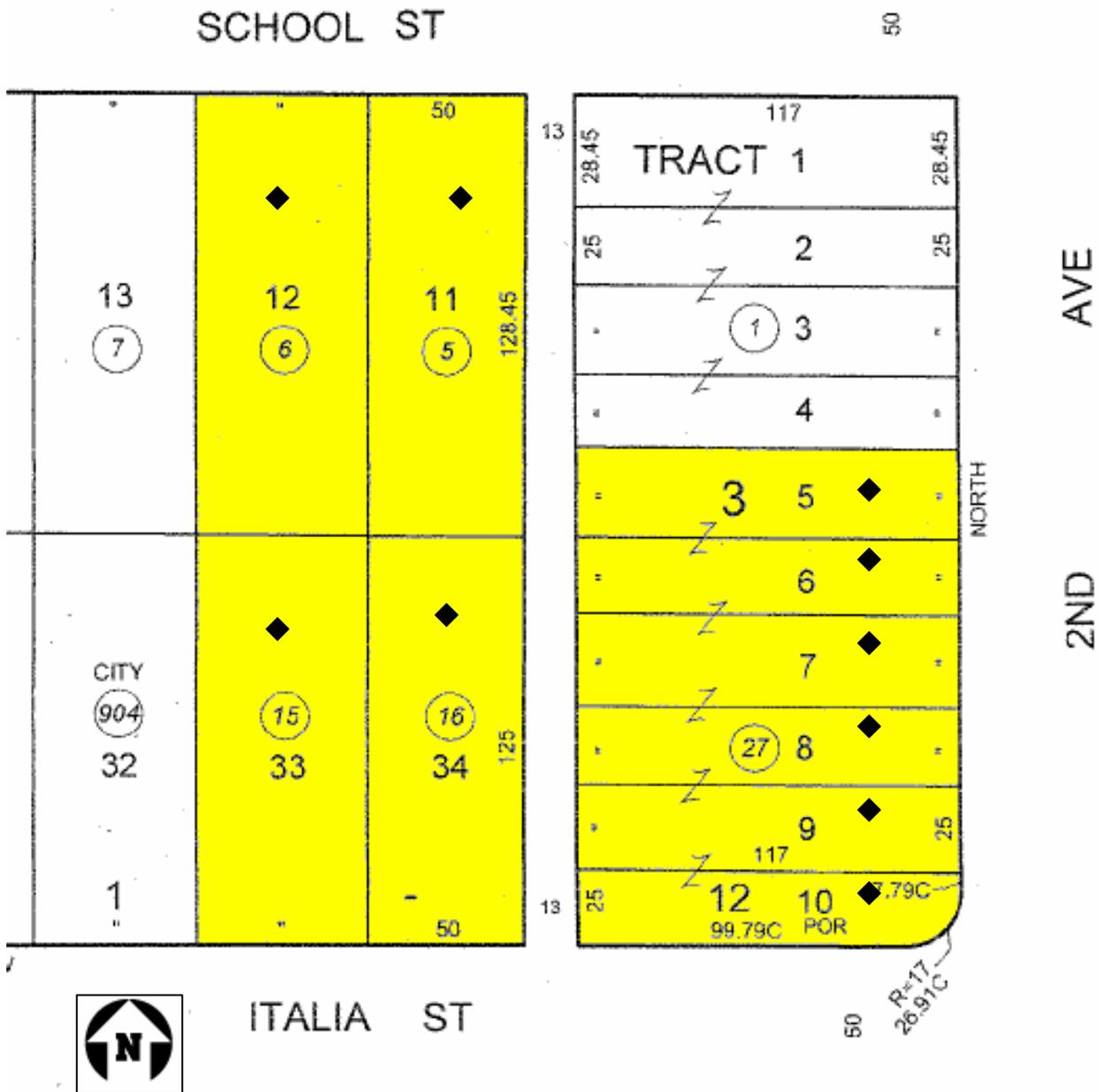
Sub-area 2B (continued)

Sub-area 2B is located between Badillo Street (on the south) and College Street (on the north) and east of 2nd Street. This sub-area includes nine properties with a total land area of 97,900 square feet (2.25 acres). This sub-area could theoretically support a total of 83 units assuming a density of 35 units per acre. The TCSP-4 designation permits residential and mixed use development within these parcels at a maximum density of 35 units per acre. The properties were selected for inclusion into the sites inventory for a number of reasons. First, the sites exhibit underutilization due to building vacancies and lower intensity development characterized by a low floor area ratio due to parking. Two of the sites are also occupied by single family homes that are surrounded by parking lots or dissimilar land uses. Overall, approximately 60% of the land area is devoted to surface parking. Finally, a bank building (Parcel 8) has been previously closed.

The sub-area is well served by water and sewer lines with a 12-inch water line located in Badillo Street, a 12-inch water line located in 1st Street, and an 8-inch line in College Street. A 10-inch sewer line is located in the alley that divides the sub-area.

Table 4 Summary Description of Sub-Area 2B								
Tract No.	Parcel No.	Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Density DU/Acre	Total Units	
8445	17	28,440	TCSP-4 Mixed Use	TC-C Commercial	<i>Vacant Building.</i> Building is vacant	35	22	
8445	16	9,000	TCSP-4 Mixed Use	TC-C Commercial	Vacant / Parking Lot	35	7	
8445	9	18,960	TCSP-4 Mixed Use	TC-C Commercial	<i>Commercial Retail</i> The existing building consists of a single level. This commercial center is under single ownership and includes retail and office uses. A number of the tenant spaces are vacant. The site has a low FAR due to the large surface parking area to the rear. These parcels are under single ownership.	35	15	
8445	11		TCSP-4 Mixed Use	TC-C Commercial				
8445	4	10,500	TCSP-4 Mixed Use	TC-C Commercial	<i>Single Family Home</i> This lot is underutilized given the current use and the permitted zoning.	35	8	
8445	5	10,500	TCSP-4 Mixed Use	TC-C Commercial	<i>Single Family Home</i> This lot is underutilized given the current use and the permitted zoning.	35	8	
8445	6	4,250	TCSP-4 Mixed Use	TC-C Commercial	<i>Single Family Home</i> This lot is underutilized given the current use and the permitted zoning.	35	3	
8445	7	5,750	TCSP-4 Mixed Use	TC-C Commercial	<i>Single Family Home</i> This lot is underutilized given the current use and the permitted zoning.	35	2	
8445	8	10,500	TCSP-4 Mixed Use	TC-C Commercial	<i>Financial</i> The existing building consists of a single level. This building was formerly occupied by the Indymac Bank.	35	8	
Total Potential Units for the Sub-area.								83

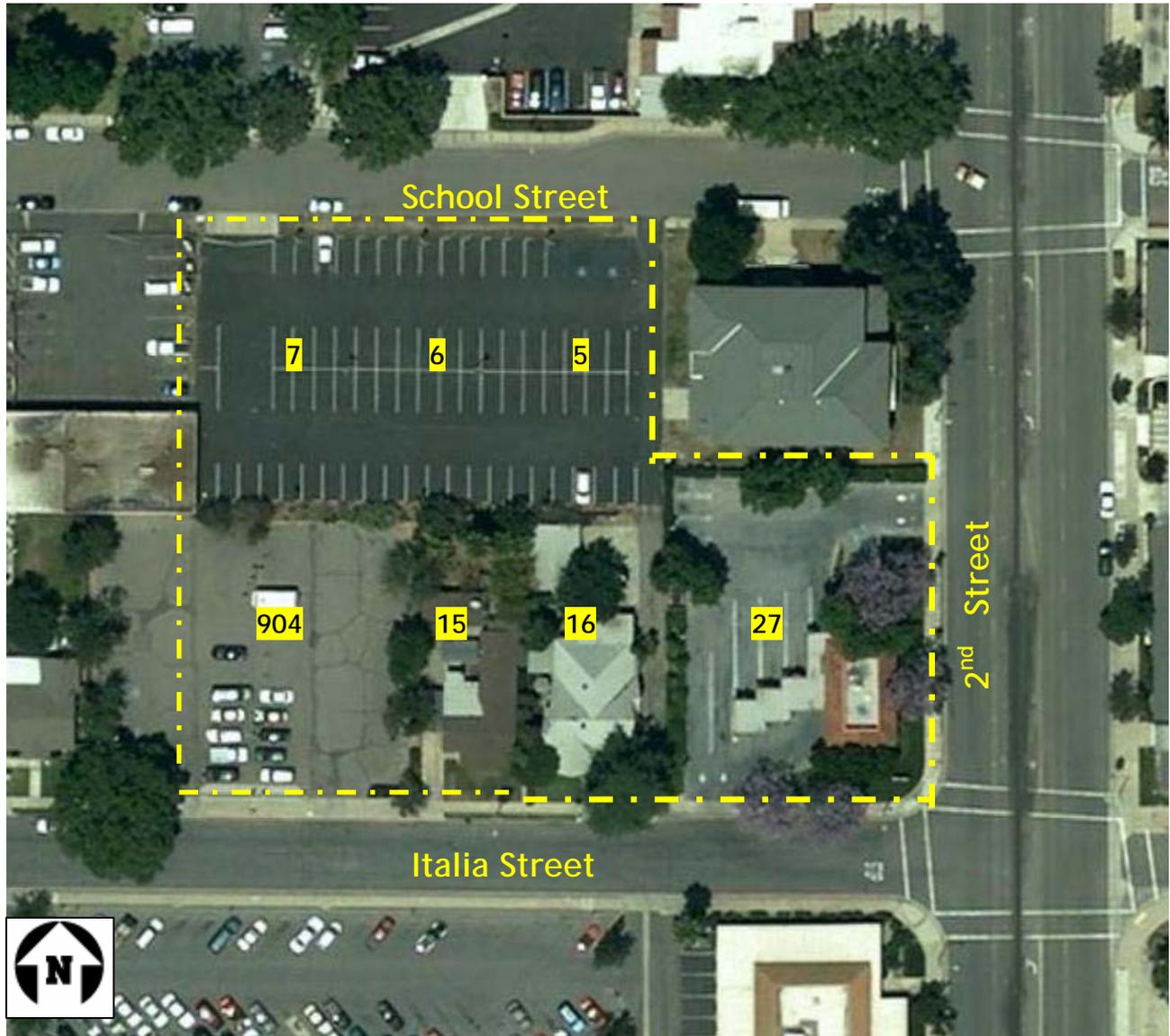
Sub-area 2C



Note: The Z symbol indicates the parcels are under the same ownership. The ♦ indicate those parcels included in the available sites inventory.

Exhibit 12
Parcel Map for Sub-Area 2C

Sub-area 2C (continued)



The numbers in the aerial photograph refer to the Parcel Numbers identified in the exhibit provided on the preceding page. The parcels are further described on the following page.

Exhibit 13 Aerial Photograph of Subarea 2C

Sub-area 2C (continued)

Sub-area 2D is located between School Street (on the north) and Italia Street (on the south) and is located west of 2nd Street. This sub-area includes twelve parcels with a total land area of 55,450 square feet (1.3 acres). This sub-area could theoretically support a total of 44 units assuming a density of 35 units per acre.

The primary reason for including these parcels into the available sites inventory is that the existing improvements found within the sub-area have a low floor area ratio due to the substantial area devoted to surface parking. Of the seven properties included in the inventory, four are used for surface parking, two are occupied by single-family units, and last one is occupied by a bank that has experienced a change in ownership in the recent past. The TCSP-4 designation permits residential development and mixed use development within these parcels at a maximum density of 35 units per acre.

The sub-area is well served by water and sewer lines with 8-inch water lines located in School Street and Italia Street and an 8-inch sewer line located in 2nd Street.

Table 5 Summary Description of Sub-Area 2C							
Tract No.	Parcel No.	Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Density DU/Acre	Total Units
8430	27	17,500	TCSP-4 Mixed Use	TC-C Commercial	<i>Bank.</i> This bank is currently in use though it has changed hands. There are multiple lots though all are under single ownership.	35	14
8430	16	6,250	TCSP-4 Mixed Use	TC-C Commercial	<i>Single Family Home.</i> This lot is underutilized given the current use and the permitted zoning.	35	5
8430	5	6,400	TCSP-4 Mixed Use	TC-C Commercial	<i>Parking Lot</i>	35	5
8430	6	6,400	TCSP-4 Mixed Use	TC-C Commercial	<i>Parking Lot</i>	35	5
8430	7	6,400	TCSP-4 Mixed Use	TC-C Commercial	<i>Parking Lot</i>	35	5
8430	15	6,250	TCSP-4 Mixed Use	TC-C Commercial	<i>Single Family Home</i> This lot is underutilized given the current use and the permitted zoning.	35	5
8430	904	6,250	TCSP-4 Mixed Use	TC-C Commercial	<i>Parking Lot</i>	35	5
Total Potential Units for the Sub-area.							44

Sub-area 3

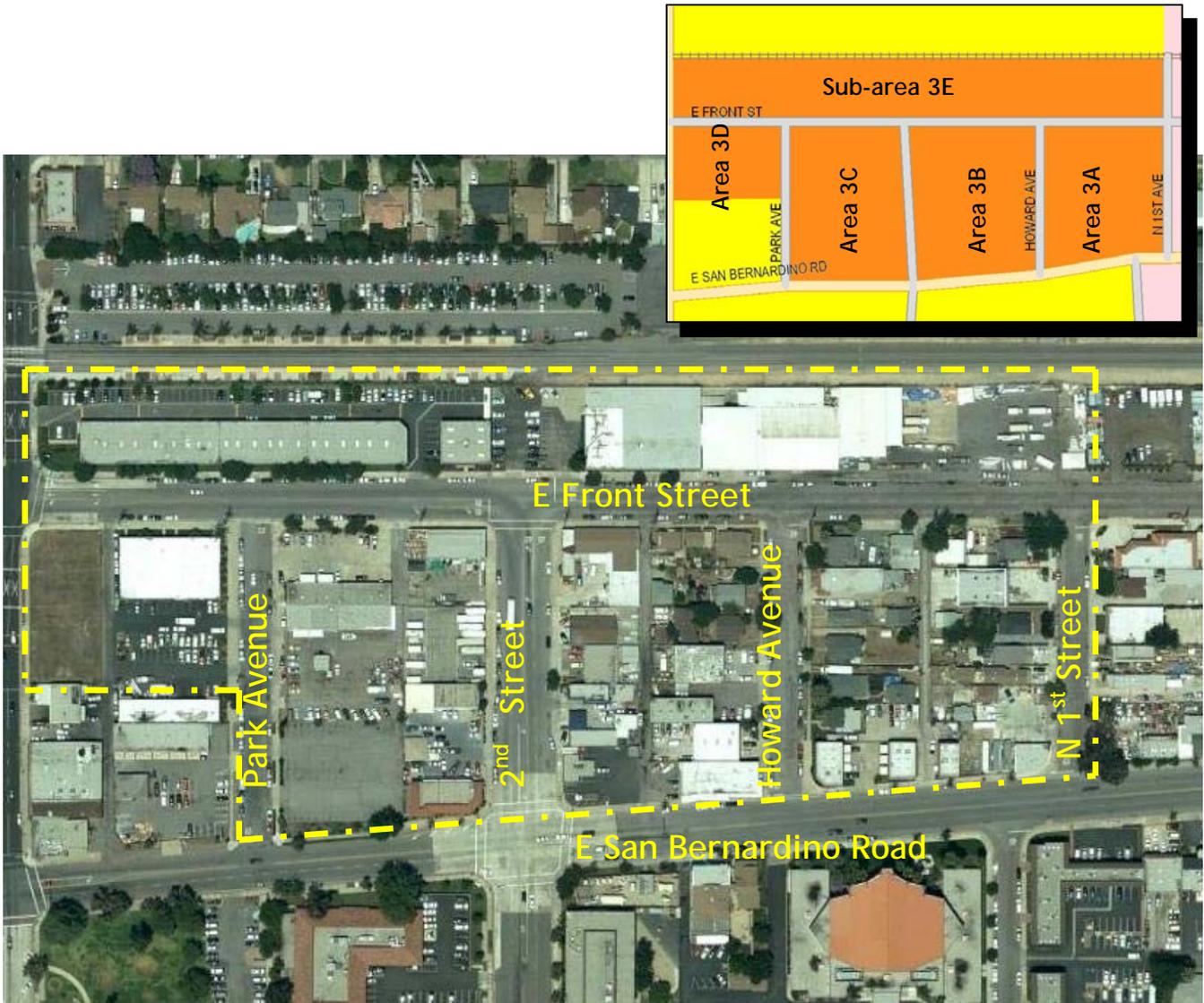
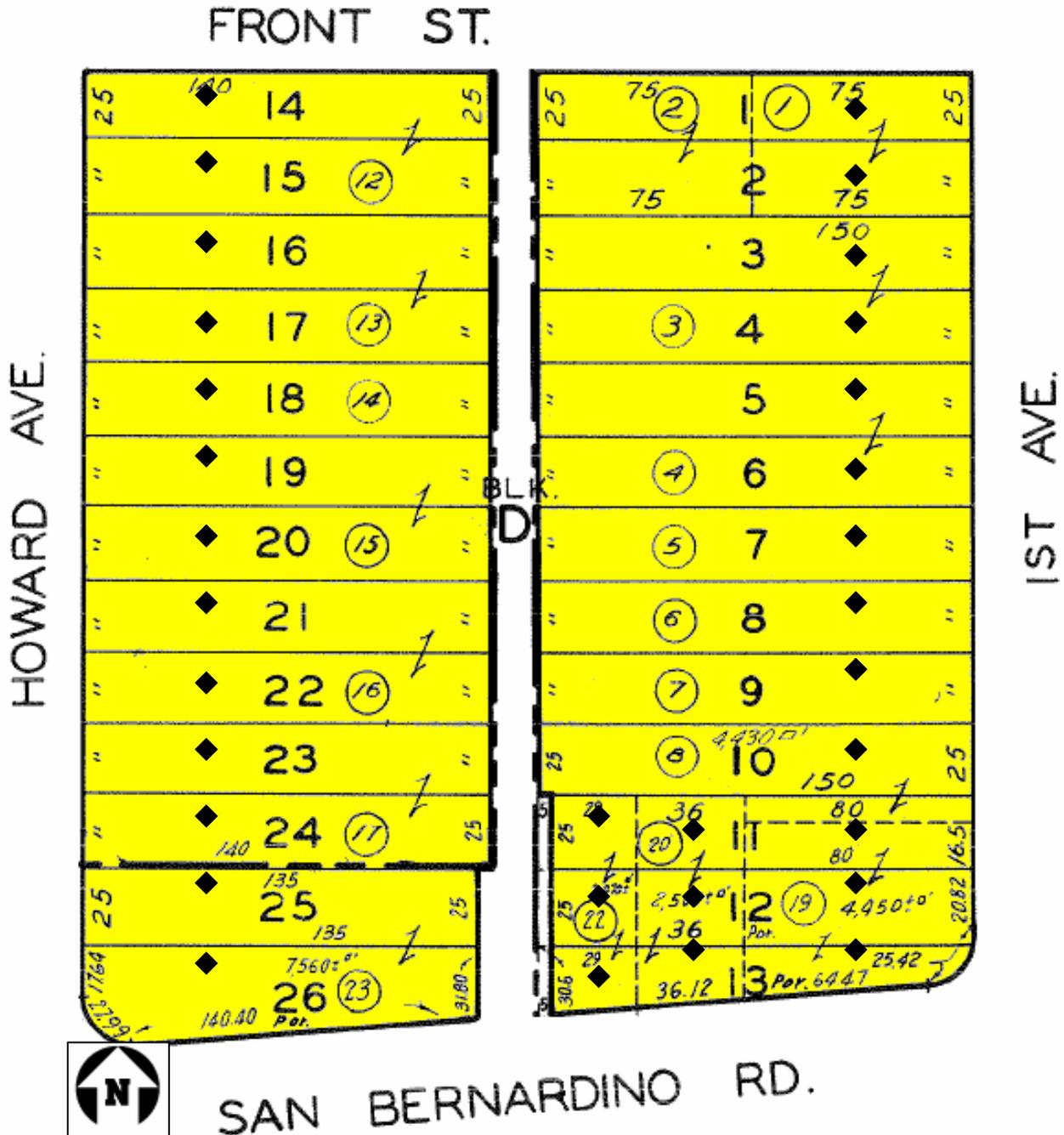


Exhibit 14
Aerial Photograph of TCSP-4: Area 3

Sub-area 3A



Note: The Z symbol indicates the parcels are under the same ownership. The ◆ indicate those parcels included in the available sites inventory.

Exhibit 15
Parcel Map for Sub-Area 3A

Sub-area 3A (continued)



The numbers in the aerial photograph refer to the Parcel Numbers identified in the exhibit provided on the preceding page. The parcels are further described on the following page.

Exhibit 16 Aerial Photograph of Sub-area 3A

Sub-area 3A (continued)

Sub-area 3A is bounded by Front Street on the north, 1st Street on the east, San Bernardino Road on the south, and Howard Avenue on the west. This sub-area includes 18 parcels that have a total land area of 99,760 square feet (2.3 acres). This sub-area could theoretically support a total of 80 units assuming a density of 35 units per acre. This area was selected for inclusion into the available sites inventory for a variety of reasons. First, the sub-area contains many older buildings that include single-family homes that are now occupied by nonresidential uses. The great majority of these building are nonconforming and the entire area is blighted due to the poor maintenance. The mix of uses within the sub-area has also lead to incompatible uses. The great majority of the lots are under joint ownership which will facilitate future lot consolidation when recycling occurs. One of the newest residential developments occurred to the west of this sub-area in an area that was similar to this one. The TCSP-4 designation permits residential development and mixed use development within these parcels at a maximum density of 35 units per acre.

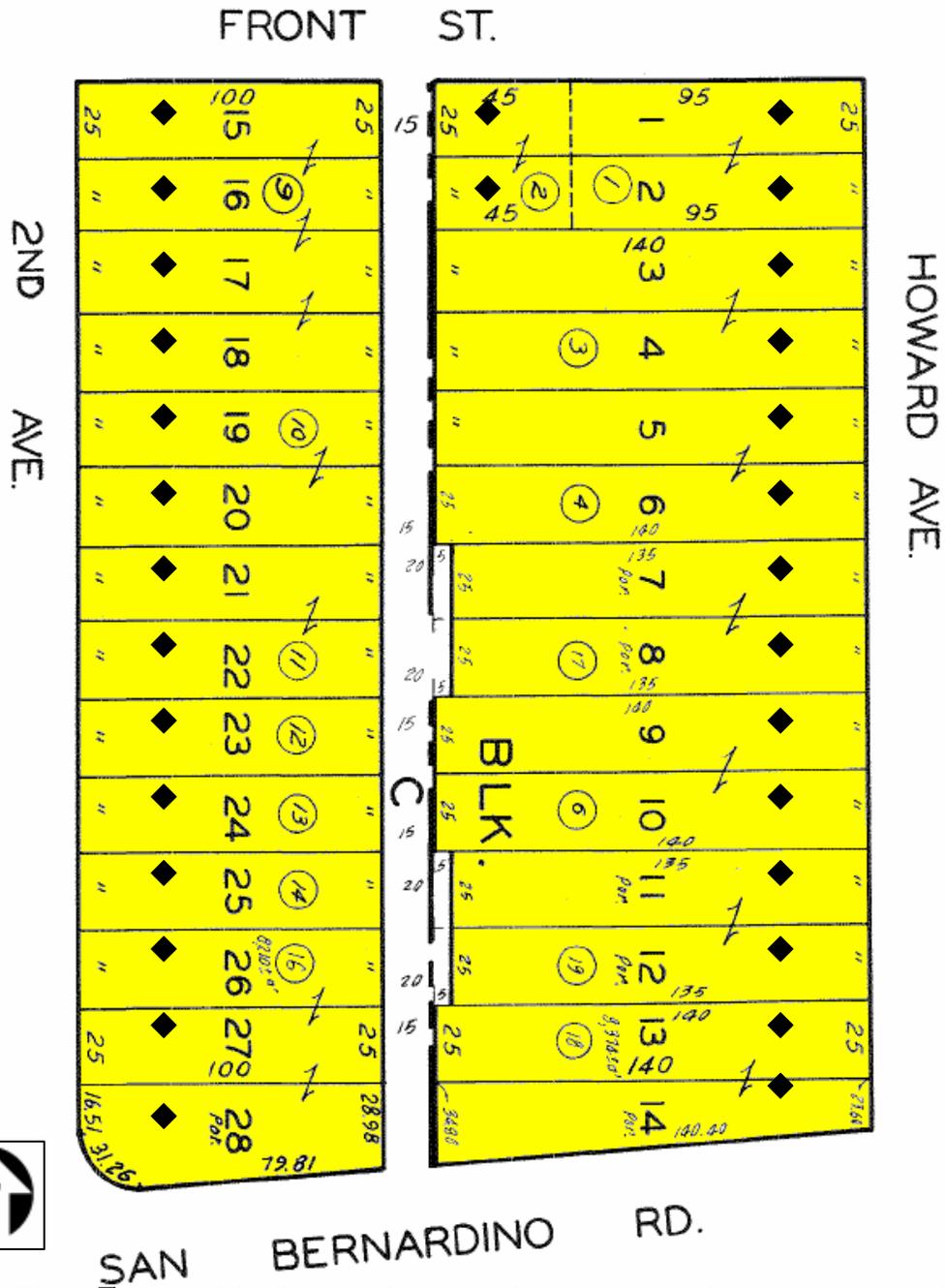
The sub-area is well served by water and sewer lines with 8-inch water lines located in Front Street and San Bernardino Road. Smaller 3-inch lines are located in Howard Avenue and 1st Street. An 8-inch sewer line is located in the alley that separates the sub-area into east and west halves.

Table 6 Summary Description of Sub-Area 3A							
Tract No.	Parcel No.	Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Density DU/Acre	Total Units
8430	19	4,450	TCSP-4 Mixed Use	TC-C Commercial	<i>Commercial.</i> The commercial building onsite consists of a single level.	35	4
8430	22	2,070	TCSP-4 Mixed Use	TC-C Commercial	<i>Commercial</i> The commercial building onsite consists of a single level.	35	2
8430	20	2,500	TCSP-4 Mixed Use	TC-C Commercial	<i>Commercial</i> The commercial building onsite consists of a single level.	35	2
8430	8	4,430	TCSP-4 Mixed Use	TC-C Commercial	<i>Single Family Home</i> This lot is underutilized given the current use and the permitted zoning.	35	4
8430	7	3,750	TCSP-4 Mixed Use	TC-C Commercial	<i>Single Family Home</i> This lot is underutilized given the current use and the permitted zoning.	35	3
8430	6	3,750	TCSP-4 Mixed Use	TC-C Commercial	<i>Single Family Home</i> This lot is underutilized given the current use and the permitted zoning.	35	3
8430	5	3,750	TCSP-4 Mixed Use	TC-C Commercial	<i>Single Family Home</i> This lot is underutilized given the current use and the permitted zoning.	35	3
8430	4	7,500	TCSP-4 Mixed Use	TC-C Commercial	<i>Single Family Home</i> This lot is underutilized given the current use and the permitted zoning.	35	6
8430	3	7,500	TCSP-4 Mixed Use	TC-C Commercial	<i>Commercial</i> The commercial building onsite consists of a single level.	35	6

Table 6
Summary Description of Sub-Area 3A (Continued)

Tract No.	Tract No.	Tract No.	Tract No.	Tract No.	Tract No.	Tract No.	Tract No.
8430	2	3,750	TCSP-4 Mixed Use	TC-C Commercial	<i>Single Family Home</i> This lot is underutilized given the current use and the permitted zoning.	35	3
8430	1	3,750	TCSP-4 Mixed Use	TC-C Commercial	<i>Single Family Home</i> This lot is underutilized given the current use and the permitted zoning.	35	3
8430	12	7,500	TCSP-4 Mixed Use	TC-C Commercial	<i>Single Family Home</i> This lot is underutilized given the current use and the permitted zoning.	35	6
8430	13	7,500	TCSP-4 Mixed Use	TC-C Commercial	<i>Commercial</i> The commercial building onsite consists of a single level.	35	6
8430	14	7,500	TCSP-4 Mixed Use	TC-C Commercial	<i>Single Family Home</i> This lot is underutilized given the current use and the permitted zoning.	35	6
8430	15	7,500	TCSP-4 Mixed Use	TC-C Commercial	<i>Single Family Home</i> This lot is underutilized given the current use and the permitted zoning.	35	6
8430	16	7,500	TCSP-4 Mixed Use	TC-C Commercial	<i>Single Family Home</i> This lot is underutilized given the current use and the permitted zoning.	35	6
8430	17	7,500	TCSP-4 Mixed Use	TC-C Commercial	<i>Single Family Home</i> This lot is underutilized given the current use and the permitted zoning.	35	6
8430	23	7,560	TCSP-4 Mixed Use	TC-C Commercial	<i>Automotive Mechanic</i> The commercial building onsite consists of a single level.	35	6
Total Potential Units for the Sub-area.							80

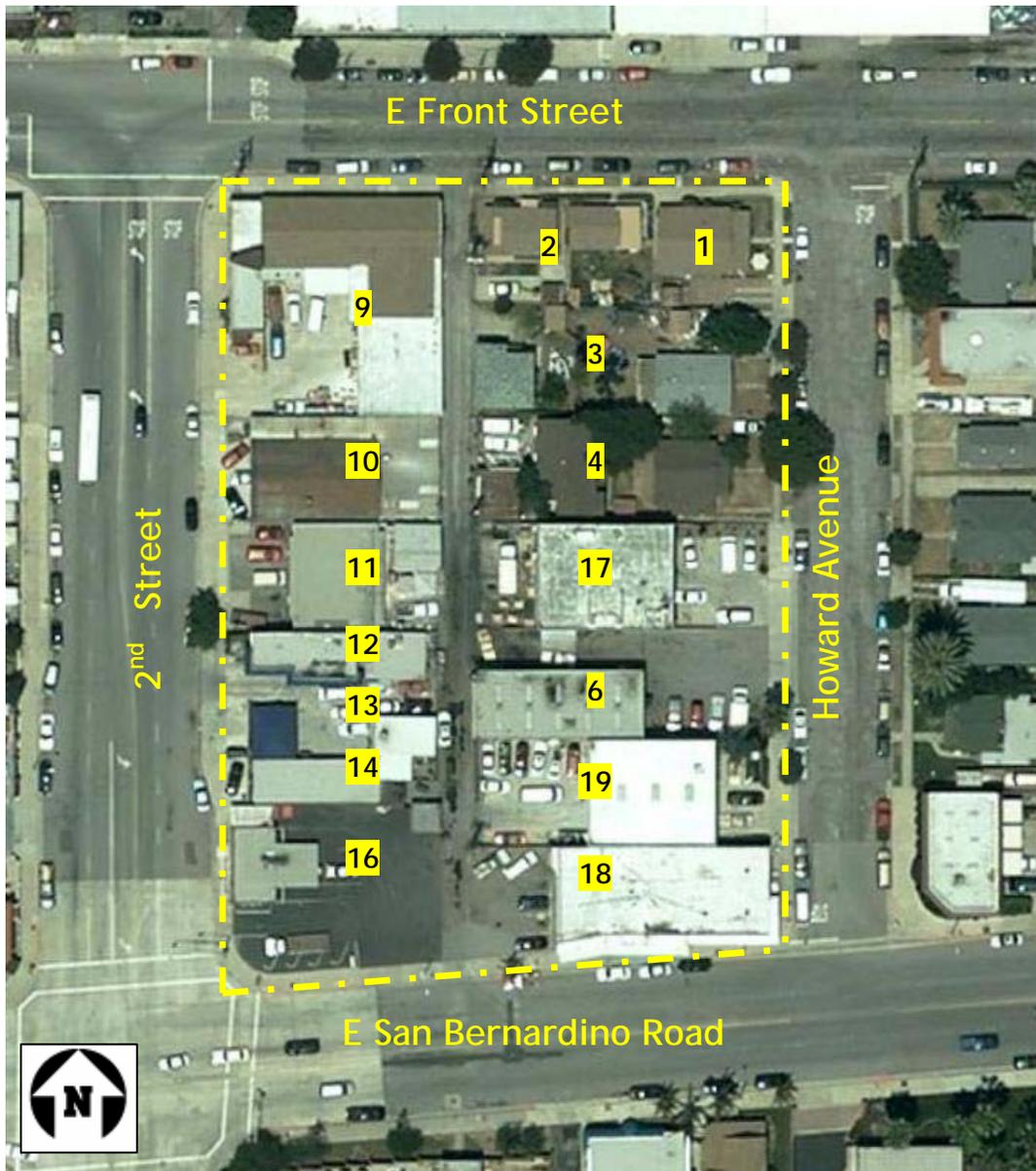
Sub-area 3B



Note: The / symbol indicates the parcels are under the same ownership. The ◆ indicate those parcels included in the available sites inventory.

Exhibit 17
Parcel Map for Sub-Area 3B

Sub-area 3B (continued)



The numbers in the aerial photograph refer to the Parcel Numbers identified in the exhibit provided on the preceding page. The parcels are further described on the following page.

Exhibit 18 Aerial Photograph of Sub-area 3B

Sub-area 3B (continued)

Sub-area 3B is bounded by Front Street on the north, Howard Avenue on the east, San Bernardino Road on the south, and 2nd Street on the west. This sub-area includes 15 parcels that have a total land area of 85,830 square feet (1.9 acres). This sub-area could theoretically support a total of 69 units assuming a density of 35 units per acre.

This area exhibits many of the same characteristics discussed previously for sub-area 3A. This sub-area contains older buildings on many of the properties. The great majority of these buildings are nonconforming and the entire area is blighted due to the poor maintenance. The mix of uses within the sub-area has also led to incompatible land uses. About half of the lots are under joint ownership which will facilitate future lot consolidation when recycling occurs. One of the newest residential developments occurred to the west of this sub-area in an area that was similar to this one. The TCSP-4 designation permits residential development and mixed use development within these parcels at a maximum density of 35 units per acre.

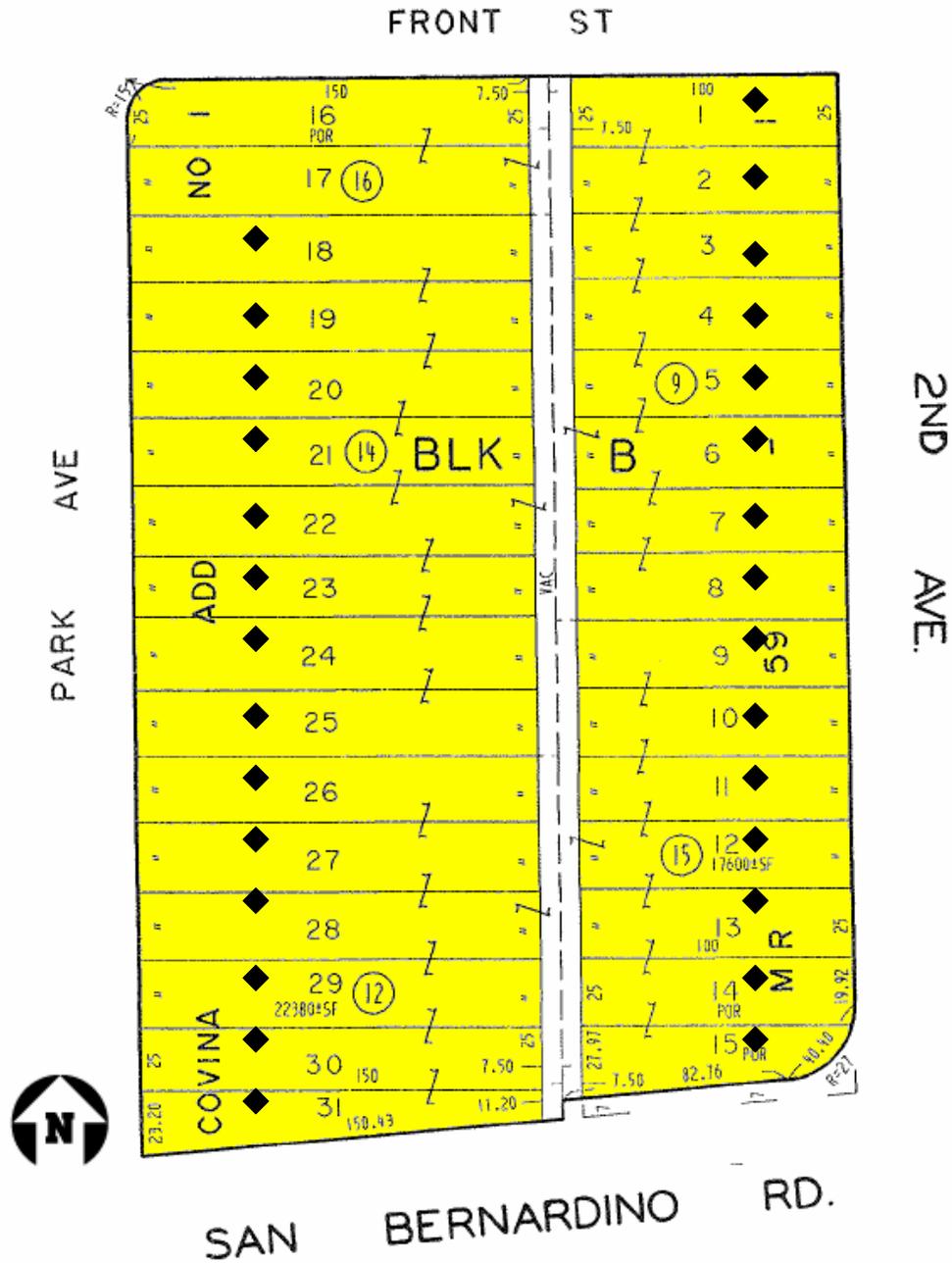
The sub-area is well served by water and sewer lines with 8-inch water lines located in Front Street and San Bernardino Road. Smaller 3-inch and 4-inch lines are located in Howard Avenue and 2nd Street. An 8-inch sewer line is located in the alley that separates the sub-area into east and west halves.

Table 7 Summary Description of Sub-Area 3B							
Tract No.	Parcel No.	Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Density DU/Acre	Total Units
8430	1	4,750	TCSP-4 Mixed Use	TC-C Commercial	Single Family Home	35	4
8430	2	2,250	TCSP-4 Mixed Use	TC-C Commercial	Single Family Home	35	2
8430	3	7,000	TCSP-4 Mixed Use	TC-C Commercial	Single Family Home	35	6
8430	4	7,000	TCSP-4 Mixed Use	TC-C Commercial	Single Family Home	35	6
8430	17	6,750	TCSP-4 Mixed Use	TC-C Commercial	Commercial The commercial building onsite consists of a single level.	35	5
8430	6	7,000	TCSP-4 Mixed Use	TC-C Commercial	Commercial The commercial building onsite consists of a single level.	35	6
8430	18	8,370	TCSP-4 Mixed Use	TC-C Commercial	Commercial The commercial building onsite consists of a single level.	35	7
8430	19	7,000	TCSP-4 Mixed Use	TC-C Commercial	Commercial The commercial building onsite consists of a single level.	35	6
8430	9	10,000	TCSP-4 Mixed Use	TC-C Commercial	Commercial The commercial building onsite consists of a single level.	35	8
8430	10	5,000	TCSP-4 Mixed Use	TC-C Commercial	Commercial The commercial building onsite consists of a single level.	35	4

Table 7
Summary Description of Sub-Area 3B (continued)

Tract No.	Parcel No.	Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Density DU/Acre	Total Units
8430	11	5,000	TCSP-4 Mixed Use	TC-C Commercial	<i>Commercial</i> The commercial building onsite consists of a single level.	35	4
8430	12	2,500	TCSP-4 Mixed Use	TC-C Commercial	<i>Commercial</i> The commercial building onsite consists of a single level.	35	2
8430	13	2,500	TCSP-4 Mixed Use	TC-C Commercial	<i>Commercial</i> The commercial building onsite consists of a single level.	35	2
8430	14	2,500	TCSP-4 Mixed Use	TC-C Commercial	<i>Commercial</i> The commercial building onsite consists of a single level.	35	2
8430	16	8,210	TCSP-4 Mixed Use	TC-C Commercial	<i>Restaurant</i> The commercial building onsite consists of a single level.	35	7
Total Potential Units for the Sub-area.							69

Sub-area 3C



Note: The Z symbol indicates the parcels are under the same ownership. The ♦ indicate those parcels included in the available sites inventory.

Exhibit 19
Parcel Map for Sub-Area 3C

Sub-area 3C (continued)



The numbers in the aerial photograph refer to the Parcel Numbers identified in the exhibit provided on the preceding page. The parcels are further described on the following page.

Exhibit 20 Aerial Photograph of Sub-area 3C

Sub-area 3C (continued)

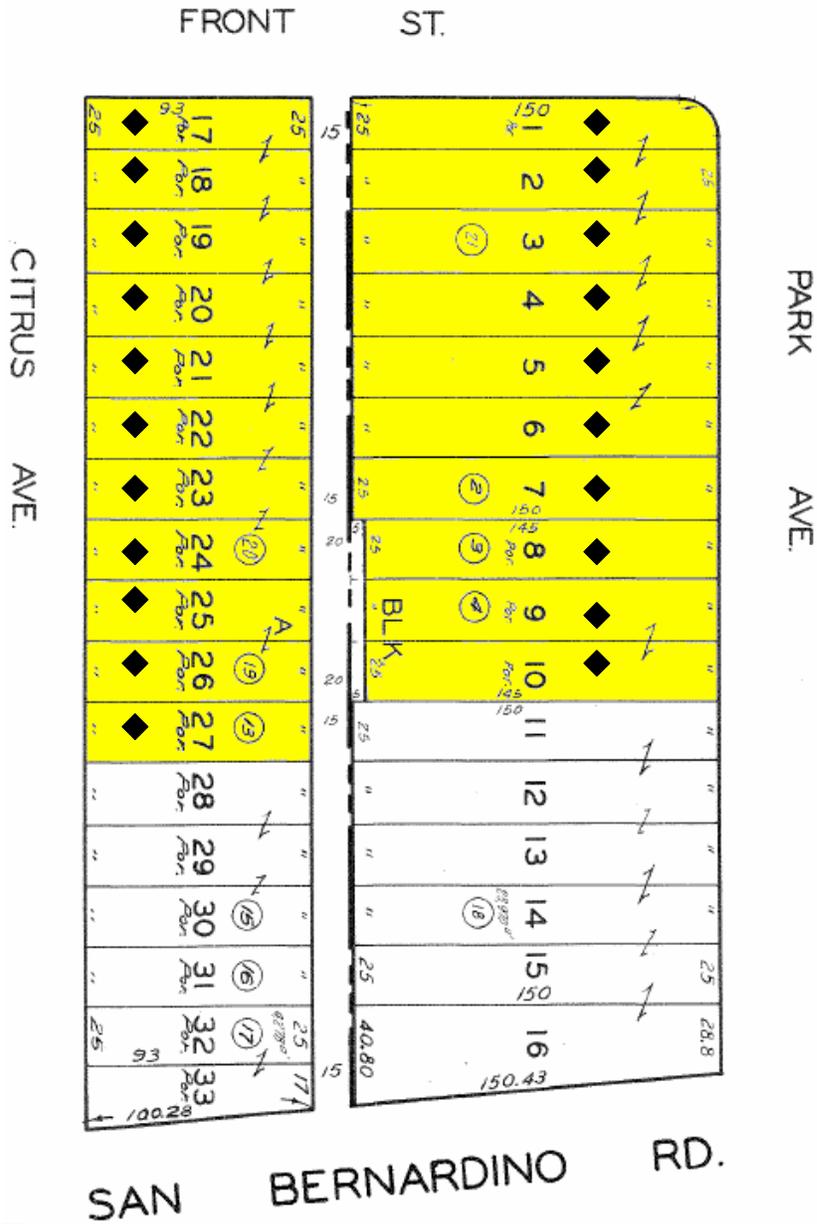
Sub-area 3C is bounded by Front Street on the north, Park Avenue on the west, San Bernardino Road on the south, and 2nd Street on the east. This sub-area includes five parcels that have a total land area of 79,980 square feet (1.84 acres). This sub-area could theoretically support a total of 64 units assuming a density of 35 units per acre.

The sites selected as available sites are largely vacant and underutilized. One of the four sites is a vacant parking area that is being used for outside storage while two other sites contain commercial buildings that are vacant. The sites and the buildings are also blighted. The only property in use is occupied by an automotive-related business (Parcel 15). The parcels are relatively large in area making future recycling easier. The TCSP-4 designation permits residential development and mixed use development within these parcels at a maximum density of 35 units per acre.

The sub-area is well served by water and sewer lines with 8-inch water lines located in Front Street and San Bernardino Road. An 8-inch sewer line is located in the alley that separates the sub-area into east and west halves.

Table 8 Summary Description of Sub-Area 3C							
Tract No.	Parcel No.	Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Density DU/Acre	Total Units
8430	9	20,000	TCSP-4 Mixed Use	TC-C Commercial	<i>Former Commercial Use.</i> A portion of site is now vacant and the remainder is being used for storage. This site has a high potential for reuse.	35	16
8430	15	17,600	TCSP-4 Mixed Use	TC-C Commercial	<i>Commercial</i> Building consists of a single level and is in use as an automotive body shop. This site has a high potential for reuse.	35	14
8430	14	20,000	TCSP-4 Mixed Use	TC-C Commercial	<i>Former Commercial Use.</i> Building and site are now vacant. This site has a high potential for reuse.	35	16
8430	12	22,380	TCSP-4 Mixed Use	TC-C Commercial	<i>Vacant</i> This site has a high potential for reuse.	35	18
Total Potential Units for the Sub-area.							64

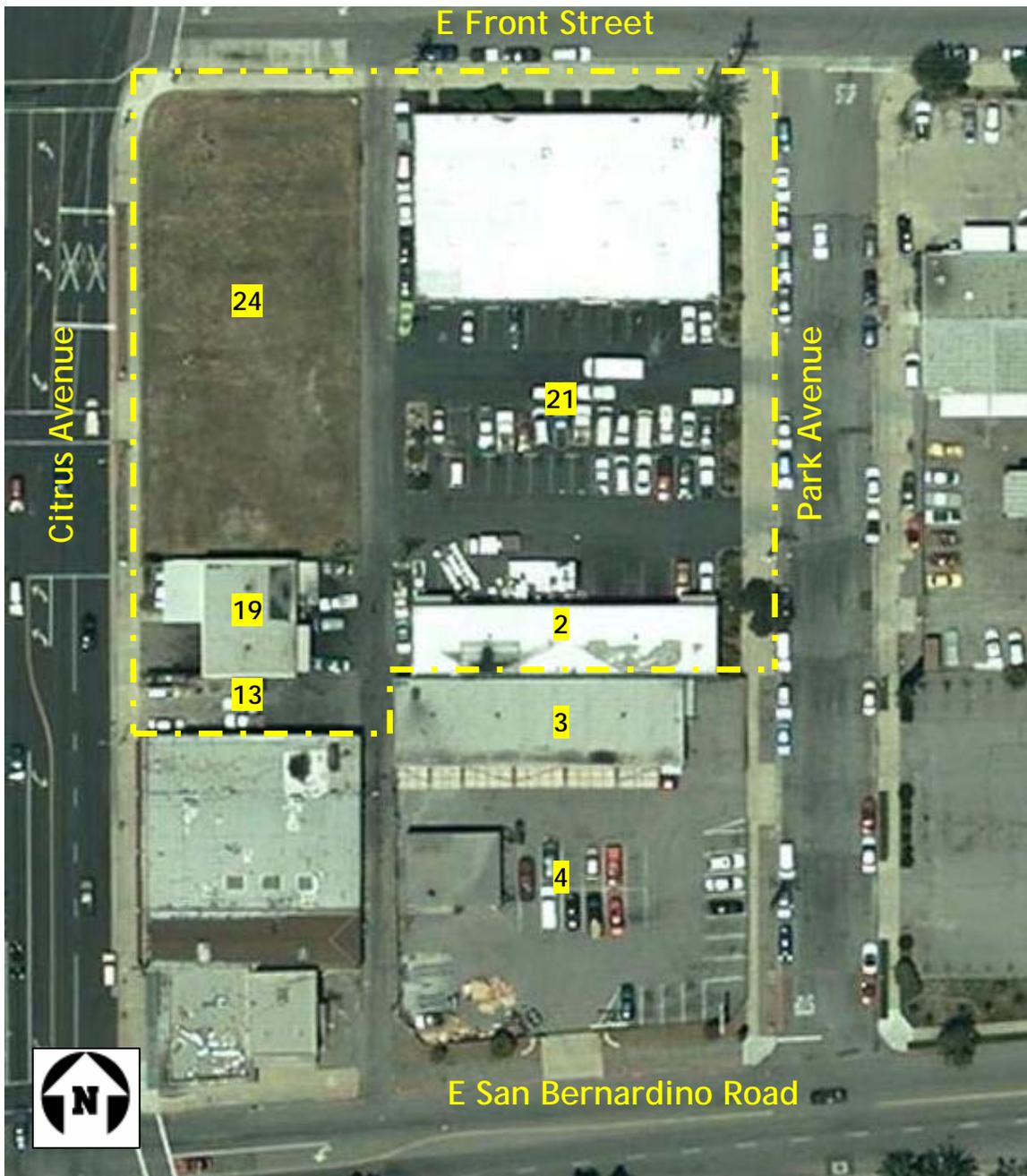
Sub-area 3D



Note: The  symbol indicates the parcels are under the same ownership. The  indicate those parcels included in the available sites inventory.

Exhibit 21 Parcel Map for Sub-Area 3D

Sub-area 3D (continued)



The numbers in the aerial photograph refer to the Parcel Numbers identified in the exhibit provided on the preceding page. The parcels are further described on the following page.

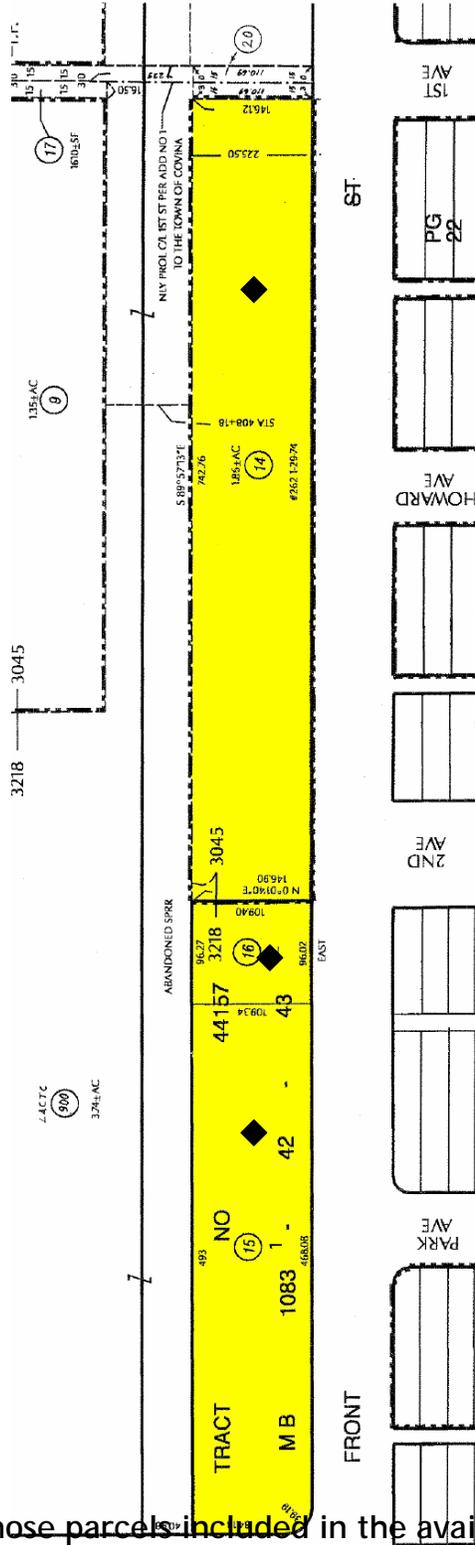
Exhibit 22 Aerial Photograph of Sub-area 3D

Sub-area 3D (continued)

Sub-area 3D is bounded by Front Street on the north, Park Avenue on the east, San Bernardino Road on the south, and Citrus Avenue on the west. This sub-area includes five parcels that have a total land area of 100,248 square feet (2.3 acres). This sub-area could theoretically support a total of 81 units assuming a density of 35 units per acre. The parcels included in this sub-area are under single ownership. Similar to the sub-areas that follow in Area 4, this site is now vacant and was formerly occupied by Clippinger Chevrolet. The buildings and site are now vacant. The TCSP-4 designation that is applicable to this sub-area permits residential development and mixed use development within these parcels at a maximum density of 35 units per acre.

The sub-area is well served by water and sewer lines with 8-inch water lines located in Front Street and San Bernardino Road. An 8-inch sewer line is located in the alley that separates the sub-area into east and west halves.

Table 9 Summary Description of Sub-Area 3D							
Tract No.	Parcel No.	Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Density DU/Acre	Total Units
8430	18	23,970	TCSP-4 Mixed Use	TC-C Commercial	All of the parcels are under a single ownership. Site was formerly occupied by Clippinger Chevrolet that moved to a new location. Site is currently vacant. Some vehicles are stored on the property.	35	19
8430	4	7,250	TCSP-4 Mixed Use	TC-C Commercial		35	6
8430	3	3,625	TCSP-4 Mixed Use	TC-C Commercial		35	3
8430	2	3,750	TCSP-4 Mixed Use	TC-C Commercial		35	3
8430	21	22,500	TCSP-4 Mixed Use	TC-C Commercial		35	18
8430	17	4,278	TCSP-4 Mixed Use	TC-C Commercial		35	3
8430	16	2,325	TCSP-4 Mixed Use	TC-C Commercial		35	2
8430	15	6,975	TCSP-4 Mixed Use	TC-C Commercial		35	6
8430	13	2,325	TCSP-4 Mixed Use	TC-C Commercial		35	2
8430	19	4,650	TCSP-4 Mixed Use	TC-C Commercial		35	4
8430	20	18,600	TCSP-4 Mixed Use	TC-C Commercial		35	15
Total Potential Units for the Sub-area.							81



The ♦ indicate those parcels included in the available sites inventory.

Exhibit 23 Parcel Map for Sub-Area 3E

Sub-area 3E (continued)

Note: The numbers in the aerial photograph refer to the Parcel Numbers identified in the exhibit provided on the preceding page. The parcels are further described on the following page.



Exhibit 24
Aerial Photograph of Sub-area 3E

Sub-area 3E (continued)

Sub-area 3D is bounded by Front Street on the south, 1st Street on the east, and Citrus Avenue on the west. This sub-area includes three parcels that have a total land area of 145,215 square feet (3.3 acres). This sub-area could theoretically support a total of 117 units assuming a density of 35 units per acre. The northern half of this sub-area is occupied by older metal structures. The southern portion of the sub-area is occupied by two concrete tilt up warehouse structures. The sub-area is located just adjacent to and south of the Metrolink line and station. Future industrial development within this sub-area is limited due to the local street consisting of two travel lanes and suitable access and loading areas for larger trucks. The eastern two thirds of the sub-area is under single ownership. The western portion near Citrus Avenue is under a second ownership. The sub-areas proximity to public transit, the downtown area, local services, and a city park enhance the sub-areas suitability for redevelopment.

The sub-area is well served by water and sewer lines with an 8-inch water line located in Front Street and an 8-inch sewer line located in Citrus Avenue.

Table 10 Summary Description of Sub-Area 3E							
Tract No.	Parcel No.	Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Density DU/Acre	Total Units
8430	15	53,730	TCSP-4 Mixed Use	TC-C Commercial	<i>Industrial.</i> This parcel is occupied by a tilt-up concrete structure that is occupied by an automotive related use.	35	43
8430	16	10,464	TCSP-4 Mixed Use	TC-C Commercial	<i>Industrial.</i> This property is occupied by a single level building that is occupied by a party rental business. The majority of the building is used for storage.	35	8
8430	14	81,021	TCSP-4 Mixed Use	TC-C Commercial	<i>Industrial.</i> A variety of metal buildings and yard uses are found within this parcel	35	65
Total Potential Units for the Sub-area.							117

Area 4

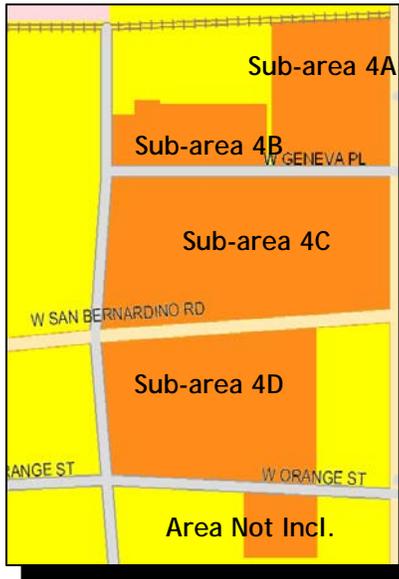
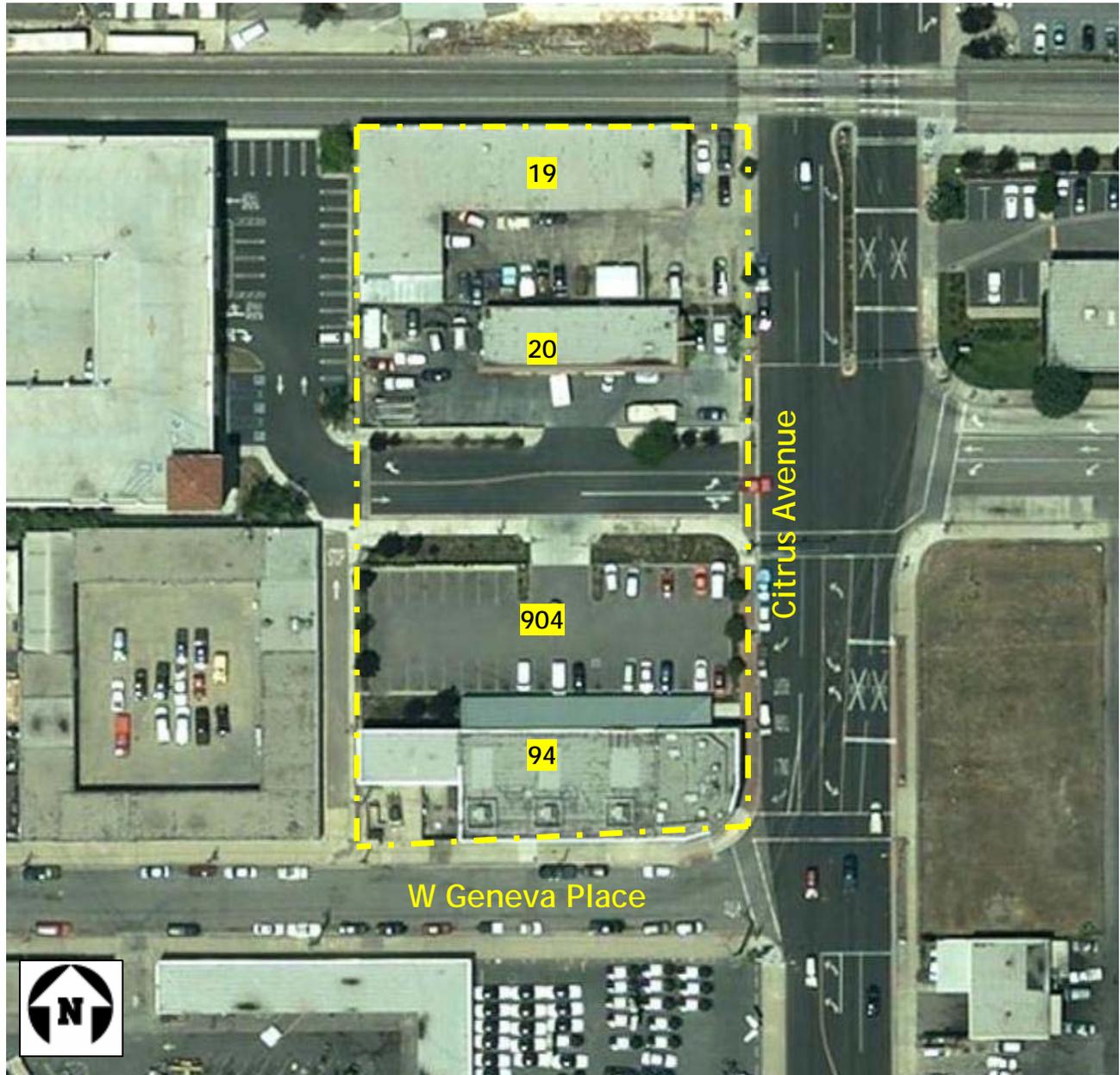


Exhibit 25
Aerial Photograph of TCSP-4: Area 2

Sub-area 4A (continued)



The numbers in the aerial photograph refer to the Parcel Numbers identified in the exhibit provided on the preceding page. The parcels are further described on the following page.

Exhibit 27 Aerial Photograph of Sub-area 4A

Sub-area 4A (continued)

Sub-area 4A is located north of Geneva Plan, south of the MTA right of way, and west of Citrus Avenue. This sub-area includes five parcels that have a total land area of 54,279 square feet (1.24 acres). This sub-area could theoretically support a total of 43 units assuming a density of 35 units per acre.

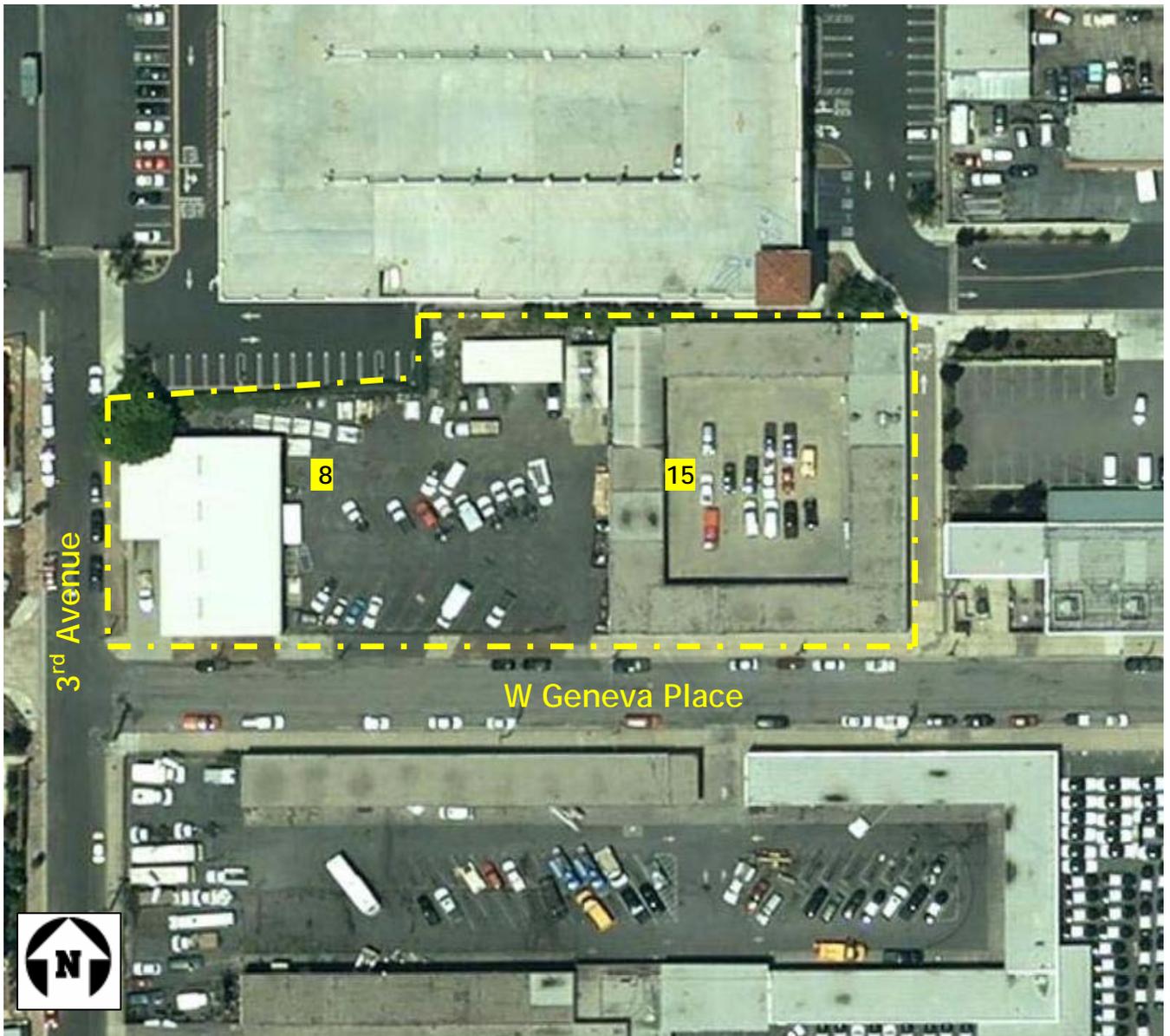
This sub-area is located along the west side of the Citrus Avenue frontage and is bisected by an access road (Front Street) that provides a connection to a new three level parking structure that serves a new higher density residential located along 3rd Avenue. The businesses located in this sub-area include a restaurant and surface parking lot south of Front Street and a single-level strip center containing various small commercial manufacturing and automotive related uses. This entire area was selected due its proximity to the City-owned parking structure (for the nearby Metrolionk station) and the potential opportunities for shared parking. The TCSP-4 permits residential development and mixed use development within these parcels at a maximum density of 35 units per acre.

The sub-area is well served by water and sewer lines with a 16-inch water line and an 8-inch sewer line located in Citrus Avenue.

Table 11
Summary Description of Sub-Area 4A

Tract No.	Parcel No.	Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Density DU/Acre	Total Units
8431	94	10,380	TCSP-4 Mixed Use	TC-C Commercial	<i>Commercial Restaurant.</i> Single level building is currently occupied and in use.	35	8
8431	904	15,280	TCSP-4 Mixed Use	TC-C Commercial	<i>Parking Lot</i>	35	12
8431	20	11,460	TCSP-4 Mixed Use	TC-C Commercial	<i>Automotive</i> Single level building is currently occupied and in use.	35	9
8431	19	17,159	TCSP-4 Mixed Use	TC-C Commercial	<i>Commercial Retail.</i> Single level building is currently occupied by various smaller commercial manufacturing and automotive-related uses.	35	14
Total Potential Units for the Sub-area.							43

Sub-area 4B (continued)



The numbers in the aerial photograph refer to the Parcel Numbers identified in the exhibit provided on the preceding page. The parcels are further described on the following page.

Exhibit 29 Aerial Photograph of Sub-area 4B

Sub-area 4B (continued)

Sub-area 4B is bounded by Geneva Place on the south and 3rd Street on the west. This sub-area includes two parcels that have a total land area of 57,450 square feet (1.3 acres). This sub-area could theoretically support a total of 46 units assuming a density of 35 units per acre.

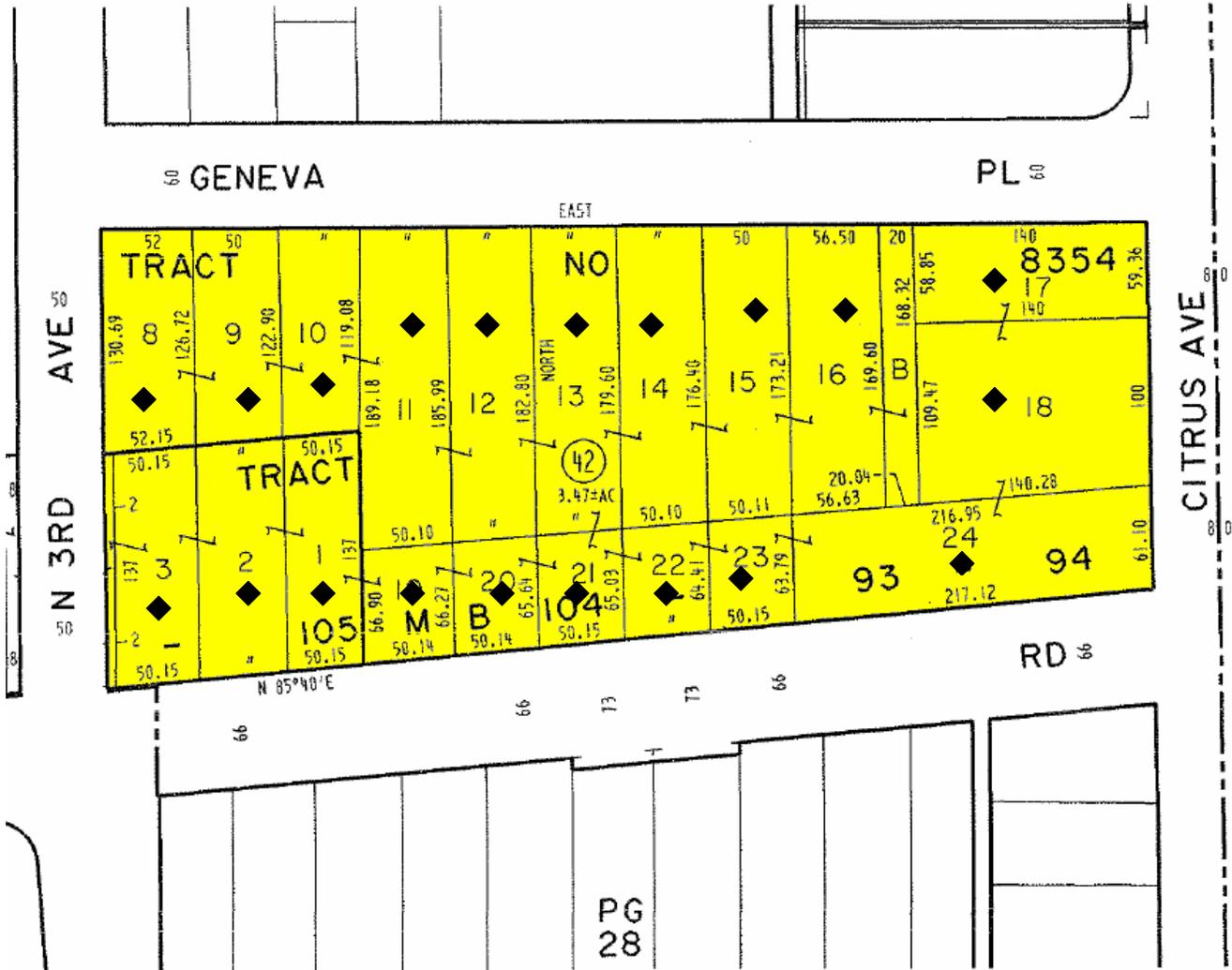
The two properties that occupy this site are under single ownership. Similar to the sub-areas that follow, this site is now vacant and was formerly occupied by Clippinger Chevrolet as the facilities auto body shop. The likelihood of the property’s reuse as a car dealership is limited given the nature of the economy, in general, and the automotive sales sector, in particular. Prior to the collapse of the local housing market in 2008, the property owner expressed interest in redeveloping the site as a mixed use development. The TCSP-4 designation permits residential development and mixed use development within these parcels at a maximum density of 35 units per acre.

The TCSP-4 designation permits residential development and mixed use development within these parcels at a maximum density of 35 units per acre.

The sub-area is well served by water and sewer lines with a 6-inch water line located in Geneva Place and an 8-inch sewer line located in Citrus Avenue.

Table 12 Summary Description of Sub-Area 4B							
Tract No.	Parcel No.	Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Density DU/Acre	Total Units
8431	8	3,000	TCSP-4 Mixed Use	TC-C Commercial	<i>Parking Lot.</i> Both parcels (8 and 15) are under single ownership.	35	2
8431	15	54,450	TCSP-4 Mixed Use	TC-C Commercial	<i>Commercial</i> The single level building occupies the western portion of the site. Both parcels (8 and 15) are under single ownership.	35	44
Total Potential Units for the Sub-area.							46

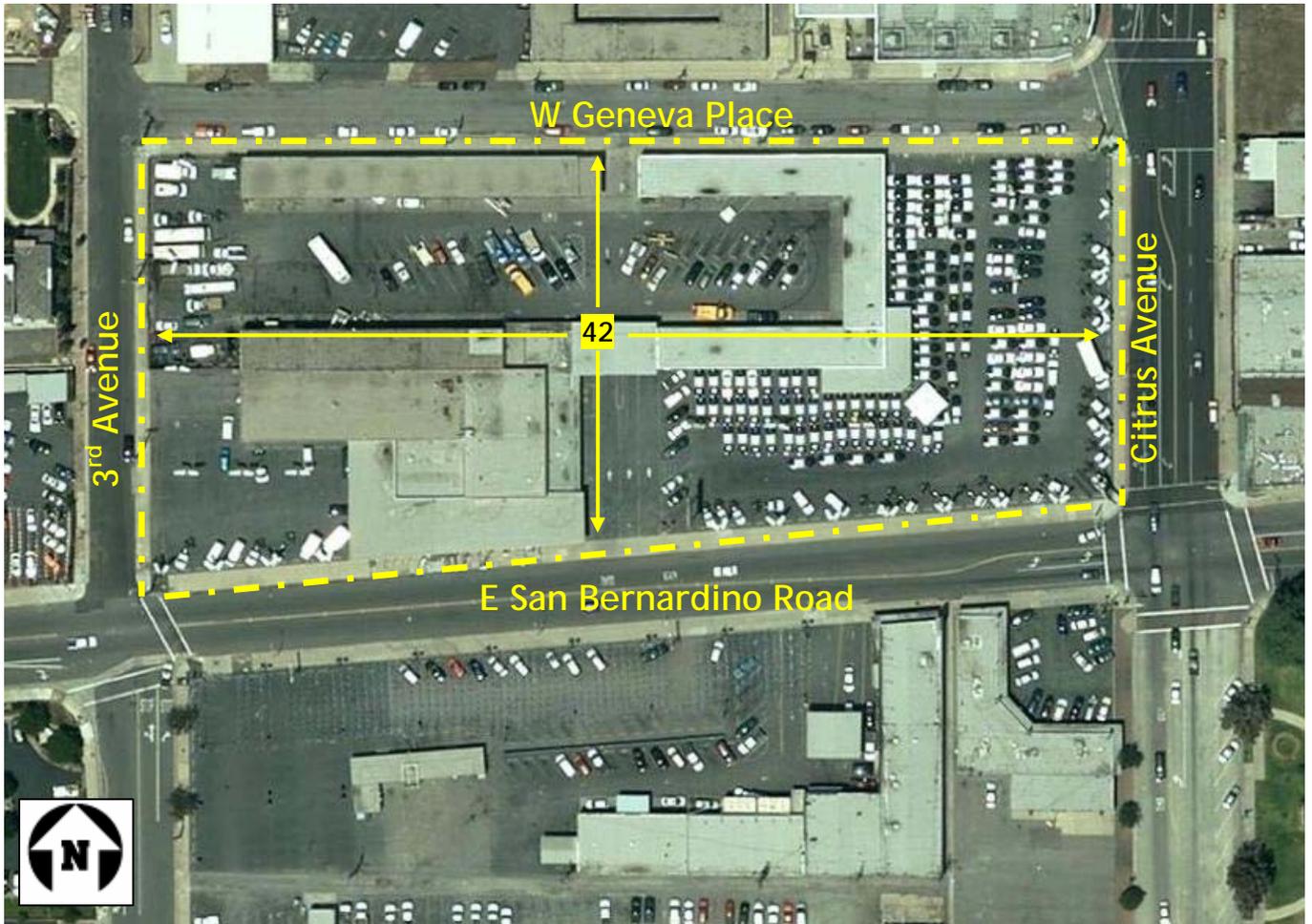
Sub-area 4C



Note: The \nearrow symbol indicates the parcels are under the same ownership. The \blacklozenge indicate those parcels included in the available sites inventory.

Exhibit 30 Parcel Map for Sub-Area 4C

Sub-area 4C (continued)



The numbers in the aerial photograph refer to the Parcel Numbers identified in the exhibit provided on the preceding page. The parcels are further described on the following page.

Exhibit 31 Aerial Photograph of Sub-area 4B

Sub-area 4C (continued)

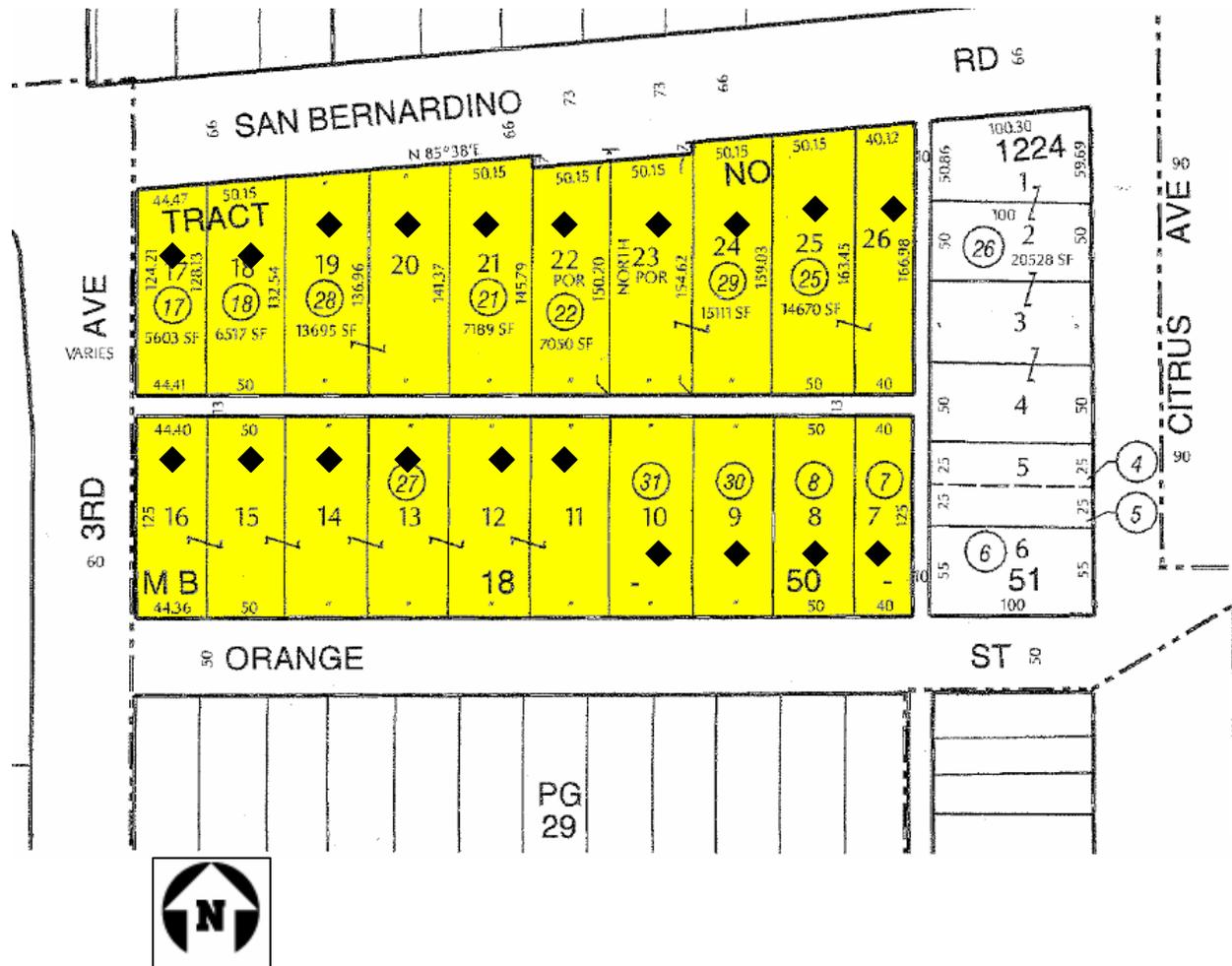
Sub-area 4C is bounded by Front Street on the south, 1st Street on the east, and Citrus Avenue on the west. This sub-area includes three parcels that have a total land area of 145,215 square feet (3.3 acres). This sub-area could theoretically support a total of 121 units assuming a density of 35 units per acre.

This large site is now vacant and was formerly occupied by Clippinger Chevrolet that has since moved to another location. The likelihood of the property’s reuse as a car dealership is limited given the nature of the economy, in general, and the automotive sales sector, in particular. Unlike the photograph provided in Exhibit 31 (refer to the previous page), no cars are located onsite. The surface parking area and the buildings are not being used at the present time. Prior to the collapse of the local housing market in 2008, the property owner did express interest in redeveloping the site as a mixed use development. The TCSP-4 permits residential development and mixed use development within these parcels at a maximum density of 35 units per acre.

The sub-area is well served by water and sewer lines with an 8-inch water line located in Front Street and 8-inch and 16-inch sewers lines located in Citrus Avenue.

Table 13 Summary Description of Sub-Area 4C							
Tract No.	Parcel No.	Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Density DU/Acre	Total Units
8431	42	151,153	TCSP-4 Mixed Use	TC-C Commercial	<i>Former Automotive Dealership. This site was formerly occupied by Clippinger Chevrolet and is now vacant.</i>	35	121
Total Potential Units for the Sub-area.							121

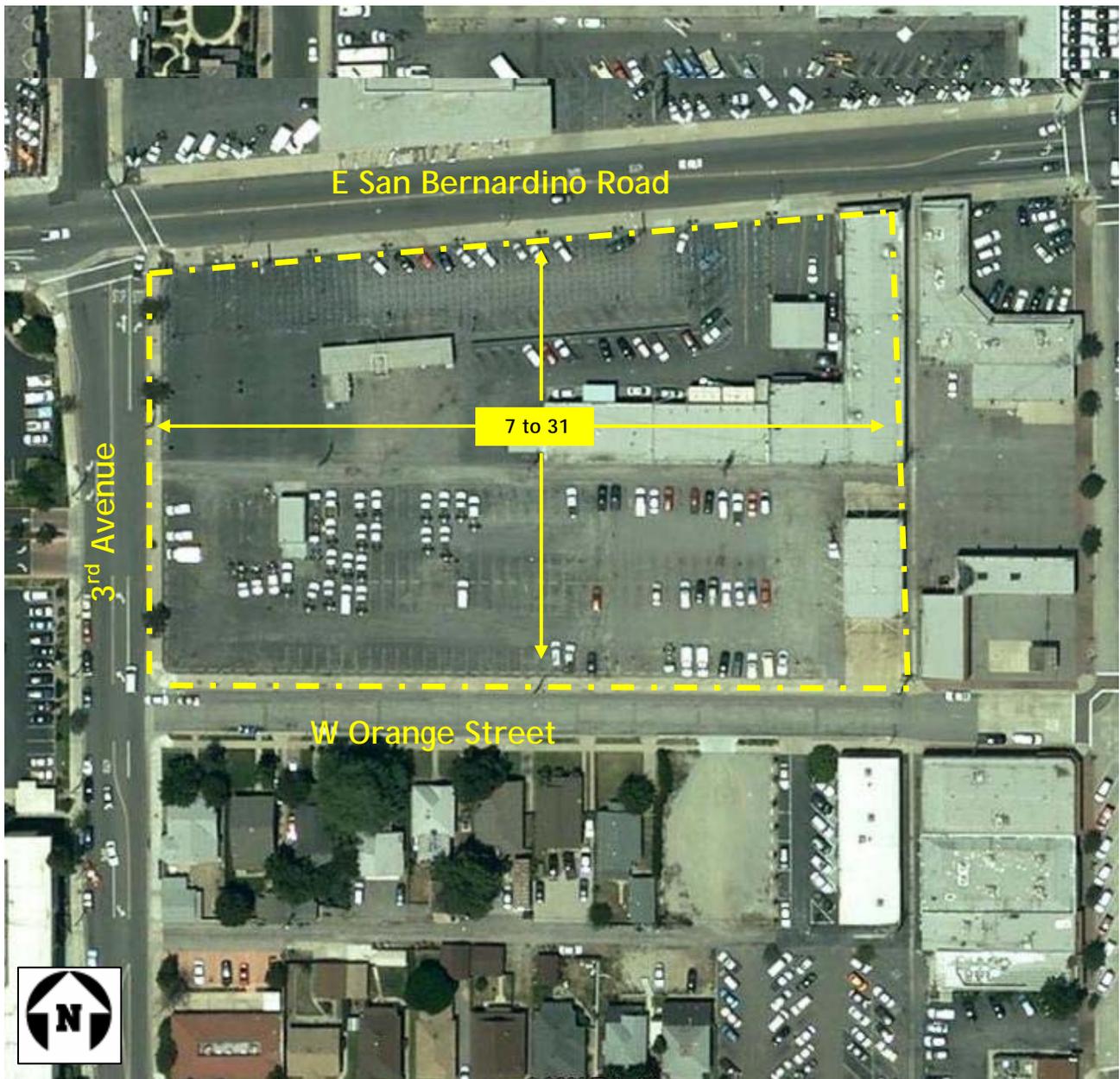
Sub-area 4D



Note: The / symbol indicates the parcels are under the same ownership. The ◆ indicate those parcels included in the available sites inventory.

Exhibit 32 Parcel Map for Sub-Area 4D

Sub-area 4D (continued)



The numbers in the aerial photograph refer to the Parcel Numbers identified in the exhibit provided on the preceding page. The parcels are further described on the following page.

Exhibit 33 Aerial Photograph of Sub-area 4B

Sub-area 4D (continued)

Sub-area 4C is bounded by Orange Street on the south, San Bernardino Road on the north, Citrus Avenue on the east, and 3rd Street on the west. This sub-area includes twelve parcels that are under a single ownership that have a total land area of 128,585 square feet (3.0 acres). This sub-area could theoretically support a total of 103 units assuming a density of 35 units per acre.

Similar to the previous sub-area, this large site is now vacant and was formerly occupied by Clippinger Chevrolet that has since moved to another location. The likelihood of the property’s reuse as a car dealership is limited given the nature of the economy, in general, and the automotive sales sector, in particular. Unlike the photograph provided in Exhibit 33 (refer to the previous page), no cars are located onsite. The surface parking area and the buildings are not being used at the present time. Prior to the collapse of the local housing market in 2008, the property owner expressed interest in redeveloping the site as a mixed use development. The TCSP-4 designation permits residential development and mixed use development within these parcels at a maximum density of 35 units per acre.

The sub-area is well served by water and sewer lines with a 12-inch water line extending along the sub-area’s east side and a second 8-inch water line in Orange Street. An 8-inch sewer line bisects the property.

**Table 14
Summary Description of Sub-Area 4D**

Tract No.	Parcel No.	Area (sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Density DU/Acre	Total Units
8431	25	14,670	TCSP-4 Mixed Use	TC-C Commercial	<i>Former Automotive Dealership. This site was formerly occupied by Clippinger Chevrolet and is now vacant. In recent years before the current economic downturn, there was developer interest in the site for mixed use and higher density residential development. The entire site is under single ownership.</i>	35	12
8431	29	15,111	TCSP-4 Mixed Use	TC-C Commercial		35	12
8431	22	7,050	TCSP-4 Mixed Use	TC-C Commercial		35	6
8431	21	7,189	TCSP-4 Mixed Use	TC-C Commercial		35	6
8431	28	13,695	TCSP-4 Mixed Use	TC-C Commercial		35	11
8431	18	6,517	TCSP-4 Mixed Use	TC-C Commercial		35	5
8431	17	5,603	TCSP-4 Mixed Use	TC-C Commercial		35	5
8431	7	7,000	TCSP-4 Mixed Use	TC-C Commercial		35	6
8431	8	6,250	TCSP-4 Mixed Use	TC-C Commercial		35	5
8431	30	6,250	TCSP-4 Mixed Use	TC-C Commercial		35	5
8431	31	6,250	TCSP-4 Mixed Use	TC-C Commercial		35	5
8431	27	33,000	TCSP-4 Mixed Use	TC-C Commercial		35	27
Total Potential Units for the Sub-area.							103

TCSP-4 Designation: Areas 1-4

Total Development Potential

Table 15 Summary Description of TCSP-4 Areas 1 through 4			
Sub-Area	Area (in sq. ft.)	Area (in acres)	Underutilized Sites
Sub-area 1A	96,670	2.2	42
Sub-area 1B	105,670	2.4	43
Sub-area 2A	72,870	1.7	41
Sub-area 2B	167,770	3.9	83
Sub-area 2D	55,450	1.3	44
Sub-area 3A	99,760	2.3	80
Sub-area 3B	85,830	2.0	69
Sub-area 3C	84,980	2.0	64
Sub-area 3D	100,248	2.3	81
Sub-area 3E	145,215	3.3	117
Sub-area 4A	54,279	1.3	43
Sub-area 4B	57,450	1.3	46
Sub-area 4C	151,153	3.5	121
Sub-area 4D	128,585	3.0	103
Total	1,405,930	32.5	977

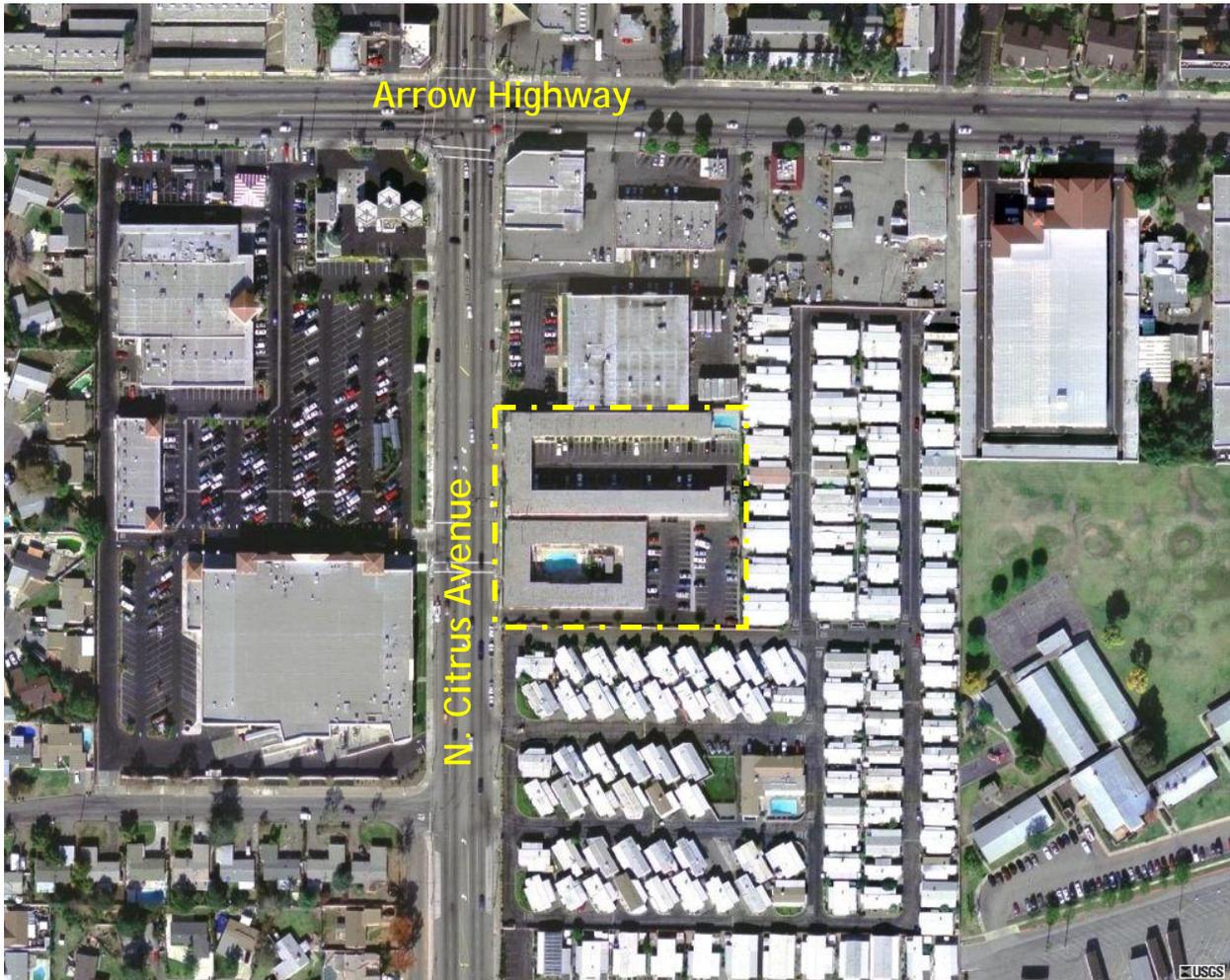


Exhibit 34
Aerial Photograph of Emergency Shelter Overlay
Zone

Tract Number	Parcel Number	Land Area (in sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Realistic Density DU/Acre	Total DU
8406	32	44,866	Multiple Family Residential	Multiple Family Residential	Multiple Family Residential	30	30
8406	33	43,995	Multiple Family Residential	Multiple Family Residential	Multiple Family Residential	30	30

APPENDIX B

Fee Schedule

CHART OF FEES, CHARGES AND SERVICES

Community Development Department Planning Division

Planning, Zoning and Environmental Review Fees November 17, 2009

1. GENERAL PLAN AMENDMENT	
A. Text Change (D)	\$9,876.00
B. Map Change (D)	\$9,876.00
2. ANNEXATION	\$9,876.00
3. PLANNED COMMUNITY DEVELOPMENT (D)	\$9,777.00
A. Planned Community Development Modification	\$1,230.00
4. ZONING ORDINANCE AMENDMENT	
A. Zone Change (Map)	\$7,721.00
B. Zoning Ordinance Amendment (Text)	\$7,721.00
5. VARIANCE	
A. Major (Non-Single-Family Structure)	\$3,761.00
B. Major (Single Family Residential)	\$1,625.00
C. Minor	\$1,236.00
6. CONDITIONAL USE PERMIT	
A. Major (D)	\$2,867.00
B. Administrative (D)	\$1,883.00
C. Surcharge for Alcoholic Beverage Investigation	\$82.00
D. Surcharge for Bingo permits, Las Vegas Nights, Carnivals and related special events	\$122.00
E. Surcharge for Late Filing of ACU	\$100.00
F. Six Month Review	\$546.00
G. Fees shall be waived for:	
(1) The first Conditional Use Permit (CUP) for legally established uses which are not being expanded or changed and are required to obtain the CUP solely as a result of a City sponsored change in the uses permitted subject to a conditional use	
(2) Temporary fund raising events held by civic, religious, fraternal and educational organizations	

7. SUBDIVISION MAP AND PARCEL MAP	
A. Tentative Tract Map (D)	\$8,465.00
(1) Amendment (Minor)	\$500.00
(2) Extension of Time	\$500.00
B. Tentative Parcel Map	\$4,220.00
8. CONSTRUCTION PLAN MODIFICATION	\$199.00
9. GRADING PLAN REVIEW	\$199.00
10. LOT LINE ADJUSTMENT	\$685.00
11. SITE PLAN REVIEW	
A. Administrative Approval Counter Review without field (Minor site and building improvements)	\$200.00
B. Minor without Development Review Committee (Modifications to existing Residential zones)	\$400.00
C. Minor without Development Review Committee (Minor modifications to existing non-single family structures)	\$600.00
D. With Development Review Committee (New single family dwelling unit or second unit) (Minor non-residential site improvements)	\$3,187.00
E. Major site plan review	\$5,066.00
F. Appeal to Planning Commission or City Council Non-applicant If appeal is approved in whole or part, the appeal fee will be reimbursed in whole	\$1,730.00
G. Appeal to Planning Commission or City Council Applicant If appeal is approved in whole or part, the appeal fee will be reimbursed in whole	\$1,465.00
H. Administrative Time Extension Approval	\$234.00
I. Planning Commission Time Extension Approval	\$553.00
12. DESIGNATION OF A HISTORIC LANDMARK (Private Applicant)	
A. Structure of Merit	\$2,273.00
13. DESIGNATION OF A HERITAGE TREE (Private Applicant)	\$2,273.00

14. TREE PRESERVATION PERMIT	
A. Regular	\$822.00
B. Minor	\$150.00
15. CHANGE IN NON-CONFORMING USE	\$1,000.00
16. ADDITION TO LIST OF PERMITTED USES	
A. Planning Commission/City Council approval	\$2,097.00
B. Administrative	\$815.00
17. OUTDOOR DINING AND DISPLAY PERMIT	\$100.00
18. SIGN PERMIT	
A. Temporary	\$78.00
B. Annual Temporary Display Program	\$120.00
C. Permanent	\$180.00
19. APPEALS	
A. Other than Site Plan Review	
1. Appeal to Planning Commission	\$1,554.00
2. Appeal to City Council	\$1,554.00
If the appeal is approved in whole or part, the appeal fee will be reimbursed in whole.	
20. ENVIRONMENTAL REVIEW	
A. Initial Study	
(1) Initial Study by City Staff	\$1,696.00
(2) Expanded Initial Study	\$1,696.00
Staff Review of Consultant Studies (Plus Consultant Cost) (D)	
(3) Staff Review and Administration of Additional Studies by Consultants (Plus Consultant Cost) (D)	\$1,696.00
B. Environmental Impact Report	
(1) Staff review of Consultant Studies (plus Consultant Cost) (D)	\$1,696.00
21. BUSINESS LICENSE REVIEW	
A. In-Home Business Permit	
(1) Counter Review	\$74.00
(2) Counter Review with Field	\$199.00
B. Other Business License Permit	
(1) Counter Review	\$74.00
(2) Counter Review with Field	\$199.00
22. LANDSCAPE AND CONSTRUCTION REVIEW	
A. Small Project or Artificial Turf Installation	\$217.00
B. Standard Project	\$515.00
C. Large Project	\$714.00
D. Large/Complex Project (D)	\$1,012.00

23. Minor Improvements	Re-roofs, HVAC, block walls, pools, spas, temporary signs	\$78.00
24. Occasional Sale Permit		\$10.00
25. Vacation of rights-of-way (Planning review fee only)		\$450.00
26. Alcoholic Beverage Commission Investigation	without a Conditional Use Permit	\$70.00
27. Shopping Cart Containment/Retrieval Plan Review		\$150.00
28. City Attorney review of covenants, easements, agreements and other legal documents (D)		Per hour
29. Verification and Research Fee		Actual Cost
30. Inspection and Verification Permit		\$100.00
31. Photocopies		
A.	Photocopies of counter information	
	Each page	\$0.10
B.	Filed information	
	First page	\$4.00
	Each additional page	\$0.10
C.	Zone maps	
	Page	\$0.50
	Large Book	\$20.00
	Small Book	\$6.00

32. Multiple Fee Reduction

Development requests which require several zoning approvals that can be processed concurrently without need for separate hearings, shall be charged 100 percent of the fee for the most extensive application plus 50 percent of the fee(s) for all other applications which can be considered concurrently. This discount shall not apply to environmental review, hearing supplement, appeal and landscape plan check and inspection fees.

33. Refunds

If an application is withdrawn prior to completion of processing, then the City shall deduct the actual cost with full overhead for all work performed from the filing of the application up to and including issuance of the refund.

34. The City Council may waive any of the fees included herein when they find it is in the best interest of the public to do so and that the waiver could not reasonably be constituted as a gift of public funds.

NOTE: Fees marked with a (D) are Deposit Fees.

SUPPLEMENT TO CHART OF FEES, CHARGES AND SERVICES

**DEPARTMENT HOURLY RATE
FOR VERIFICATION AND RESEARCH FEE**

1.	Blended Department Hourly Rate	\$114.00
2.	City Planner Hourly Rate	\$110.00
3.	Associate Planner Hourly Rate	\$99.00
4.	Planning Technician Hourly Rate	\$74.00