

TOWN CENTER SPECIFIC PLAN AMENDMENTS

November 2009

The Covina Town Center Specific Plan includes the original 2004 final plan and subsequent amendments.

The amendments are as followed:

May, 6, 2006 Resolution No. 06-6509 – Amending certain sections permitting the off-site sale of beer and wine within TCSP-4 and TCSP-5 focused activity areas of the Specific Plan Area. Chapter V-32 and 35.

October 16, 2007 Resolution 07-6618– Amending the regulations governing the display and sale of beer and wine for off-site consumption within TCSP-4 and TCSP-5 focused activity areas of the Specific Plan Area. Chapter V-32 and 35.

December 16, 2008 Resolution 08-6703– Amending regulations governing permitted uses prohibiting office uses on the first floor of buildings within the TCSP-5 area of the Specific Plan Area and permitting tandem parking for residential projects. Chapter V-34 and 38.

April 21, 2009 Resolution 09-6755– Amending the boundaries to include the site of 303 West San Bernardino Road in the TCSP-1 focused activity area of the Specific Plan Area.

June 2, 2009 Resolution 09-6766– Amending certain sections of the plan relating to sign copy area and total number of signs permitted; permitting outdoor dining and display in instances where no alcoholic beverages are served, and allowing for the development of a single-family and two-family live-work units with a mixed-use development within the TCSP-2, TCSP-3, TCSP-4, and TCSP-5 focused activity areas of the Specific Plan Area. Chapter V-27, 29, 32, 34, 35, and 40.

August 18, 2009 Resolution 09-6787– Amending certain sections of the plan pertaining to bed-and-breakfast inns in the TCSP-5 focused activity area of the Specific Plan Area. Also the TCSP-5 area is extended to add territory more commonly known as 125 South Citrus Avenue, 141 South Citrus Avenue, 119 West Center Street, and 135 West Center Street. Chapter V-34.