

Covina Bowl Specific Plan



**City of Covina
125 E. College Street
Covina, CA 91723
Adopted: September, 2020**

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ATTACHMENTS

- Exhibit 1. Vicinity Map
- Exhibit 2. Existing Zoning
- Exhibit 3. Surrounding Land Uses
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I. INTRODUCTION AND PURPOSE OF SPECIFIC PLAN

A. Purpose and Intent of Specific Plan

The purpose of the Covina Bowl Specific Plan (Specific Plan) is to provide a land use mechanism to guide the redevelopment of the project site into a mixed-use development with new public uses, residential and commercial uses, and related public improvements within the plan area. The Specific Plan will also ensure that existing historical structures will be preserved.

The Development Standards and Design Guidelines in this Specific Plan supersede those development standards contained in the City of Covina (“City”) General Plan and Zoning Code as specifically related to the Specific Plan area. If this Specific Plan is silent in regards to certain development standards and/or design guidelines, those standards and guidelines contained in the City General Plan and the Zoning Code shall apply.

The Specific Plan will guide future redevelopment by accomplishing the following:

- 1.** Preserving existing historical structures;
- 2.** Providing new residential, commercial, and retail opportunities;
- 3.** Providing new open space and recreational amenities; access and circulation improvements; landscaping and lighting; and infrastructure improvements, including new private streets, curb, gutter, sidewalks, storm drainage, water, and sewer;
- 4.** Encouraging the planned development of the properties within the plan area and permitting comprehensive site planning and building designs;
- 5.** Providing a more flexible regulatory procedure by which the objectives of the City’s General Plan and Zoning Code can be realized;
- 6.** Encouraging creative approaches to the use of land through variation in siting of buildings and the appropriate mixing of public use, residential and commercial land uses and activities;
- 7.** Enhancing the appearance of the community through creative design of buildings, structures, open space and facilities;

8. Reducing, when appropriate, the amount of public and private improvements normally required by other similar public/private developments;
9. Eliminating and prevent the spread of blight;
10. Revitalizing, redeveloping, and upgrading the properties within the Specific Plan area;
11. Strengthening the City's economic base;
12. Realizing the Specific Plan area's full economic potential due to its geographic proximity;
13. Encouraging private reinvestment into neighboring properties; and
14. Elevating the City's image within the East San Gabriel Valley region.

B. Content, Chapters, and Components of Specific Plan

This Specific Plan is prepared in accordance with the authority granted to the City pursuant to California Government Code, Title 7, Division I, Chapter 3, Article 8, Sections 65450 through 65457. The Government Code authorizes cities to adopt specific plans either by resolution as policy or by ordinance as regulation. A Planning Commission hearing and City Council hearing are required. Specific Plans must be adopted by the City Council to be in effect.

This Specific Plan is a policy and a regulatory document that establishes policies, development standards, and design guidelines to regulate and guide future redesign and redevelopment of the plan area. It establishes the type, location, intensity, character, and infrastructure for redevelopment to take place. This Specific Plan allows the City to consider redevelopment plans for the entire plan area, rather than judge each development project and element separately, and also shapes future development by responding to the physical constraints of the site and coordinating future commercial development, parking design, and circulation and public facility improvements. Future development or site plans proposed for the plan area must be consistent with this Specific Plan.

This Specific Plan is comprised of the following chapters and addresses the following components:

Chapter I. Introduction and Purpose of Specific Plan. This chapter describes the purpose of the Specific Plan; content, chapters, and components of the Specific Plan; and the Specific Plan's relationship to the City's General Plan.

Chapter II. Description of Specific Plan Area. This chapter describes the Specific Plan area, including existing conditions; onsite structures, buildings, and uses; and the underlying General Plan and Zoning designations.

Chapter III. Description of Specific Plan. This chapter describes the proposed project, including development concepts and intended land uses; conceptual development plans; and required conceptual utilities and services.

Chapter IV. Allowable Uses. This chapter describes those uses permitted within the Specific Plan area.

Chapter V. Development Standards. This chapter provides development standards to regulate future redevelopment and design within the Specific Plan area.

Chapter VI. Design Guidelines. This chapter provides guidelines and direction on how future development should be designed, including architectural theme; building elevations and facades; 360-degree architecture; site planning and building orientation; quality of materials and colors; landscaping theme; wall and fences; signage theme; parking facility/lot layout; vehicular access and circulation; integration of pedestrian-level elements, etc.

Chapter VII. Administration and Implementation. This chapter explains how future development within the Specific Plan area will be reviewed and approved.

Chapter VIII. Attachments. This chapter will provide relevant exhibits and illustrations to the Specific Plan.

C. Relationship to the City's General Plan.

This Specific Plan is viewed as a means of resolving key land use issues and implementing the objectives of the City's General Plan. The Specific Plan area possesses significant opportunity to address several General Plan issues and objectives, including encouraging new economic development opportunities, providing new services to the community, preserving existing historical resources, and adding new ownership housing and commercial/retail opportunities for the community. The Specific Plan will address the following land use issues and implement the following General Plan objectives:

Land Use Issues. The Specific Plan will address and respond to the following Land Use Issues as described in the General Plan:

1. Land Use Element; II.B.1.a (page A-3).

Accommodating growth and revitalization that is consistent with established land use patterns, revised General Plan and Zoning intensity and development standards and policies, and applicable provisions of any other City plans and that

respect local and regional physical, infrastructure, service, and environmental constraints.

2. Land Use Element; II.B.1.b (page A-3).

Maintaining and/or accommodating the expansion of existing and accommodating new commercial and industrial businesses as a high priority for reasons pertaining to employment, sales tax generation, and related economic development benefits and City image enhancements.

3. Land Use Element; II.B.1.f (page A-4).

Preserving buildings, resources, areas, and/or blocks that are architecturally and/or historically significant.

4. Land Use Element; II.B.5.b (page A-7).

Accommodating future growth with adequate general public facilities, such as water mains, parks and schools.

General Plan Objectives and Policies. The Specific Plan will facilitate implementation of the following objectives and policies included in the Land Use, Circulation, and Housing Elements as described in the General Plan:

1. Land Use Element; III.C.2.a.1. (page A-12).

Permit development at density ranges and quantities that reflect existing and desired scales of building construction and revitalization in the community, as well as physical and environmental constraints, that address the intent of regional housing obligations, that will allow for moderate future growth, and that will not inhibit the City's ability to meet street capacities and to provide other infrastructure, adequate community services, and utilities.

2. Land Use Element; III.C.2.a.8. (page A-13).

Encourage the construction of owner-occupied housing.

3. Land Use Element; III.C.3.a.8. (page A-15).

Accommodate new and expanded commercial and industrial development in a manner that considers various Federal, State, and/or regional planning measures to reduce traffic congestion, air pollution, waste generation, polluted water runoff, and other problems.

4. Land Use Element; III.C.3.a.9. (page A-15).

Ensure that the overall amount, locations, and timing of development reflect community desires, and needs as well as physical and environmental constraints and will not inhibit the City's ability to meet street capacities and to provide other infrastructure, utilities, and adequate community services.

5. Land Use Element; III.D.1.a.6. (page A-17).

Require that parcels developed for commercial or industrial uses, when abutting residential properties, incorporate buffers that adequately protect the residential properties from noise, light, trash, visual and environmental disturbances, vehicular traffic, and other factors. Such buffers shall include, but not be limited to, building setback and architecture, landscaping, walls, and other physical and aesthetic features.

6. Land Use Element; III.D.1.a.7. (page A-17).

Provide for the continuation of existing and development of new or expanded public streets and facilities, storm drains and other infrastructure, parking amenities, and utilities to support the City's land uses and meet all needs.

7. Land Use Element; III.D.1.a.13. (page A-17).

Permit mixed uses (residential and commercial) in appropriate areas in the downtown and, if possible, elsewhere, in a manner consistent with special, applicable standards, to provide needed housing in an alternative setting and to complement district-wide physical and economic revitalization activities.

8. Land Use Element; III.F.1.a. (page A-24).

Develop and implement a land use plan that maintains and strengthens the fiscal health of the City by allocating a sufficient amount of residential, commercial, and industrial uses at suitable locations and by establishing sufficient, reasonable development intensity standards.

9. Land Use Element; III.F.1.c. (page A-24).

Attract a greater variety of commercial retail and office uses to provide for shopping, eating, service, administrative, and other needs of Covina and area residents, to enhance the community's image, and to bolster economic development efforts.

10. Land Use Element; III.F.1.p. (page A-25).

Recognize, monitor, and understand economic, social, and other forces that continue to shape Covina's development, such as increasing population, market demand factors, commuting patterns, rising land values, greater foreign investment, changing household formations, and shifting demographic structure.

11. Circulation Element; IV.C.3. (page B-30).

Maintain and, where administratively and financially possible, improve the physical condition, structural integrity, design capacity, utilization, appearance, and/or cleanliness of Covina's public rights-of-way and facilities, including, but not limited to, streets, alleys, sidewalks, medians, landscaping, parking areas, and miscellaneous infrastructure.

12. Circulation Element; IV.C.6. (page B-30).

Handle needed street and related infrastructure and transportation improvements on a realistic, viable, prioritized, systematic, consistent, and cost-effective basis and, if possible, from the standpoint of benefiting the greatest number of Covina residents and businesses.

13. Circulation Element; IV.C.12. (page B-31).

Ensure, where applicable, that private as well as public parking, drive-through, and drop-off/pick-up ingress/ egress locations off of public rights-of-way provide for sufficient access, circulation, maneuverability, visibility, and safety as well as separation from any residential or other sensitive adjacent uses and that all on-site parking facilities adequately serve their accompanying uses and are designed to facilitate safe, functionable, and viable circulation and maneuverability. B-31

14. Circulation Element; IV.C.22. (page B-31).

Ensure that the street network accommodates, to the greatest extent feasible, public transportation routes and stops.

15. Circulation Element; IV.C.25. (page B-32).

Make efficient use of existing Covina infrastructure and circulation resources and facilities.

16. Circulation Element; IV.C. 26. (page B-32).

Ensure that all new and modified public streets and appurtenant components thereof and other infrastructure are designed in accordance with all applicable City standards, except where community goals, objectives, and policies are best furthered, and are designed so as to minimize construction and maintenance costs.

17. Circulation Element; IV.G.5. (page B-34).

Balance the City's obligation to address certain traffic, circulation and general infrastructure-related deficiencies with Covina's need to accommodate residential and nonresidential growth or to continue with ongoing community-wide economic development, commercial revitalization, neighborhood preservation and affordable housing activities/programs.

18. Housing Element, 3.3, Objective No.1. (page B-38).

Promote the development of various types of dwelling units, at reasonable quantities, that are suitable for all economic segments.

19. Housing Element, 3.3, Objective No.2. (page B-38).

Evaluate and consider the site planning, distribution, urban design, and overall compatibility of new development, both internally and with the surrounding area.

20. Housing Element, 3.3.1, Objective No. 1, Policy 1.5. (page B-39).

Permit and facilitate maximum feasible residential infill development or development of vacant and underutilized parcels through existing Zoning provisions and new appropriate procedures as a means of providing a mix of housing for all economic segments and of meeting regional housing needs targets.

21. Housing Element, 3.3.3, Objective No. 3, Policy 3.2. (page B-39).

Maintain and, where possible, enhance Covina's attractive appearance, positive image, and small-town character.

22. Housing Element, 3.3.3, Objective No. 3, Policy 3.4. (page B-40).

Maintain development and site design standards, architectural and landscaping guidelines, and amenity requirements for all housing types to ensure attractive, functional, and high-quality building construction and additions.

II. DESCRIPTION OF SPECIFIC PLAN AREA

A. Location of Specific Plan Area

The approximately 7.5-acre Covina Bowl Specific Plan area is located within the western portion of the City of Covina. The Specific Plan is bounded by North Rimsdale Avenue to the east, West San Bernardino Road to the north, and W Badillo Street to the south. Regional access is provided via Interstate 10 (I-10) located approximately 1 mile to the south of Interstate 210 (I-210), and State Route 39 (SR-39), approximately 0.20 miles to the east. Local access is provided by West San Bernardino Road, West Badillo Street, and North Rimsdale Avenue.

The Specific Plan area is comprised of four (4) Planning Areas (See Exhibit 5). The proposed Specific Plan will accommodate a range of commercial and residential uses that are permitted by the Commercial Highway (C-4) and Multiple Family (RD-1500) zoning districts.

Planning Area 1

Planning Area 1 (CBSP Commercial/Office) is currently located at 1060 W. San Bernardino Road (APN 8434-018-020), a vacant bowling alley existing land use, approximately 0.96 acres, and is designed for a variety of uses, which include but are not limited to administrative offices, retail, coffee/bakery and other uses commonly found in neighborhood commercial zones. Vehicular ingress and egress to Planning Area 1 would be from driveways along North Rimsdale Avenue. Planning Area 1 would have a maximum FAR of 1.5, similar to the existing General Commercial land use designation. Planning Area 1 includes the adaptive office and/or commercial reuse of the Covina Bowl building, which would provide approximately 12,000 square feet of commercial space, as well as parking and landscaping improvements.

Planning Area 2

Planning Area 2 (CBSP Residential) currently includes three (3) parcels: 1060 W. San Bernardino Road formerly Covina Bowl, 1103 W. Badillo Street, a vacant former daycare facility, and 1111 W. Badillo Street, a Church, APNs: 8434-018-020, 8434-017-008, 8434-017-009), with a combined total of approximately 4.54 acres. Planning Area 2 is designated for the development of multi-family residential uses at a maximum density of 30 dwelling units per acre. The existing vacant commercial and live/work buildings onsite would be demolished to provide for the proposed residential uses. Vehicular ingress and egress to Planning Area 2 would be from driveways on W San Bernardino Road, N Rimsdale Avenue, and W Badillo Street.

Planning Area 3

Planning Area 3 (CBSP Mixed Use) is currently located at 1085 W. Badillo Street (APN 8434-018-021) as office use, is approximately 0.35 acres, and is designated for development of a range of office, commercial, and retail uses. The existing commercial uses within Planning Area 3 would remain in place and no changes to them would occur.

Planning Area 4

Planning Area 4 (CBSP Mixed Use) is currently located at 1118 W. San Bernardino Road (APN 8434-017-007) as restaurant and residential use, approximately 1.71 acres, designated for the development of a range of residential, retail, and commercial uses. Potential uses include, but are not limited to, food/restaurants/eating establishments, and multi-family residential. The existing residential apartments, restaurant, and associated site improvements would remain, and no changes would occur.

The proposed new Specific Plan would allow for a maximum of density of 30 dwelling units per acre. The Specific Plan area is comprised of Assessor Parcel Numbers 8434-018-020, 8434-017-008, 8434-017-009, 8434-018-021 and 8434-017-007. The existing commercial and multi-family residential uses within Planning Area 4 would remain in place and no change to them would occur.

B. Existing Structures, Buildings and Uses within Specific Plan Area

The Specific Plan area is developed and consists of various structures and site improvements associated with the existing commercial and residential uses.

The Specific Plan area contains approximately 89,225 square feet of residential and non-residential uses. Table B-1, Existing Onsite Land Uses, summarizes the characteristics of the existing land uses and parcels associated with the Specific Plan area.

Table B-1: Existing Land Uses within the Specific Plan Area

Parcel #	Address	APN	Acres	Building SF	Land Use
1	1118 W San Bernardino	8434-017-007	1.71	32,589	Restaurant, Residential
2	1060 W San Bernardino	8434-018-020	4.28	47,821	Vacant Bowling (former Covina Bowl)
3	1103 W Badillo Street	8434-017-008	.56	2,994	Vacant Day Care
4	1111 W Badillo Street	8434-017-009	.58	1,646	Church
5	1085 W Badillo Street	8434-018-021	.35	4,175	Office

Specifically, the Specific Plan area is occupied by the former single-story Covina Bowl building (further discussed below), vacant single-story retail uses, a day care, and a church, as well as a two-story residential apartment complex (Continental Garden Apartments), and a detached single-story restaurant (Mar Y Tierra).

Historic Covina Bowl

The Covina Bowl building was constructed in 1955, and a major addition was constructed in 1962. It consists of a sprawling Egyptian-themed bowling center with a flat roof and steel frame construction with tilt-up precast concrete walls. It's Egyptian theme is expressed via a prominent pyramid shaped entrance and soaring reverse triangular neon sign designed for the building's postwar suburban auto-oriented setting (Los Angeles Conservancy). The most architecturally significant portions of the former Covina Bowl

building would be preserved as part of the proposed project, as discussed in further detail below.

Surrounding Land Uses

The Specific Plan area is located in a portion of City of Covina that is developed and developing, with commercial and retail uses to the north; multi-family and retail uses to the west; office and retail uses to the south; and single-family residential uses to the south. The Specific Plan area is bound by W San Bernardino Road, which is a 4-lane secondary arterial roadway to the north; N Rimsdale Avenue, a 2-lane collector roadway to the south; and W Badillo Street, a 4-lane primary arterial roadway to the south. The existing street parkways include sidewalks, with some portions containing trees and other landscaping.

C. Existing General Plan Designation and Zoning Classification

The existing *General Plan Land Use Designations* and the existing land use designations within the Specific Plan area includes a mix of commercial and residential land uses. As shown in Table C-1, Existing General Plan Land Use Designations, the General Commercial land use designation applies to 77% of the Specific Plan area and the High-Density Residential land use designation applies to 23 percent of the Specific Plan area.

Table C-1: Existing General Plan Land Use Designations

Land Use	Acres	Percentage of the Specific Plan area
General Commercial	5.83	77%
High Density Residential	1.71	23%
Total	7.54	100%

The Specific Plan area is presently designated General Commercial (CG) by the City’s General Plan and zoned Multiple Family Residential (RD), Regional or Community Shopping Center (C-3A) and Administrative Professional (C-P) by the City’s Zoning Code. The RD zone is intended to provide for the development of multiple-family residential structures such as apartments, condominiums, townhouses, stock cooperatives and community apartments. Condominiums, townhouses, stock cooperatives and community apartments are privately owned homes. To provide these characteristics, certain amenities should be included in the unit development over and above a typical rental unit to assure a pride of ownership. The C-3A zone is intended to provide for planned, unified shopping centers at community and regional levels. A “community shopping center” is defined as a trading center serving specialized needs of families in a community neighborhood area. A “regional shopping center” is defined as a trading center offering greater variety of general merchandise, apparel and home furnishings to families located in a larger area than is served by a neighborhood community shopping center. The C-P zone is intended to provide for the development of an integrated office

and professional zone wherein all of the related types of uses and facilities may be located.

The General Commercial designation has a maximum Floor Area Ratio (FAR) of 1.5. The designation is characterized by an array of uses and building types including retail, office, and services, and is generally along major streets or at primary street intersections. The specific types of uses include, but are not limited to, institutional uses, such as churches, group homes, nursing homes, and hospitals; utility and transportation facilities; automotive sales; automotive repair shops; gas stations; self-storage outlets; animal hospitals; and parking lots.

The High-Density designation has a maximum non-residential FAR of 0.5 and a residential density of 14.1 to 22 dwelling units per acre, which include apartments (two-unit structures and up), condominiums, townhouses, mobile homes. Also permitted are single-family detached houses on individual lots and State-defined accessory dwelling units and group homes, and institutional uses, such as churches, large group houses, convalescent hospitals, meeting halls/lodges, and nursery schools plus governmental and utility facilities.

The existing **Zoning District Designations** within the Specific Plan area (Table C-2) are zoned Regional or Community Shopping Center (C-3A), Multiple Family (RD-1500), and Administrative and Professional Office (C-P). The Regional or Community Shopping Center (C-3A) zones apply to 73 percent of the Specific Plan area, the Multiple Family (RD zones apply to 23 percent of the Specific Plan area, and the Administrative and Professional zones apply to 4 percent of the Specific Plan area.

Table C-2: Existing Zoning Districts

Land Use	Acres	Percentage of the Specific Plan area
Regional or Community Shopping Center (C-3A)	5.48	73%
Multiple Family (RD)	1.71	23%
Administrative and Professional Office (C-P)	.35	4%
Total	7.54	100%

III. SPECIFIC PLAN DESCRIPTION

A. Development Concept

The project involves implementation and development of the Covina Bowl Specific Plan, which would establish a land use, development, and implementation framework to allow for the enhancement and redevelopment of a currently developed 7.5-acre site within the western portion of the City of Covina. For purposes of this Specific Plan, the following land use designations for the commercial and residential components will be as follows:

- **Planning Area No. 1** will be amended to *Covina Bowl Specific Plan (CBSP) Commercial/Office* and will remain as General Commercial;
- **Planning Area No. 2** will be amended to *Covina Bowl Specific Plan (CBSP) Residential*;
- **Planning Area No. 3 and No. 4** will be amended to *Covina Bowl Specific Plan (CBSP) Mixed-Use*.

The intent of this Specific Plan is to provide for the orderly redevelopment of vacant, prominent disused commercial property within the City in a manner that addresses the community's needs for residential development. This Specific Plan also provides additional development and design standards and guidelines, which will ensure that each future component of the Specific Plan area is creatively and sensitively site planned and developed with high quality architectural treatments and features, site amenities and infrastructure. This Specific Plan will therefore establish the Specific Plan area as a landmark regional destination and location within the City and will improve the overall economic vitality within the Specific Plan area, surrounding areas, and the entire City.

Unless otherwise provided, this Specific Plan supersedes the development and design standards contained in the City General Plan and Zoning Code and constitutes the zoning standards, requirements and guidelines for the Specific Plan area. Any standards, requirements and guidelines contained the City's General Plan and the Covina Municipal Code ("CMC") that is not expressly addressed in this Specific Plan will apply to the Specific Plan Area.

B. Conceptual Development Plan

The following describes the Conceptual Development Plan for the Specific Plan area, including future land uses and density; access and circulation improvements; landscaping; architectural treatment and features; signs; and infrastructure improvements.

1. Future Land Uses and Density

The Specific Plan area divides the 7.5-acre Project site into four (4) Planning Areas. The Planning Areas are described as follows:

- a. **Planning Area No. 1.** Planning Area 1 is 0.96 acres and is designed for a variety of uses, which include but are not limited to administrative offices, retail, coffee/bakery and other uses commonly found in neighborhood commercial zones. Planning Area 1 would have a maximum FAR of 1.5, similar to the existing General Commercial land use designation. Planning Area 1 includes the adaptive office reuse of the Covina Bowl building, which would provide approximately 12,000 square feet of commercial space, as well as parking and landscaping improvements. Vehicular access to Planning Area 1 is planned to be provide via (1) driveway on W San Bernardino Road and one (1) driveway on North Rimsdale Avenue.
- b. **Planning Area No. 2.** Planning Area 2 is 4.54 acres and is designated for the development of consists of the planned construction of 132 multi-family residential units at a maximum density of 30 dwelling units per acre. The existing vacant commercial buildings onsite would be demolished to provide for the proposed residential uses. The proposed residential units would consist of 40 flex town prototype units, as well as 92 towns/flats prototype units with a range of one to four-bedroom configurations within the attached condominiums. On-site amenities for the residents include an outdoor lawn bowling area, outdoor dining barbeque area, and a tot lot area which includes playgrounds and seating. Vehicular ingress and egress to Planning Area 2 would be from driveways on North Rimsdale Avenue and W Badillo Street.
- c. **Planning Area No. 3.** Planning Area 3 comprises 0.35 acres designated for development of a range of office, commercial, residential, and retail uses. While no specific development is proposed at this time for Planning Area 3, the maximum potential build-out of Planning Area 3 is included as part of the Specific Plan build-out (Year 2040) condition. Planning Area 3 includes the potential for the removal of the existing office space for the potential development of an equivalent 4,175 square-foot retail space. Vehicular access to Planning Area 3 is planned to be provided via one (1) driveway on Badillo Street.
- d. **Planning Area No. 4.** Planning Area 4 comprises 1.71 acres designated for the development of a range of residential, retail, and commercial uses similar to Planning Area 3. While no specific development is proposed at this time for Planning Area 4, the maximum potential

build-out of Planning Area 4 is included as part of the Specific Plan build-out (Year 2040) condition. Planning Area 4 includes the potential for the removal of the existing 31 residential apartments, restaurant, and associated site improvements for the potential development of 37,244 square feet of retail space. Potential uses include, but are not limited to, food/restaurants/eating establishments, and residential. Vehicular access to Planning Area 4 is planned to be provided via one (1) driveway on San Bernardino Road.

C. Proposed Development Plan

The Specific Plan would permit a mixed-use development that includes adaptive reuse of the Covina Bowl building to provide 12,000 square feet commercial uses within Planning Area 1, and development of 132 for sale multi-family residential units within 16 three-story buildings in Planning Area 2.

Planning Area 1, Commercial: The Covina Bowl building would be rehabilitated to provide approximately 12,000 square feet of commercial space for administrative offices, retail, coffee/bakery, and other uses commonly found in neighborhood commercial zones. Rehabilitation of the Covina Bowl building would include demolition of the rear (west) mass that previously contained the bowling lanes (removed in 2017) and the south addition (1963) and restoration of the remaining approximately 12,000 square foot building.

The Covina Bowl building was determined to be eligible for listing in the National Register in 2016 and is listed in the California Register of Historic Resources (CRHR). The Covina Bowl has also been found eligible for local designation as a City Landmark. Therefore, the Specific Plan includes rehabilitation of the building in compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Standards; Department of the Interior regulations 36 CFR 68) and includes the following features:

- **Massing and Form:** The Project would retain a majority of the original façade where the character-defining features are concentrated, including prominent A-frame entry and vertical baffles. The restoration/redesign of north end of the building would be guided by historic photos. The new west wall would be located in alignment with east edge of the concourse.
- **Roof:** The front A-frame roof would be retained and preserved/protected or repaired/restored, as needed, and the setback, height and design of new construction would not detract from its prominence. The original roofing should be assessed and preserved or repaired/restored, as needed. Added rooftop elements such as HVAC equipment would be screened from street view by utilizing shield effects of height, setback, and existing structures.

- **Walls:** The existing concrete walls would remain unsheathed, and necessary repairs would match in material and finish texture. New walls would be designed to be compatible with overall character of the building, existing material, and finish.
- **Fenestration:** Original windows would be repaired/restored, as needed, in original window openings. Missing windows in original openings would be replaced in kind. New windows or openings would not be introduced on the façade but are permissible on secondary elevations and should be designed to be consistent with original windows.
- **Entries:** The Project site entrance is marked by a 60-foot reverse triangular neon monument sign at Rimsdale Avenue that would be preserved and restored. The folded-plate canopy and entry assembly would be preserved and repaired. The Mayan-themed curved wall would be retained and restored, as necessary.

The Bouquet Canyon rock walls and piers at the courtyard and folded plate entry would be retained and remain unpainted. The triangular baffles on the façade should be retained, and the canopy at north concourse entry should be retained either in place or relocated into the design of the Project.

- **Interior:** The 10-foot-wide north-south green terrazzo concourse would be retained as an exterior pathway beyond the new west wall that would lead to the proposed lawn bowling area. The concourse would be retained to the maximum width possible; and no less than four feet wide and the terrazzo would be preserved. The coffee shop counter and service area would also be retained; and the dropped ceiling feature in dining room would be retained, if possible. In addition, the dropped ceiling in the entry area would be removed to expose and repair/restore the original full-height ceiling and entry windows.
- **Exterior Setting:** To maintain the exterior setting of the Project site the parking area would retain an L-shape by wrapping around the building. The Project would maximize the retention of landscape planters, mature landscaping, trees, and boulders; or relocating onsite if unable to retain in place or maintain health. The new landscaping would match in species whenever possible, or mimic existing plants in height, size, color, and foliage. The historic tiki lights in front planters would be repaired/restored.

The design of the new development would reference the character defining features and materials such as the folded plate angle, rock detail, and muted color palette to ensure the Covina Bowl and new construction are compatible.

Planning Area 2: Proposed Residential: The proposed development within Planning Area 2 consists of 132 for sale multi-family residential units that would be located within 16 three-story buildings. The proposed residential units would consist of 40 flex town prototype units, as well as 92 towns/flats prototype units with a range of one to four-

bedroom configurations within the attached condominiums, as shown in Table 3-6 below. The residential buildings would be three stories with a height of approximately 38 feet from the ground surface to the top of the roof.

Table 1: Residential Summary

Flex Town Prototype								
Plan #	S.F.	Bedrooms	Residential Unit Type	Garage Spaces	# of Stories	Total Units	Total S.F.	
1	1,576	4	3-Story Townhome	2	3	15	23,640	
2	1,674	4	3-Story Townhome	2	3	25	41,850	
<i>Total Flex Town Prototype Units</i>						40	65,490	
Towns/Flats Prototype								
3	885	1	2-Story Flat	1	2	14	12,390	
4	975	2	3-Story Townhome	1	3	12	11,700	
5	1,175	2	2-Story Flat	2	2	12	14,100	
6	1,584	3	3-Story Townhome	2	3	12	19,008	
7	1,675	3	2-Story Flat	2	2	14	23,450	
8	1,784	3	3-Story Townhome	2	3	14	24,976	
9	1,921	3	3-Story Townhome	2	3	14	26,894	
<i>Total Towns/Flats Prototype Units</i>						92	132,518	
Total Residential Units						132	198,008	

Parking

Vehicular parking spaces will be provided at a rate of approximately 2.09 spaces per residential unit and approximately 5 spaces per 1,000 square feet of commercial space. Thus, the proposed development will provide a total of 276 parking spaces: 238 residential parking spaces within attached 1-car (26 total parking spaces) and 2-car garages (106 total parking spaces), 38 commercial spaces (9'x19'), and 37 diagonal on-street parking spaces on North Rimsdale Avenue, which have been provided for both the residential and commercial uses within Planning Areas 1 and 2. The Project also proposed modifications to the North Rimsdale Avenue right-of-way to create the diagonal parking along the

Project frontage. The proposed development also includes bicycle parking in the commercial parking area to encourage bicycle transportation.

Open Space, Recreation, and Other Amenities

Residential units would include between 40 sf to 230 sf (18,820 sf total) of private open space (with the exception of plan 4 which doesn't include private open space.)

In addition, the proposed development would provide approximately 68,600 square feet of common open space and recreational area, which includes 4,825 square feet of area(s) with: a playground, outdoor dining BBQ area, and a 3,225 square foot lawn bowl area inspired by the historical use and architecture of the Covina Bowl building.

Covina Bowl Open Space, Recreation, and other Amenities*	
Proposed Usable Open Space:	4,825 SF (park and bowling lawn)
Common Open Space:	68,593 SF (Includes sidewalk, landscaping)
Total Landscape Area:	34,472 SF (only landscape areas)
Total Site Area:	244,753 SF
Coverage:	14%

**Includes the existing landscape and hardscape around the building.*

Access and Circulation Improvements

Vehicular access to Planning Areas 1 and 2 would be provided by five (5) driveways that would be developed pursuant to the City of Covina design standards. The driveways include one (1) driveway on W San Bernardino Road, three (3) driveways on North Rimsdale Avenue, and one (1) driveway on W Badillo Street.

- San Bernardino Road Driveway: This new driveway would provide access to the proposed residential units and would be located on the south side of San Bernardino Road. The driveway would provide full access (i.e., right-turn and left-turn ingress and egress turning movements).
- Rimsdale Avenue Driveways to Commercial Use: The Project includes development of two driveways along the west side of Rimsdale Avenue that would provide access to the proposed commercial uses within the

restored Covina Bowl building. The northerly driveway would be limited to left- and right-turn ingress turning movements and the southerly driveway would be limited to left- and right-turn egress turning movements only; to provide a one-way directional flow of circulation through the commercial area parking lot.

- Rimsdale Avenue Driveways to Residences: The Project includes development of a driveway along the west side of Rimsdale Avenue that would provide access to the garages and guest parking area for the residential units. This driveway would provide full access (i.e., right-turn and left-turn ingress and egress turning movements).
- Badillo Street Driveway: The Badillo Street driveway would provide access to the residential area drive aisles. Due to the existing raised median island on Badillo Street along the Project site frontage, only right-turn ingress and right-turn egress turning movements only would occur at this driveway.

In addition, the Project proposes partial encroachment on N Rimsdale Avenue along the easterly property frontage to provide for the addition of angled on-street parking spaces.

Landscaping

One of the primary contributors to unifying the aesthetic and visual quality of the Specific Plan area is a landscaping palette and plan that applies to the entire Specific Plan area. No single feature of site design and development is as cost-effective as landscaping in creating a positive image and sustaining that image even as the building and redevelopment of Specific Plan area proceeds over time.

Consistent and cohesive landscaping creates a visual framework within which development can evolve and mature. The landscaping concept for this Specific Plan is to focus particularly on entry points, main access drives, perimeter frontages, parking lot planters, public plazas, and landscaping around future commercial buildings. The landscape palette shall consist of drought-tolerant plant materials, including southern California appropriate tree species.

Where possible, landscaping shall be combined with site lighting to create visually inspiring public spaces. The landscape design concept shall also incorporate the principles of “defensible space planning” where clear viewsheds are maintained in the Specific Plan area from the Citrus Avenue and Covina Boulevard rights-of-way.

The project shall provide new ornamental landscaping throughout the Specific plan area that will include a variety of trees, shrubs, and ground covers. Proposed

landscaping shall be concentrated within common open space areas located along project walkways and parking areas.

The project shall also include the following landscape elements:

- Lighted, regulation size lawn bowling amenity
- Terrazzo paving around amenities/ concourse areas
- Cantilevered overhead trellis inspired by the folded plate covered canopy walkway
- Patio cover inspired by concourse entry canopy
- Paseo entry feature inspired by pyramid
- Reuse of existing accents boulders throughout
- Reuse of path lights from existing site lights
- Bowling ball inspired mosaic sphere at entry
- Period appropriate vegetation (new and existing preservation)

New plant species shall be drought-tolerant, non-invasive, and compliant with the City of Covina's landscaping requirements. Likewise, the new irrigation installed onsite shall meet the City's requirements for water efficiency (Covina Municipal Code Section 17.82.060; Landscape water use standards).

Architectural Treatment and Features

Consistency in architectural style and thematic details will enhance the overall image of the Specific Plan area. It is desirable to achieve a consistent "look" throughout the Specific Plan area by establishing design and architectural standards and guidelines for the development within the Specific Plan area. Accordingly, the architectural and design theme and style for the overall Specific Plan area, the individual development components that will comprise the Specific Plan area, and common amenities and improvements must be distinctive, and acknowledge the Covina Bowl Google architecture.

Lighting

The proposed project would be illuminated with lighting from multiple sources. New exterior lighting onsite would be provided for security and to accent the landscaping, signage, lighted walkways, and parking areas. The new lighting would be focused on the proposed project, shield offsite areas, and would be compliant with the City's lighting regulations (Covina Municipal Code, Section 17.28.430 related to lighting in Multiple Family Zones and Chapter 17.74 related to Signs in Commercial Zones). Existing lighting onsite will be maintained, if possible. Exterior accent lighting on the preserved portion of the Covina Bowl structure will be historically representative of the time period of when the Covina Bowl was initially built. The primary Covina Bowl sign will include reintroduced decorative lighting consistent with when the Covina Bowl was initially built.

Signs

It is essential for the uses within the Specific Plan area to be clearly identified for the public. At the same time, it is equally important to install signage that contributes to the positive image of the Specific Plan area and the City. In addition, historically relevant signage consistent with the original Covina Bowl will be restored (the pylon sign). The four (4) Planning Areas will have different signage goals. Planning Area No. 1 signage requirements will be both commercial (for the commercial retail building) and public use identification signage. Also taking into consideration the restoration of the historically significant pylon sign. Planning Area No. 2 sign requirements is intended to provide residential community identification signage, along with on-site directional and informational signage. Planning Areas No. 3 and 4 signage requirements is intended to provide both commercial (for the commercial retail building) and residential community identification signage, on-site directional and informational signage. However, the overall signage design philosophy throughout the entire Specific Plan area should convey the following impressions: the identity of the business (in regards to Planning Area No. 1, 3, and 4), the identity of the destination (i.e., the decorative entry points into Planning Areas No. 1, 2,3, and 4), a sense of quality, and a consistency throughout the Specific Plan area that ties in with the architectural theme for the Specific Plan area.

Infrastructure Improvements and Public Services

The project would construct new private streets, curb, gutter, sidewalk, and storm drain improvements, wet and dry utilities, and related infrastructure improvements. The new development would connect existing water, sewer, and drainage infrastructure in the West Badillo Street and North Rimsdale Avenue right-of-way.

1. Drainage Infrastructure

A new onsite stormwater drainage system will be installed within Planning Areas 1 and 2 to convey runoff to the south to a subsurface detention basin that will then flow to a drywell located near West Badillo Street. After treatment through the drywell, flows that have not infiltrated into site soils will be conveyed to an existing storm drain in West Badillo Street.

2. Water Infrastructure

The project will install new 8-inch waterlines within Planning Areas 1 and 2 that will connect to the existing 8-inch water pipeline in North Rimsdale Avenue. The new onsite water system will be compliant with the California Plumbing Code (Title 24) for efficient use of water.

3. Wastewater Infrastructure

The project will install new 8-inch sewer lines within Planning Areas 1 and 2 that will connect to the existing 8-inch sewer pipeline in North Rimsdale Avenue.

4. Police Protection Services

The Covina Police Department (“CPD”) provides police protection services to the City, including the Specific Plan area. The CPD headquarters is located at 444 N. Citrus Avenue and is located approximately 1.28 miles east of the Specific Plan area. In addition to traditional police patrol protocol, the Specific Plan shall provide security lighting and incorporate security cameras that can be monitored by the Police Department to provide security so that the CPD Watch Commander or Dispatcher, upon viewing suspicious activity, may dispatch police resources to the Specific Plan area.

5. Fire Protection Services

Fire protection and emergency services shall be provided by the Los Angeles County Fire Department (LACFD). There are three (3) fire stations within the City: Fire Station 152, located at 807 West Cypress Street; Fire Station 153, located at 1577 East Cypress Street; and Fire Station 154, located at 401 North 2nd Avenue.

Fire Station 152, is located approximately 0.9 miles to the north of the Specific Plan area, and would be the first responder to calls for service from the site. Fire Station 154, located 1.5 miles to the east of the Specific Plan area, with a two-person paramedic squad staffed daily with two (2) fire fighters/paramedics.

Fire Station 153 is located 1.0 miles from the site however, would not be dispatched to the site unless there is a significant incident that would require regional resources.

IV. ALLOWABLE USES

The following uses are permitted in the Specific Plan area subject to the development standards and guidelines set forth in this Specific Plan, and where applicable, the City's General Plan and the CMC. Commercial uses that are not listed may be allowed by the Planning Commission and the City Council pursuant to Chapter 17.60 of the CMC. The intent of this Specific Plan is to facilitate the development of a comprehensive range of uses. It is not the intent to allow any, or all commercial uses. The following permitted uses are considered appropriate for the Specific Plan area, given the intended purposes and development concepts established for the Specific Plan area by this Specific Plan.

A. Planning Area No. 1. Commercial Component.

- i. **Permitted Uses.** Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses permitted in the C-3A zone, CMC 17.42.020, except as otherwise provided for CMC 17.42.040, plus such other uses as the Planning Commission and the City Council may deem (pursuant to Chapter 17.60 of the CMC) to be similar and not more obnoxious or detrimental to the public health, safety and welfare.
 - a. Shared workspaces, incubator industrial uses, research and technology uses, and creative office spaces.
 - b. Shared Space Retail/Service (Food Halls).
 - c. Grocery store, Small (less than 10,000 Sq. Ft)
 - d. Specialty Store
 - e. Office use (100% office use)
 - f. Coffee house
 - g. Bakery, candy, ice-cream shop
- ii. **Uses Permitted Subject to a Conditional Use Permit.**
 - a. Alcohol Sales, On-site with or without Food Service. Alcohol sales area exceeding 2,000 square feet of gross floor area shall be considered as bar or lounges and not as bona fide/full service restaurants.
 - b. Boutique winery and/or craft beer, artisan distillery. May have ancillary uses such as retail sales, food trucks, food services, public assembly, and special event.
 - c. Outdoor dining (with alcohol)
 - d. Personal Fitness Training Services
- iii. **Prohibited Uses.**
 - a. Auto parts sales
 - b. Automobile Sales, automobile service stations, automobile towing

- c. Banks and financial institutions
- d. Bill paying office
- e. Drive-up facilities for permitted uses
- f. Hotels
- g. Outdoor storage
- h. Mini-storage
- i. Public assembly
- j. Swap meets, flea markets, open-air markets, or other similar terms. The primary characteristic shared by these events involve used personal property being offered or displayed by temporary vendors within a shared space. The vendors engage in a series of sales sufficient in number, scope, and character constituting a regular course of business (based on California's Business and Professions Code, Division 8, Chapter 9, Article 6, 21661).

B. Planning Area No. 2. Residential Component.

iv. **Permitted Uses.** Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses permitted in the R-1 and RD zones, CMC 17.26.020 and 17.28.020, except as otherwise provided for CMC 17.26.040 and 17.28.040, plus such other uses as the Planning Commission and the City Council may deem (pursuant to Chapter 17.60 of the CMC) to be similar and not more obnoxious or detrimental to the public health, safety and welfare.

- a. Attached, single-family residential;
- b. Two-family dwellings;
- c. Multiple dwellings, including apartment houses, condominiums and townhouses, site-built units.
- d. Accessory buildings and uses, including private garage, private carports, recreation rooms, laundry facilities so long as the use is primary for the tenants and owners of dwellings;
- e. Accessory community recreation facilities (i.e. outdoor lawn bowl, playground, outdoor fitness area, outdoor dining BBQ area); and
- f. Ancillary in-home business uses, subject to the provisions of CMC Section 17.26.035, In-Home Business License.
- g. Live/work uses, such as administrative, research, technology, etc.

B. Planning Area No. 3 and No. 4. Mixed-Use Component.

- i. **Permitted Uses.** Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the Planning Commission and the City Council may deem (pursuant to Chapter 17.60 of the CMC) to be similar and not more obnoxious or detrimental to the public health, safety and welfare.
- a. Attached, single-family residential;
 - b. Two-family dwellings;
 - c. Multiple dwellings, including apartment houses, condominiums and townhouses, site-built units.
 - d. Accessory buildings and uses, including private garage, private carports, recreation rooms, laundry facilities so long as the use is primary for the tenants and owners of dwellings;
 - e. Accessory community recreation facilities (i.e. outdoor lawn bowl, outdoor fitness area, playground, outdoor dining BBQ area); and
 - f. Ancillary in-home business uses, subject to the provisions of CMC Section 17.26.035, In-Home Business License
 - g. Administrative and professional offices;
 - h. Beauty Shop, Salon Spa, Barbershop
 - i. Shared workspaces, incubator industrial uses, research and technology uses, and creative office spaces.
 - j. Shared Space Retail/Service (Food Halls). Prohibit swap meets, flea markets, open-air markets, or other similar terms. The primary characteristic shared by these events involve used personal property being offered or displayed by temporary vendors within a shared space. The vendors engage in a series of sales sufficient in number, scope, and character constituting a regular course of business (based on California's Business and Professions Code, Division 8, Chapter 9, Article 6, 21661).
 - k. Grocery store, Small (less than 10,000 Sq. Ft)
 - l. Personal Services
 - m. Specialty Store
 - n. Retail sales, such as gift shops, food and beverages sales, other similar uses;
 - o. Restaurant, on-site food service, coffee shop, and other similar sit-down restaurant uses, providing no dancing or theatrical performance is permitted and no liquor or alcoholic beverages shall be sold or dispensed on the premises, except as provided in CMC 17.38.030; and,
 - p. Public plazas and open space.

ii. Uses Permitted Subject to a Conditional Use Permit.

- a. Churches;
- b. Daycare;
- c. Convalescent homes, group quarters, assisted living, rest homes, and other similar uses;
- d. Liquor, on-sale, in conjunction with on-site food service;
- e. Entertainment, in conjunction with a community event and public assembly center, subject to the requirements of CMC Chapter 5.28, Entertainment, of the CMC.

V. DEVELOPMENT STANDARDS

This Specific Plans contains special development standards that pertain to the Specific Plan area. The development standards required under this Specific Plan supersede the same development standards set forth in the City's Zoning Code. This Specific Plan incorporates the City's Zoning Code development standards only to the extent expressly cited in this Specific Plan or not otherwise specifically addressed in this Specific Plan. The following lists those development standards that shall regulate future development and design within the Specific Plan area. The following also either describes those special development standards that pertain only to the Specific Plan area or references those sections from the CMC that apply. The architecture and site planning for any future development within the Specific Plan area will be reviewed and approved pursuant to the following development standards. Those standards that are not addressed in this document must revert to the applicable standards required under the CMC.

- C. Planning Area No. 1. Commercial (Covina Bowl) Component.** The property development standards contained in this Section V.A. and those development standards in Chapter 17.42 of the CMA not expressly addressed in this Specific Plan shall apply to all land and buildings in Planning Area No. 1.

Covina Bowl Specific Plan (CBSP) – Planning Area 1 Development Standards	
Lot Area	There are no provisions for this subject.
Lot Dimensions	There are no provisions for this subject.
Population Density	There are no provisions for this subject.
Building Height	No building or structure erected in this zone shall have a height greater than 50 feet except by conditional use permit. The Pyramid Porte Coche shall have a height no greater than 16 feet.
Building Height Exceptions	The provisions of the C-4 zone, CMC 17.44.100 shall apply.
Yards	There are no provisions for this subject.
Distance b/t Buildings	There are no provisions on this subject.
Fences & Walls	Walls shall not be required, but in any case, no wall shall exceed 6 feet in height, as measured from finished grade or surface to top of wall, including cap or decorative feature.
Outdoor storage	Prohibited.
Access	There shall be adequate vehicular access to off-street parking facilities from a dedicated street, service road or alley. The design of the access shall conform to all standards and specification of the city.

	Pedestrian access between Planning Area No. 1 and Planning Area No. 2 shall be allowed.
Signs	The provisions of Covina Bowl Specific Plan and Chapter 17.74 of the CMC shall apply. A pylon sign shall not exceed a maximum allowable height of 65 feet.

D. Planning Area No. 2. Residential Component. The property development standards contained in this Section V.C. and those development standards in Chapter 17.28 of the CMC not expressly addressed in this Specific Plan shall apply to all land and buildings in Planning Area No. 2.

Covina Bowl Specific Plan (CBSP) – Planning Area 2 Development Standards	
Setbacks	See Exhibit 7, Table 7-1.
Allowable Encroachments into required setbacks	Accessory and incidental encroachments such as meters, utility cabinets, condensers, mailboxes, architectural features such as window pop-outs, front porches, balcony overhangs, etc. shall be permitted to encroach into required setbacks.
Mailboxes	Decorative feature/treatments such as overhead trellis, shade structure, landscaping, mailboxes, etc.
Private Open Space (Balconies)	Residential units would include between 125 sf to 150 sf (15,820 sf total) of private open space.
Common Open Space	<ul style="list-style-type: none"> • Outdoor dining BBQ area, tot lot playground area, and fitness park area totaling approximately 1,692 square feet in area. • Outdoor lawn bowl area, approximately 3,334 square feet of common open space/recreational area, inspired by the historical use and architecture of the Covina Bowl building. • Cluster mailboxes shall be covered with a decorative trellis to match trellis cover over recreational areas.
Fences & Walls	<ul style="list-style-type: none"> • Fences, hedges, walls and retaining walls not greater than 6 feet in height shall be permitted on or within all rear and side property lines on interior lots, and corner lots when abutting a street, on or to the rear of all front yard setback lines. • All fences and walls shall be architecturally compatible in design and material to the main structures and architectural theme of the Specific Plan
Off-street parking	Covered Spaces: All covered parking spaces shall be in a garage with a minimum inside dimension not less than 10 feet by 20 feet per stall.
	Open Spaces: The minimum dimension of a standard parking stall shall not be less than 9 feet by 19 feet.
Access	There shall be adequate vehicular access to off-street parking facilities from a dedicated street, service road or alley. The design

	of the access shall conform to all standards and specification of the city.
Signs	The provisions of Covina Specific Plan and Chapter 17.74 of the CMC shall apply.

Vehicle Parking.

Vehicular parking spaces will be provided at a rate of approximately 2.09 spaces per residential unit and approximately 5 spaces per 1,000 square feet of commercial space. Thus, the proposed development will provide a total of 276 parking spaces: 238 residential parking spaces within attached 1-car (26 total parking spaces) and 2-car garages (106 total parking spaces), 38 commercial spaces (9’x19’), and 37 diagonal on-street parking spaces on North Rimsdale Avenue, which have been provided for both the residential and commercial uses within Planning Areas 1 and 2. The Project also proposed modifications to the North Rimsdale Avenue right-of-way to create the diagonal parking along the Project frontage. The proposed development also includes bicycle parking in the commercial parking area to encourage bicycle transportation.

The total number of residential units is 132 homes with the following prototypes:

Flex town prototype (40 homes)

- (15) Plan 1 – 1,576 SF – 4 bedroom / 2-car garage
- (25) Plan 2 – 1,674 SF – 4 bedroom / 2-car garage

Towns/Flats Prototype (92 homes)

- (14) Plan 3 – 885 SF – 1 bedroom / 1 car garage
- (12) Plan 4 – 975 SF – 2 bedroom / 1 car garage
- (12) Plan 5 – 1,175 SF – 2 bedroom / 2 car garage
- (12) Plan 6 – 1,584 SF – 3 bedroom / 2 car garage
- (14) Plan 7 – 1,675 SF – 3 bedroom / 2 car garage
- (14) Plan 8 – 1,784 SF – 3 bedroom/ 2 car garage
- (14) Plan 9 – 1,921 SF - 3 bedroom / 2 car garage

Parking spaces would be provided at a rate of approximately 2.09 spaces per home with 238 garage spaces consisting of the following:

Garage spaces: (covered)

- (26) 1 car garage homes
- (106) 2 car garage homes

Head In: (uncovered)

- 38 spaces (9’x19’)

On Street:

- 37 spaces (diagonal on Rimsdale Avenue)

Commercial Use spaces:

- 33 spaces (Historic Covina Bowl)

Landscaping Standards.

The Project would provide new ornamental landscaping throughout the proposed development area that would include a variety of trees, shrubs, and ground covers. Proposed landscaping would be concentrated within common open space areas located along the new walkways and parking areas. New plant species would be drought-tolerant, non-invasive, and compliant with the City of Covina's landscaping requirements. Likewise, the new irrigation installed onsite would meet the City's requirements for water efficiency (Covina Municipal Code Section 17.82.060; Landscape water use standards).

The Project would also include the following landscape elements:

1. Lighted, regulation size lawn bowling amenity
2. Terrazzo paving around amenities/ concourse areas
3. Cantilevered overhead trellis inspired by the folded canopy walkway
4. Patio cover inspired by concourse entry canopy
5. Paseo entry features inspired by pyramid
6. Reuse of existing Bouquet Canyon Rock
7. Reuse of existing accents boulders throughout
8. Reuse of path lights from existing site lights
9. Bowling ball inspired mosaic sphere at entry
10. Period appropriate vegetation (new and existing preservation)

- All plant materials shall be served by an automatic underground irrigation system utilizing backflow devices and weather sensing smart controller(s).
- All above ground irrigation elements shall be screened.
- All new trees shall be staked or provided with a greater support design.
- New trees planted within 5 feet of hardscape shall have deep root linear root barriers a min. of 10 feet long, 5 feet on both sides of trunk.
- Ground cover shall be spaced to ensure total infill within twelve months of planting.

- Only live plant materials (not simulated) shall be used in landscaped areas (trees, shrubs, and ground cover).
- Selection of plant materials shall be based on year-round beauty (deciduous color, spring flower, branching patterns) as well as form, texture, shape, and ultimate growth. Selection of plant materials shall be based on year-round beauty as well as form, texture, shape and ultimate growth (examples of year round beauty may include: evergreen trees and shrubs, deciduous trees with fall foliage color - yellow, orange, red, or purple - winter, spring, or summer flowers in colors to complement the color selections of the building and site, several flowering plant species shall be used to provide at least two seasons of flowering in the year, tree branching and canopy structure may be columnar, vase, open, round, or spreading in form deciduous color, spring flower, branching patterns).
- Plant species shall be tolerant of the local environmental-conditions and relatively free from pests and disease.
- Plant species that are native or well-adapted to local climatic conditions, and require less water and maintenance, are recommended.
- All street trees shall be deep-rooted, canopy-type trees suited to urban conditions.
- Landscaping shall generally be provided to soften architecture and hardscape.
- Planting shall occur around building perimeters to reduce building scale and to integrate development into surrounding neighborhood.
- Planting and irrigation shall be designed to satisfy the California State Model Water Efficient Landscape Ordinance.

Fencing and Wall Standards.

An approximately 6-foot tall existing block wall, adjoining the existing multi-family residential units and restaurant (separating Planning Area No. 2 and Planning Area No. 4), should be enhanced to provide a unifying and cohesive design consistent with the overall character of Specific Plan. Any proposed new decorative walls shall be consistent and compatible to the theme of the Specific Plan.

The visual and pedestrian connection to Covina Bowl (Planning Area No.'s 1 and 2) shall be emphasized by a paseo entry feature consisting of an A-frame pyramid trellis on low pilaster (historical architecture inspired) with reused stone veneer from on-site (historical architecture inspired). If Planning Area No. 3 redevelops, it shall incorporate these elements.

Lighting Standards.

Lighting within the Residential Component shall be designed in a manner that will ensure reasonable illumination levels to provide for appropriate public safety, pursuant to consultation with the Covina Police Department. Lighting within the Residential Component shall be designed in a "pedestrian-friendly" manner, meaning the overall height of light standards shall not exceed 25 feet and will be placed in a manner that will ensure minimal light spillage onto adjoining properties to the north and east of the Residential Component. Light fixture shall incorporate glare shields if necessary. A maximum light spillage of not to exceed one (1) foot candle, as measured from twenty (20) feet from the property line of the Specific Plan area, onto properties to the north and east. The lighting design shall incorporate decorative light standards and fixtures that are compatible with the Residential Component's building architecture and are also compatible and complimentary with the lighting standards fixtures of Planning Area No. 1 (Covina Bowl).

a. Mechanical Equipment Standards:

Mechanical equipment shall be placed in locations that are reasonably screened from public view. Rooftop equipment shall be screened from view on all four (4) sides. Mechanical equipment screening techniques may include, but not be limited to, landscaping, structural elements such as steel mesh or decorative metal. Wood or similar material shall not be used for rooftop screening of mechanical equipment.

b. Sign Standards:

Signage for the Residential Component will include information and directional signage, address numbering, and Community Identification. A master sign plan shall be prepared and submitted for review and be approved as part of the overall Residential Component design and development approval process.

c. Storage:

Storage within the individual residential units shall not displace required interior garage parking spaces. Notwithstanding temporary facilities required from contractors or similar workers employed for specifically

approved tasks, no storage structures shall be allowed to be placed within the Residential Component.

- E. Planning Area No. 3 Mixed Use Development.** The property development standards contained in this Section V.D. and those development standards in Planning Area 2 and/or Chapter 17.34 of the CMC not expressly addressed in this Specific Plan, shall apply to all land and buildings in Planning Area No. 3.

- F. Planning Area No. 4 Mixed Use Development.** The property development standards contained in this Section V.D. and those development standards in Chapter 17.28 and/or Chapter 17.44 of the CMC not expressly addressed in this Specific Plan shall apply to all land and buildings in Planning Area No. 4.

VI. DESIGN GUIDELINES

Design will play a crucial role in implementing the vision of providing high quality, pedestrian-friendly, mixed-use development within the Specific Plan area. The layout of future development, building placement and orientation, the design of public spaces, architectural character, and landscaping all contribute to the “sense of place” that is uniquely Covina. The following Design Guidelines are intended to provide guidance to builders, engineers, designers, architects, City staff, and decision-makers from conceptual design to implementation.

A. Design Goals and Objectives

The following Design Guidelines should be used in conjunction with the development standards in Chapter 5 to regulate and evaluate future mixed-use developments. While these design guidelines promote quality design, they are not a set of rigid requirements. They are general and illustrative in nature and are intended to encourage creativity and variety in future designs. In some instances, one guideline may be relaxed in order to accomplish another, more important, guideline. The overall objective is to ensure that the intent and spirit of the Design Guidelines are followed to attain the best possible design solutions. It should be noted, that these Design Guidelines are not intended to conflict with those development standards contained in Chapter 5 of this Specific Plan or the City’s Zoning Code. The following are general design-related goals and objectives which will be supported by those Design Guidelines contained in this chapter.

- i. Facilitate high quality architecture and design.
- ii. Maintain the historical character of the Specific Plan area.
- iii. Contribute to a positive physical image and identity of the City.
- iv. Provide for both convenient auto access and safe and attractive pedestrian access.
- v. Reinforce and establish a distinct architectural image.
- vi. Establish attractive, inviting, imaginative and functional site design.
- vii. Facilitate and encourage pedestrian activity and mitigate adverse automotive patterns.
- viii. Enhance surrounding neighborhoods, the Specific Plan area and the City.
- ix. Minimize excessive or incompatible impacts of noise, light, traffic and/or visual character.

- x. Integrate stormwater Best Management Practices (BMPs) into the site design.

B. Design Guidelines

The quality of the site design is one of the most important measures of the Specific Plan area's impact on the community and will be given high priority in the review of development proposals for each Planning Area. The following Design Guidelines are intended to establish an expectation of quality development features in the Specific Plan area through architectural theme and site planning and include:

1. Site Planning and Building Orientation
2. Parking and Parking Lot Layout
3. Vehicular Access and Circulation
4. Storage and Loading
5. Pedestrian-Level Elements
6. Landscaping Theme
7. Common and Recreation Areas
8. Walls and Fences
9. Architectural Theme
Building Elevations and Facades, Building Form and Massing, Entrances, Windows, and Roofs
10. Quality Materials and Colors
11. Retail, Administrative Office, and Commercial Guidelines
12. Signage Theme and Types
13. Lighting
14. Accessibility
15. Green Building and Sustainable Design

Design Guidelines are provided for each of the aforementioned design-related topics and issues:

1. Site Planning and Building Orientation

Site design and planning are important processes critical to any development that may occur in Covina. A project's site plan will determine how buildings will be placed on a site, where access will be provided, and how structures and spaces are located in relation to each other and to adjacent off-site uses. In particular, site planning and building orientation have a significant impact on the way people will experience the Specific Plan site and future mixed-uses. Visually interesting buildings that are oriented to the street, and the manner in which buildings and project amenities and facilities are sited all help to enhance the site's overall visual character, as well as the visitor's

experience. Buildings should be designed and located in such a manner to maximize the use of land, and provide adequate and appealing landscaping and other site amenities.

- a. Buildings should be placed and oriented in such a manner as to be sensitive to adjoining residential and commercial land uses, and create a vibrant street edge appearance along Rimsdale Avenue, Badillo Street, and San Bernardino Road.
- b. Placement and design of structures should facilitate and encourage pedestrian activity and convey a visual link to the street and sidewalks.
- c. Buildings should have a strong presence and encourage activity along street frontages.
- d. Buildings should be oriented to the adjacent public streets or internal drive aisles since the site will contain other mixed-use buildings.
- e. Entries may face onto Rimsdale Avenue, Badillo Street, and San Bernardino Road.
- f. Access for future commercial development should not front onto proposed residential uses.
- g. Interior pedestrian linkages between all Planning Areas may be provided. Facility entries that do not front directly onto a street should be connected to a street via a landscaped or decorative hardscaped pedestrian walkway.

2. Parking and Parking Lot Layout

Parking configuration, placement, and access are essential to the function and vitality of the future development being proposed in the Specific Plan. Visibility of parking areas has a significant impact on the visual character of the Specific Plan, when viewed from adjacent off-site areas and streets.

1. The existing parking lot for Covina Bowl (PA 1) should be retained to provide necessary parking for future commercial uses.
2. The existing parking lot (PA 1) and parking areas for existing commercial uses (PA 3 and 4) should be designed to maintain and/or provide landscaped planter areas.

3. Parking areas should provide safe, convenient, and efficient access for vehicles and pedestrians. Safe pedestrian paths should be provided from all parking areas to each building. Unobstructed visibility and clear delineations between pedestrian paths and vehicular drive aisles should be provided. The use of landscaping, walkways, overhead canopies, and decorative hardscape (such as hatched concrete) is encouraged.
4. Parking areas in front of future commercial buildings are discouraged.
5. Electric vehicle (EV) charging stations within parking areas should be provided in accordance with City policies.
6. For future mixed-use projects, parking for residential and commercial uses should be separated to the greatest extent possible.
7. All off-street parking stall dimensions shall be designed and constructed in accordance with Title 17 of the CMC.

3. Vehicular Access and Circulation

Since the Specific Plan area is bounded by public streets, the primary mode of access to this area will be by automobile and bus. However, provisions for bicycle storage and access shall be provided. Pedestrian movements will result mainly from commercial patrons who drive to the Specific Plan area, exit their automobiles and then access the various commercial businesses; and those residents that will reside in the residential dwellings. Pedestrian activity within the Specific Plan area is encouraged. Therefore, attention should be made to design safe and efficient vehicle circulation and for pedestrian safety. Well-designed access enhances interest along the public street, improves circulation, and minimizes potential conflicts. The following are Design Guidelines associated with vehicular access and circulation:

1. The number of driveway access points onto the public arterials should be kept to a minimum, as proposed in the Conceptual Site Plan. The number, locations and width of driveways shall be subject to the approval of the Planning Commission based on the recommendation of the City Engineer.

2. Parking lots should be designed to ensure that all vehicle movements will occur onsite. No vehicle may enter onto a public street in order to circulate throughout the same parking lot.
3. Site access and internal circulation should be arranged in a logical manner that promote safety, efficiency, convenience and minimize conflict between vehicles and pedestrians.
4. Driveways should be designed to promote safety by providing unobstructed sight lines from surrounding public areas and be well-lit.
5. Site access entries and driveways should be enhanced with special paving, lighting and/or landscape treatments.
6. Driveways should be located to avoid interfering with traffic flow along adjacent streets and located as far from intersections as possible.

4. Storage and Loading

1. Materials should not be permanently stored outside of residences or buildings. Materials stored inside residences should not displace required parking.
2. For commercial uses, materials should only be stored and loaded in designated areas. These areas should be designated by striping and/or use of decorative bollards.
3. Loading areas or waste disposal areas should be visually screened from views from the public street or areas of high public use. Loading areas should not be visible from any public street. Such visual screening techniques could include “wing walls,” decorative trash enclosures, landscaped walls or screening.
4. Delivery truck unloading zones should not obstruct vehicular circulation and parking areas.
5. Loading areas and access should be separated from the primary public access driveway where feasible.

6. Loading area location and design should prevent truck back-up maneuvers from or onto public streets or drive aisles.
7. Commercial loading areas should be placed as far as possible from residential units and be completely screened from adjacent residential development.

5. Pedestrian-Level Elements

Safe pedestrian access is critical to the success of any development. Pedestrian and automobile movements should be considered and integrated into the design of the Specific Plan area. The intent is to reduce traffic-related hazards, while establishing a more pedestrian-inviting image. Pedestrian amenities should also be provided to facilitate pedestrian movements.

1. Minimum four-foot sidewalks should be provided along public streets.
2. Landscaped and/or decorative hardscape should be provided to delineate pedestrian paths within the residential areas, mixed-use areas, and drive aisles. The landscaping and/or decorative hardscape should be marked in a decorative manner that is complementary to the overall design theme. For example, stamped AC paving for crosswalks within drive aisles, overhead canopies, and landscaped walkways should be considered.
3. Minimum four-foot pedestrian walkways should be provided which connect from the public streets and sidewalks to the residences on the site. To encourage internal pedestrian movements, walkways should also connect to onsite common and recreational areas.
4. Internal pedestrian walkways should be distinguished from driving surfaces through the use of durable surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Signs should be installed to designate pedestrian walkways.
5. Safe, convenient pedestrian paths should be designed between parking areas, businesses, and residences.

6. Unobstructed visibility and clear delineations between pedestrian paths and vehicular drive aisles should be provided.
7. Pedestrian access to bus stops should be integrated into the Specific Plan to the greatest extent feasible.
8. Pedestrian activity areas should be visible and accessible from the public street.
9. Pedestrian activity areas should include site amenities such as seating areas, tot lots, playgrounds, outdoor lawn bowling, outdoor BBQ areas, and other appropriate amenities that encourage pedestrian utilization.
10. Pedestrian activity areas should provide a sufficient level of shade for users. Landscaping, canopies or other methods of providing shaded areas should be provided.

6. Landscaping Theme

A Landscaping Plan for future development within the Specific Plan should be prepared by the master developer, prior to any construction. The Landscaping Plan is intended to provide a unifying and cohesive design theme for all landscaping improvements to be provided within the Specific Plan for the various future mixed-uses. Landscaping is an integral component of the Specific Plan's overall design by creating an environment that is comfortable, attractive, and complements and enhances the community. The intent of these landscaping guidelines is to ensure uniformity to the site and establish a "sense of place" with both functional and aesthetic considerations. Any landscaping improvement that is not addressed in the Landscaping Plan would be subject to those applicable provisions set forth in Title 17 of the CMC. The following landscape Design Guidelines are provided to ensure quality and excellence that will add value to the surrounding community and to create a sustainable environment through responsible design practices, and should be considered with the Landscaping Plan.

1. Perimeter trees along public streets should be a minimum 24-inch box. Drought-tolerant shrubbery and ground cover should also be provided to the greatest extent feasible.
2. Plantings should create a year-round visual interest through the use of seasonal color, texture, and heights.

3. Landscaping along Rimsdale Avenue, Badillo Street, and San Bernardino Road should be compatible with adjoining landscaping, subject to the Covina Street Tree Master Plan.
4. All landscaping should be installed prior to issuance of any Certificate of Occupancy for each construction phase.
5. Drought tolerant, California native or naturally-adapted species that minimally rely on year-round irrigation should be utilized.
6. The existing parking lot (PA 1) should be designed to maintain landscaped planter areas within the parking areas.
7. Unless incorporating “bio-swale” style landscaped planters, the planters within the existing parking lot (PA 1) should be constructed with six (6)-inch Portland Cement concrete curbs.
8. The use of decorative permeable concrete and pavers are encouraged within all landscaped areas, pedestrian areas and paved surfaces.
9. Landscaping must be an integral component of the overall project design. Areas not utilized by structures, storage, paved walks, driveways or parking should be landscaped.
10. Landscaping should be maintained in a weed free condition with a combination of trees, shrubs and ground cover.
11. Landscaping should enhance the quality of developments by framing and softening the appearance of buildings, screening undesirable views, buffering incompatible uses, and providing shade.
12. Vines and climbing plants on buildings, trellises, perimeter walls, and fences are encouraged, both to create an attractive appearance and to minimize graffiti.
13. Landscaping along public streets should be consistent and formalized to create an attractive and cohesive community identity.

14. Trees and shrub spacing should allow for maintenance access at maturity.
15. Trees and shrubs should be selected based on their mature size and root characteristics. Plants with root systems that uplift hardscape materials should be avoided.
16. Trees and shrubs should not be planted so close together that they create maintenance problems at maturity.
17. Landscaping elements, such as bioswales, that absorb water runoff and provide biotreatment are encouraged where appropriate.
18. Landscaping should be used to separate future commercial businesses from parking areas and to reduce the visual impact of paved surfaces. Landscaping at the base of commercial buildings is encouraged to soften the transition between the building and parking areas.
19. The landscaping and the existing parking lot (PA 1) should incorporate sustainable design features where feasible. Such features include, but are not limited to, permeable paving, bioswales, and native landscaping to prevent water runoff, reduce solar heat gain, and minimize the need for extensive maintenance.

7. Common and Recreation Areas

Given that the Specific Plan will provide future mixed-use development, common areas that could be enjoyed by both the residential and commercial uses should be proposed. These common areas or outdoor places are people spaces that extend the indoor environment to the outdoors, and contribute significantly to the character and activity levels of a particular place or space. These common areas are created through the clustering of buildings and landscapes to define outdoor space or recreation areas, and can accommodate an array of functions including social gathering, working, dining, leisure, and recreation.

1. Residents should have access to common areas for recreation and social activities.
2. Common areas should be conveniently located to all residential units.

3. Common areas should be designed to be as visible from as many residential units as possible and/or along pedestrian pathways.
4. Common areas should be designed with consideration for solar and shade orientation, inclement weather, public access, safety and security, ease of maintenance, usability, and aesthetic quality to the extent possible.
5. Common areas should not be encroached by any parking, driveway, or right-of-way.
6. Common areas should be sheltered from the noise and traffic of adjacent streets and/or other uses and activities.
7. Common areas should be located away from public streets, parking or entry areas unless physically separated by walls, fencing or dense landscaping.
8. Common areas should be accessible by pedestrian paths from building to building, or from one destination point to another.
9. Common areas should contribute to and connect with each land use within the Specific Plan area.
10. Common areas should incorporate recreation-related amenities to facilitate outdoor activities, including outdoor seating, tot lots, lawn bowling, BBQ dining areas, and/or other usable outdoor activities.
11. Ground surfaces in common areas should maximize permeable surfaces. The use of permeable paving is encouraged to reduce of stormwater runoff. Where it is not possible to provide significant permeable areas on site, collection, storage and re-use of stormwater is encouraged.
12. Common areas should be located and sized to be usable areas and not merely leftover areas.

8. Walls and Fences

A Wall and Fence Plan for future development within the Specific Plan should be prepared by the master developer, prior to any construction. The Wall and Fence Plan is intended to provide a unifying and cohesive

design theme for common and individual walls and fences for the future mixed-use development within the Specific Plan. Walls and fences are essential as a project-wide design element and therefore, must be consistent with the “feel” of the project. Walls and fences are generally used for security purposes, to define ownership, to mitigate nuisances such as noise, and to screen areas from public view. Any wall or fence that is not addressed in the Wall and Fence Plan would be subject to those applicable provisions set forth in Title 17 of the CMC. The following Design Guidelines apply to the residential and commercial mixed-uses being proposed by the Specific Plan and should be considered with the Wall and Fence Plan:

1. Walls and fences should be architecturally designed and consistent with the overall character of the Specific Plan area.
2. Walls and fences should be painted to match or complement the color of the building. However, if walls were constructed with stone or brick, these particular walls should remain unpainted in order to display the natural color of the materials.
3. Walls and fences should have an articulated design. Articulation could be created by having regularly spaced posts, changes in height, and by using different building materials at the base, posts, or the cap of the fence/wall.
4. Permitted materials for walls should include brick, stucco, stamp or decorative masonry and wrought iron/steel tube fencing. No wood, vinyl and/or chain-linked fences are allowed.
5. Walls and fences should be kept as low as possible while performing their intended function. Walls should be kept to a minimum height to avoid a “fortress” appearance.
6. Avoid extensive, bare, and plain stretches of wall surface.
7. The design of the walls and fences should include pilasters, wall caps, crowns, or other architectural features. Pilasters should be spaced every one hundred (100) feet, and at all wall and/or fence corners.
8. The incorporation of vines on walls and fences is encouraged to reduce the heat temperatures and help reduce graffiti.

9. Security fencing and perimeter walls for commercial uses should be decorative and consistent with the architecture of the primary buildings.

9. Architectural Theme

Consistency in architectural style and thematic details will enhance the overall image of the Specific Plan area. It is desirable to achieve a consistent “look” throughout the Specific Plan area. Accordingly, the architectural and design theme and style for the overall Specific Plan, the individual buildings, facilities and residential development that will comprise the Specific Plan area, and common amenities and improvements must be well designed and distinctive. The intent is to have project architecture that is representative of the City and its rich history.

- a. Building architecture should utilize consistent themes that do not conflict in design technique and application. Architectural styles and treatments should not duplicate the design of neighboring facades. Rather, it should be a compatible design concept that embraces mid-century traditional architectural philosophy.
- b. Ensure that the architecture of all buildings and facilities share the vintage and historical look of the existing Covina Bowl building, which will continue onsite within the Specific Plan.

10. Building Elevations and Facades, Building Form, Entrances, Windows, and Roofs

Facades are the external building faces that are visible from a public street or open space. The design of facades often sets the tone for the rest of the building and the neighborhood. The design, rhythm, and composition of facades, achieved through the arrangement of surface articulation, architectural elements, and materials, provide the visual elements that will enhance overall architecture within the Specific Plan area. Well positioned and identified entrances orient the building, create a welcoming public realm, and frame the character of the streetscape. Building massing is the overall shape and size of a building in terms of scale, bulkiness, and relationship to exterior spaces. Care should be taken to articulate the building to create a welcoming public realm and reduce the appearance of undesirable building forms. The site and neighboring conditions are key to developing appropriate massing. The following are Design Guidelines relating to building form and massing, entrances, windows, and roofs, which will define project elevations and facades:

Building Form and Massing

- a. Building facades should be well-designed and detailed in a way that makes them appear human in scale and reduces visual mass. Design elements could include varying materials, changes in plane, and vertical elements. Architectural elements and accents should be appropriate for the overall building design and form an integral part of the building.
- b. The highest level of articulation should occur on the front facade and facades visible from publicly accessible areas. Blank walls should be avoided and should not face onto pedestrian spaces and streets.
- c. Facades should incorporate “human” and intimate scale architectural details and materials, such as arches, trellises, awnings, signage, recessed entries, or transparent storefronts on lower walls.
- d. Surface detailing, such as painting of stripes or other symbols, should not serve as a substitute for distinctive massing.
- e. All building elevations should have varied architectural treatments comprising of different colors, materials, wall heights and planes, and/or textures.
- f. Unique and enhanced treatments that act to unify the site are encouraged, including, but not limited to, trellises and building façade articulation.
- g. Design features should be consistent on all elevations of a structure. Four-side architecture should be provided. Side and rear façades should be designed consistently with the architectural style and treatments of the front (primary) façade.
- h. Building forms and elevations should be articulated to create interesting roof lines, building shapes, and patterns of shade and shadow while maintaining compatibility with surrounding buildings.
- i. Roof materials and colors are important aspects of the overall building design. These elements should be

consistent with the desired architectural style and complimentary to adjacent structures.

- j. Buildings should be divided into distinct massing elements. Building facades should be articulated with architectural elements and details. Building heights should be at finished grade.
- k. To reduce mass and bulk, facades should be “broken” by vertical and horizontal variations in wall and roof planes, building projections, projecting ribs, reveals, balconies, doors and window bays, and similar design elements.
- l. Massing design should include appropriate variation in the footprint, setbacks, wall plane projections and recesses, wall height, and roof form.
- m. Building height should be compatible with and transition from the heights of adjacent developments.
- n. Massing should consider passive solar and wind orientation to maximize natural daylighting and ventilation.
- o. Gutters, scuppers and downspouts should be integrated into the exterior design and not “tacked on.” These items must be finished to blend in with the background material or be integrated into the architectural design.

Entrances

- a. The size of doors and windows should relate to the scale and proportions of the overall structure. Large, monumental entries are discouraged.
- b. Building entries should be attractively designed as an important architectural feature of the building or development.
- c. All building entries should have a strong relationship with a fronting street, internal pedestrian walkway and/or common areas as appropriate to the overall design concept.

- d. The use of awnings, canopies, and overhangs that fit entrance or window openings are encouraged to provide visual appeal and protection from the weather.
- e. All building entrances should adhere to the requirements of the Americans with Disabilities Act (ADA) and have direct at-grade access at ground level.
- f. Rear entrances should not be more prominent than the front, primary entrance. Public rear entrances should be visible and easily located.
- g. For mixed-use buildings, separate entrances and pedestrian accessible pathways should be provided for residential and non-residential uses.

Windows

- a. Windows are a key architectural element for providing rhythm and scale on a facade. Windows provide a building with natural light and fresh air, and frame views. The size of doors and windows should relate to the scale and proportions of the overall architectural style.
- b. Windows should maximize desirable natural lighting and air circulation.
- c. Shaped window frames and sills should be used and should be proportional to the window that is being framed.
- d. For residential developments, windows and doors should be recessed to prevent wall surfaces from being monotonously flat.
- e. For commercial uses, ground level facades should have a minimum 50 percent of commercial windows to provide transparency, visual interest, and a safe and active street scene.
- f. Windows should allow building users to have “eyes on the street” for natural surveillance.
- g. The use of security grilles on windows is discouraged because they communicate a message of high crime and are difficult to integrate into the building design. If security

grilles are necessary, they should be placed inside the building behind the window.

Roofs

- a. Roof form and design are important to the overall architectural character of the building. Roofs and rooflines should be cohesive in design throughout a building or group of buildings, including accessory buildings. Overly complex and distracting roofs are not encouraged.
- b. Roof massing, materials, and design should be consistent with the desired architectural style and complimentary to adjacent structures.
- c. Roof pitches and materials should appear residential in character and should consider the prevailing roof types in the neighborhood.
- d. The use of light-colored roofing materials or green roofs to reflect heat and reduce cooling in buildings is encouraged.
- e. Parapets should have sufficient articulation of detail such as precast treatments, continuous banding or variety in pitch (sculpted).
- f. The use of solar panels on roofs is encouraged.
- g. Rooftop equipment should be screened and not visible from ground level. Buildings with flat or low-pitched roofs should incorporate parapets, pitched facades or architectural elements designed to screen roof-mounted mechanical equipment and be architecturally compatible with the design of the building facade.

11. Quality Materials and Colors

Appropriately applied color and material choices create interest and support a sense of place in the neighborhood and City. All future development should consider the following Design Guidelines:

1. Materials used for the exterior of any building or facility should be of a quality that is appropriate and consistent with the chosen architectural style. Recommended base materials include: ceramic tile, colored stucco, and brick and stone veneer.

2. Materials such as plywood, rustic wood, plain concrete, sheet pressboard or vinyl siding should be avoided.
3. All building elevations should have varied architectural treatments comprising of different colors, materials, wall heights and planes, and/or textures.
4. Facade treatment materials and architectural elements should be of a good quality, durable, and weather resistant to create buildings that are long lasting and could be adaptively reused over time.
5. Building materials and landscaping should be chosen carefully for their ability to be maintained in a cost-effective manner at the same high quality as when they were originally installed.
6. Buildings should incorporate sustainable design practices. The daylighting of buildings, the use of energy efficient appliances, and incorporating permeable surfaces are some of the ways to reduce energy demand and promote resource conservation.
7. Color should be used to create visual interest and scale.
8. Color and material applications on a facade should be varied to create visual articulation and accentuate architectural details compatible with the architectural character of the building.
9. Materials and colors should be used to imply form changes, particularly for entrances, massing changes, and different uses.
10. Materials and finishes should be durable and weather resistant.
11. Material choice and location should minimize reflective surfaces or glare.
12. Materials and technologies that minimize environmental impacts, reduce energy and resource are encouraged.

12. Retail, Office, and Commercial Guidelines

The following Design Guidelines should be considered for all commercial projects including retail, office, and other general commercial uses.

1. Building heights should not exceed 36 feet (maximum).
2. Windows on the first floor should consider:
 - For Retail uses: Windows should comprise a minimum of 50% and maximum of 70% of the building facade.
 - For Office uses: Windows should comprise a minimum of 40% and a maximum of 50% of the building facade.
2. The use of standardized “corporate” or “franchise” architectural styles is discouraged for commercial buildings.
3. Building entries should provide a prominent sense of entry for easy identification and should not front onto residential uses.
4. The use of architectural projections, columns, entry lobbies or other design elements are encouraged.
5. When possible and appropriate, interior spaces are encouraged to extend into the outdoors, both physically and visually. This could be achieved through awnings and overhangs, outdoor dining spaces or other features.
6. Building siting and design should encourage pedestrian activity.
7. Safe, convenient pedestrian links should be designed between parking areas and businesses.
8. Landscaping should enhance the quality of commercial developments by framing and softening the appearance of buildings, screening undesirable views, buffering incompatible uses and providing shade.
9. All roof mechanical equipment should be screened from public views. Whenever possible, screening should be accomplished by primary building elements, such as a

parapet wall, rather than an add-on screen after the building is constructed.

10. Loading and service areas should be separate from the primary public access and should not face publicly accessible spaces.
11. The use of security grilles on windows is discouraged because they communicate a message of high crime and are difficult to integrate into the building design. If security grilles are necessary, they should be placed inside the building behind the window.
12. Storage, trash, and equipment areas should be screened from publicly accessible spaces and/or neighboring residential uses. Landscaping could be used to screen these areas.
13. Screening should be compatible with the design of adjacent architecture. Trash enclosures should use forms, materials and color applications similar to the primary building(s).
14. Trash and/or storage enclosures should be located so that the doors do not interfere with landscaping and pedestrian and vehicle circulation.

13. Signage Theme and Types

A Sign Program for future development within the Specific Plan should be prepared by the master developer, prior to any construction. The Sign Program is intended to provide a unifying and cohesive design theme and should identify the various types of signs that would be installed within the Specific Plan area, location of all signs whether its located on the ground or on the building, materials of the signs, lighting methods, sign design, lettering style, and sign and lettering dimensions. Any sign that is not addressed in the Sign Program would be subject to those applicable provisions set forth in Title 17 of the CMC. The following provides guidelines for preparation of the Sign Program.

1. Signage should be architecturally integrated into and be complimentary to the overall architectural goals for the Specific Plan area and may include: residential community identification signage; tenant signs; street right of way

informational signs; and monument style identification signs.

2. Signs should be appropriately located to identify uses from the public right-of-way.
3. “Box” signs, “canister” or “can” signs shall not be provided, unless it is a historically recognized and verified element, only in Planning Area No. 1
4. Business identifying features should only be located on the business building.
5. Illuminated signs could be allowed, subject to review and approval by the Director.

14. Lighting

Lighting within the Specific Plan area should be designed to enhance architectural style, contribute to cohesion throughout the Specific Plan area, and provide sufficient illumination to ensure an appropriate level of public safety, without creating off-site nuisance light and glare spillage impacts. The following are Design Guidelines to ensure that these objectives are achieved:

1. Decorative lighting standards within the Specific Plan area should be architecturally consistent and compatible with the primary building architectural theme elements. Lighting should be designed as part of the overall architectural style to enhance the project building’s form, colors, and materials.
2. The use of decorative and accent lighting is encouraged to provide a vibrant and creative night-time viewshed of the project.
3. Accent lighting, when provided, should be period appropriate, complement architectural design, and deliberately placed to enhance related architectural features.
4. Light fixtures and structural supports should be architecturally compatible with the adjacent building(s) and may include geometric, streamlined, protecting, or fanciful stylistic designs.

5. Light color and color temperature may include vibrant or bright selections in warm to cool color temperatures. Color and cool color temperature may be selected for a singular, bold enhancement or used sparingly throughout the Specific Plan area to create cohesion against a backdrop of ambient light color and warmer temperature.
6. Lighting should minimize contribution to light pollution. The lighting of full facades or roofs, lights aimed directly at the sky, lights projecting off site, and exposed bulbs are discouraged. Limited neon lighting is allowable in historic and may be used in limited quantity in new fixtures or signs.
7. All building entrances, vehicle entrances, driveways, parking and service areas, pedestrian entrances, walkways, and activity areas should be properly lighted to maintain a safe environment.
8. Lighting in parking areas should be arranged to prevent direct glare into adjacent residential units.
9. Lighting should be designed with consideration of day and nighttime activities in the area. Lighting should create a nighttime ambiance that complements the adjacent buildings and surrounding areas, and promotes a sense of safety.
10. Pedestrian-scaled lighting for sidewalk and street illumination is encouraged. Lighting should enhance the pedestrian experience at night and should be consistent with the character of the public space.
11. Animated Lighting is not encouraged on a large-scale or near streets but small-scale animated lighting may be used selectively to identify secondary entries or uses.
12. The latest technical and operational energy conservation concepts should be considered in lighting designs.
13. Overhead service wires or exposed conduits should not be used.
14. Bollards are intended to separate pedestrians from vehicular traffic areas and to light sidewalk surfaces. Bollard design should coordinate with other streetscape

furnishings. In locations, where emergency access could be necessary, removable bollards are encouraged.

15. Accessibility

The following Design Guidelines ensure that future mixed-use development proposed within the Specific Plan is provided with sufficient and safe access:

1. Vehicular access between the Planning Areas should not be provided, other than for emergency and public safety access.
2. Site access, parking and circulation should be arranged in a logical manner to promote safety, efficiency, convenience and minimize conflict between vehicles and pedestrians.
3. Developments should integrate and encourage use of alternative modes of transportation, such as bicycles and buses, by providing safe, convenient and attractive facilities.
4. Bicycle storage facilities such as decorative racks or lockers should be provided as necessary. Bicycle storage should be easily accessible from the street and the pedestrian routes.

16. Green Building and Sustainable Design

Green building and sustainable design guidelines refer to both a structure and the application of processes that are environmentally responsible and resources-efficient throughout the “life cycle” of a building, structure, and/or project. Life cycle is defined from planning to design, construction, operation, maintenance, renovation, and demolition.

1. Building and site design should strive to integrate sustainable practices that conserve energy and water resources, reduce waste, and reduce the effects of urban heat gain.
2. Buildings should be designed to utilize the environment to the greatest extent, such as utilization of natural daylighting and ventilation.
3. Use of Leadership in Energy and Environmental Design (LEED) building components and achieving LEED certification is encouraged.

4. Use of materials and technologies that minimize environmental impacts, energy, and resources is highly encouraged.
5. Use of photovoltaic cells on roof tops is encouraged.
6. Use of pervious surfaces and paving is encouraged to the greatest extent.
7. Outdoor trash and storage areas should be covered to reduce pollution introduction.
8. Sweeping, vacuuming, or high pressure, low volume devices should be used on outdoor areas instead of spraying or hosing with water.
9. Landscaping should be provided within large paved areas to reduce heat temperatures.

VII. ADMINISTRATION AND IMPLEMENTATION

A. Specific Plan Implementation

The Covina Bowl Specific Plan was prepared in accordance with Government Code §§ 65451, et seq. Together with the Covina Municipal Code (CMC) and other applicable law, this Specific Plan establishes the development and zoning standards, guidelines, regulations, and requirements for the Specific Plan area. This Specific Plan provides for a unique mix of residential, public and commercial uses within the Specific Plan area. The City recognizes the Specific Plan area as a landmark place in the City and therefore, proposes to establish customized development and design regulations and standards that accommodate and respond to the needs of future mixed-use development.

It is intended that all City review and approval requirements and processes be consolidated and streamlined as much as possible. Accordingly, the Development Review processes described in this chapter has been established to streamline and simplify review and approval of future residential and commercial development and design within the Specific Plan area. The Development Review processes provides the City with the opportunity to ensure that future mixed-use development proposals comply with the development and design standards contained in this Specific Plan document and other relevant documents and requirements of the City.

B. Zoning Code Consistency

This Specific Plan takes precedence over the CMC in the event of any conflict and provides the zoning regulations and procedures for the Specific Plan area. In the event of a conflict between the provisions of Title 17 of the CMC and the provisions of this Specific Plan, the provisions of this Specific Plan shall control.

C. Review and Approval Processes and Procedures for Future Mixed-Use Development Within the Specific Plan Area

All buildings and structures shall be designed and developed in conformance with those development standards, guidelines, and provisions contained in this Specific Plan and all other applicable standards contained in the CMC. All development projects shall undergo a Site Plan Review process pursuant to the provisions of CMC Chapter 17.64. In addition, the following describes the procedures for Use Determinations and Appeals for future mixed-use development applications within the Specific Plan area.

1. Site Plan Review Process and Findings for Approval

All development projects within the Specific Plan area are subject to the Site Plan Review procedures set forth in Chapter 17.64, Site Plan Review, of the CMC, which describes a required Pre-Application Conference, Submittal Requirements and

Applications, Approval Authority, Review Process, Approval Conditions, Appeals, and Fees. The Site Plan Review process provides the City with the opportunity to ensure future residential and commercial mixed-use development proposals and supportive infrastructure and utility improvements are provided to comply with the provisions of this Specific Plan, the CMC, and other City plans and programs.

The following findings shall be made to approve any Site Plan Review development proposals:

- a. The project is consistent with the provisions of this Specific Plan.
- b. The project's design and building architecture is complimentary and compatible with other projects within this Specific Plan.
- c. The project's building design and architecture incorporates interesting materials, design features, varying building planes, roof lines and accent features.
- d. The overall project design and architecture are of high quality and innovative design, use quality construction materials, and creatively use landscape and hardscape materials in order to create a "signature" development for the City.
- e. The project is consistent with the City's General Plan.
- f. The project will not result in any significant unavoidable adverse environmental impact.

2. Use Determination Process and Findings for Approval

When an unlisted use is proposed within any of the Planning Areas or when classification of an unlisted use is requested, it shall be the duty of the Director of Community Development to determine whether the proposed unlisted use is similar and not more obnoxious or detrimental to the public health, safety and welfare pursuant to Chapter IV (Allowable Uses) of this Specific Plan.

In determining "similarity," the Director of Community Development shall make the following findings:

- a. The proposed use meets the intent of, and is consistent with, the goals, objectives and policies of the General Plan and the Specific Plan.
- b. The proposed use does not adversely impact the public health, safety and/or general welfare of the City's residents.

- c. The proposed use will not adversely affect property values.
- d. The proposed use shares characteristics common with those similar uses listed in Chapter IV, Allowable Uses of this Specific Plan.
- e. The proposed use does not generate more environmental impacts than those similar uses listed in Chapter IV, Allowable Uses of this Specific Plan.

The decision of the Community Development Director shall become final unless appealed to the Planning Commission in accordance with Chapter 17.64.080 of the CMC.

3. Process for Appeals

An applicant may appeal any decision related to the Site Plan Review and Use Determination processes, procedures, and/or approvals pursuant to those provisions described in Chapter 17.64.080 of the CMC.

4. Review and Approval Authority of the Director of Community Development

The Director of Community Development's responsibilities shall include administering, interpreting, and enforcing all requirements of this Specific Plan, including the acceptance of all land use permit applications and approvals of Minor Modifications to the Specific Plan as described in Section D.1. (Minor Modifications) in this Chapter. If deemed necessary, the Director of Community Development may refer matters involving development issues to the Planning Commission, and may consult the City Attorney on questions of interpretation. Any decision of the Director of Community Development may be appealed to the Planning Commission in accordance with those provisions described in Chapter 17.64.080 of the CMC.

5. Review and Approval Authority of the City Planning Commission and City Council

In accordance with Chapter 17.64.050 of the CMC, all Site Plan Review applications shall be approved by the City Planning Commission. Any decision of the Planning Commission, including conditions of approval may be appealed to the City Council in accordance with those provisions described in Chapter 17.64.080 of the CMC.

6. Minor Modifications and Other Amendments to Specific Plan Provisions

The Specific Plan provisions are intended to be flexible and responsive to the needs of the City and future mixed-use development within the Specific Plan area. The Site Plan Review ensures that future residential and commercial development

will comply with those development and design standards contained in this Specific Plan document and other relevant requirements and documents of the City. Therefore, separate design-related approvals are not generally required. This Specific Plan provides for consolidated and streamlined reviews and allows the Community Development Director to make flexible interpretations that should accommodate most future mixed-use development.

It should be noted, however, that this Specific Plan does also provide relief for future developments that could potentially deviate from those standards and provisions contained in this Specific Plan. This Specific Plan allows for Minor Modifications and Other Amendments to the Specific Plan, which are described in the following sections.

7. Minor Modifications

Minor Modifications encompass minor and reasonable deviations or alterations to project plans. The Community Development Director has the authority to approve the following Minor Modifications:

- a. Minor Modifications to approved plans that do not create a noticeable difference in the exterior of the building design. Such minor alterations would not include the elimination of approved building materials.
- b. Minor Modifications to the site plan where it can be demonstrated that such modifications will not substantially alter the locations of structures and uses and will not result in alteration of any plan features such as common areas, number of parking spaces, and/or similar items.
- c. Minor Modifications shall not result in a substantial quantifiable alteration to the approved development plan greater than ten percent (10%) in the instances where building size, setback distances, amount of required landscaped area or similar quantifiable distances and building and open spaces sizes are considered. For example, if a Minor Modification for a previously approved setback of five (5) feet is requested, the greatest alteration that may be granted in the Minor Modification is a six (6) inch reduction to the previously approved five (5) foot setback to 4 feet, 6 inches.
- d. Minor Modifications to the following development standards that would not significantly affect the overall design and visual quality of the Specific Plan area may be allowed:
 - Building setback deviation: up to ten percent (10%).

- Height of fence or wall deviation: up to ten percent (10%). In commercial zones, a modification of twenty percent (20%) may be allowed.
 - Projections into required setbacks up to ten percent (10%).
 - Building height increase: up to ten percent (10%).
 - Reduction in off street parking requirement: up to ten percent (10%).
 - All other dimensional or percentage limitations or requirements: up to ten percent (10%).
- e. Technical corrections to maps, diagrams, tables, and other similar documents that may be required to reconcile the changes made by the Specific Plan with any applicable law.
- f. Minor Modifications to design criteria such as paving treatments, architectural details and other related criteria.
- g. Minor Modifications to landscape treatments, fencing, lighting, trails, and entry treatments, provided the modifications are in substantial conformance with the purpose and intent of the specified design criteria.
- h. Minor Modifications to any portion of the Specific Plan as initiated by the City.
- i. Minor Modifications in any internal Specific Plan Area boundary.
- j. Any other Minor Modification deemed appropriate by the Director of Community Development.

The Director of Community Development shall make the following findings when approving Minor Modifications:

- a. The Minor Modification meets the intent of, and is consistent with, the goals, objectives and policies of the General Plan and the Specific Plan.
- b. The Minor Modification does not adversely impact the public health, safety and/or general welfare of surrounding properties or the City's residents.
- c. The Minor Modification would not alter any findings contained in the environmental document prepared for the approval.
- d. The Minor Modification would not affect the ability to meet infrastructure and service provisions contained in the Specific Plan.

The decision of the Community Development Director shall become final unless appealed to the Planning Commission in accordance with Chapter 17.64.080 of the CMC.

8. Process for Appeals of Minor Modifications

An applicant may appeal any Community Development Director decision related to the Minor Modification process, procedures, and/or approvals pursuant to those provisions described in Chapter 17.64.080 of the CMC.

9. Process for Other Amendments to the Specific Plan

Projects that deviate from those standards and requirements contained in the Specific Plan, which are not considered Minor Modifications, require an Amendment to the Specific Plan. Any Amendment to the Specific Plan requires Planning Commission and City Council approval, pursuant to the provisions of the CMC.

VIII. Provisions for Existing Improvements and Additions

Existing improvements that were built in conformance with all building and zoning codes in effect at the time of construction may continue to be maintained and repaired as currently existing. The Community Development Director may administratively approve any repairs to existing improvements. The following further describes those existing improvements that may be maintained and/or repaired without having to conform to the provisions of this Specific Plan and those other improvements that must comply with this Specific Plan:

- 1.** Improvements already operational and site conditions may be maintained, repainted, and repaired without having to conform to the provisions of this Specific Plan.
- 2.** Existing landscaping may be maintained, repaired, and upgraded without having to conform to the provisions of this Specific Plan.
- 3.** All proposed additions, enlargements and improvements must conform to those development standards and design guidelines described in this Specific Plan.
- 4.** Review and approval of all repairs, additions, improvements, and all other similar activities is required by the Community Development Director.

IX. Environmental Review

An Environmental Impact Report (EIR) was prepared in accordance with CEQA Guidelines and requirements to environmentally analyze and clear the proposed mixed-use development described in this Specific Plan. The Community Development Director will review all future mixed-use development proposals on a case-by-case basis and will make applicable findings to ensure that all future development proposals are consistent with those standards and requirements contained in this Specific Plan document and the analyses and mitigation measures provided by the EIR. As part of the City's review, additional CEQA documentation may be required for each future development proposal, if deemed necessary and appropriate.

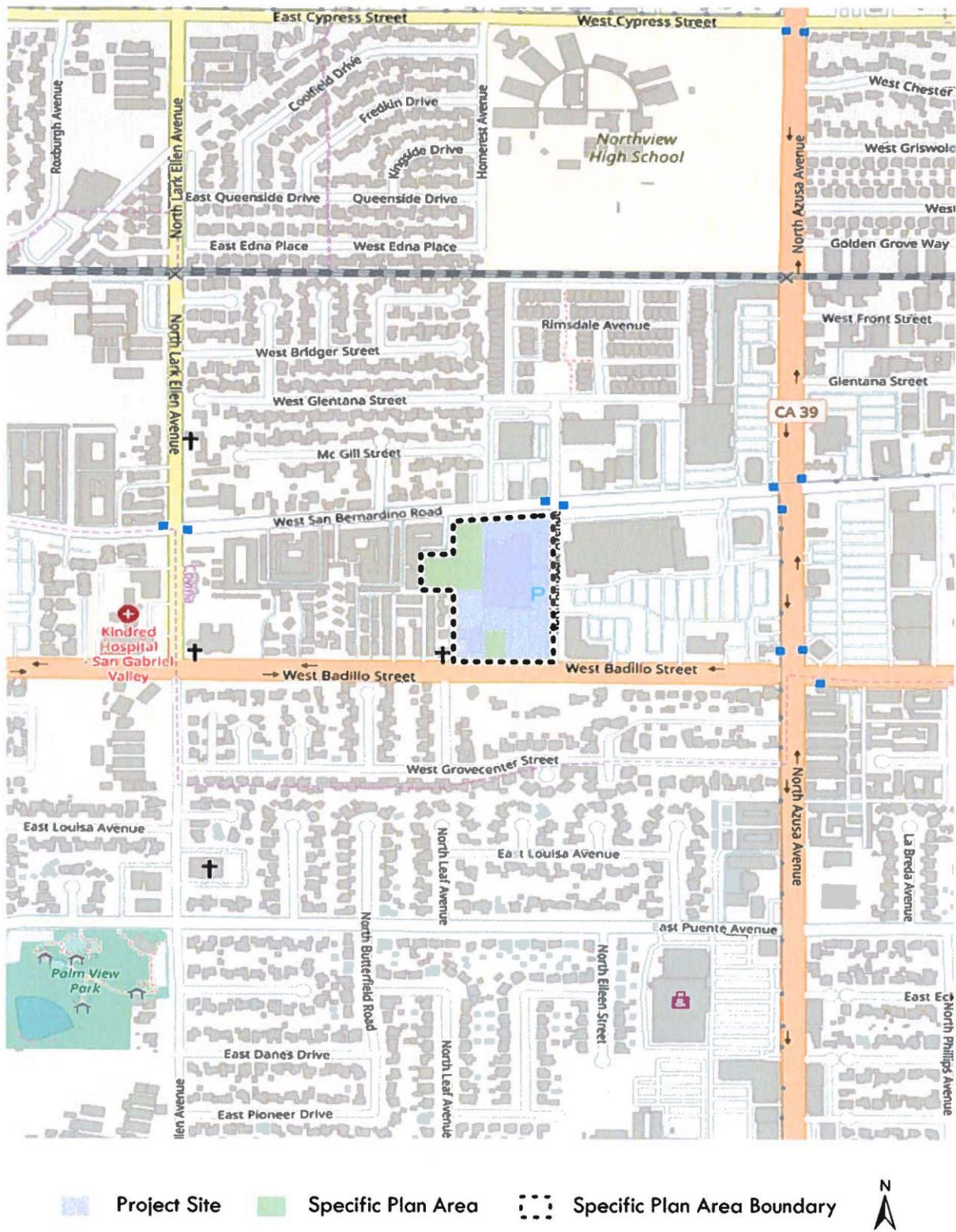
X. Special Mixed-Use Development Requirements

This Specific Plan provides for a unique mix of residential, public and commercial uses within the Specific Plan area. The overall intent is to provide flexibility in development requirements to facilitate good mixed-use design and construction. Due to this flexibility, there are Planning Areas that will allow either residential or commercial development to occur. A requirement of this Specific Plan is that, regardless of the Planning Area, any development must comply with those standards and requirements that apply to the proposed use. For example, should commercial development be proposed, said commercial development must comply with those commercial development standards and requirements that have been established in this Specific Plan and the CMC. Should residential development be proposed, said residential development must likewise, comply with those residential development standards and requirements that have been established in this Specific Plan and the CMC.

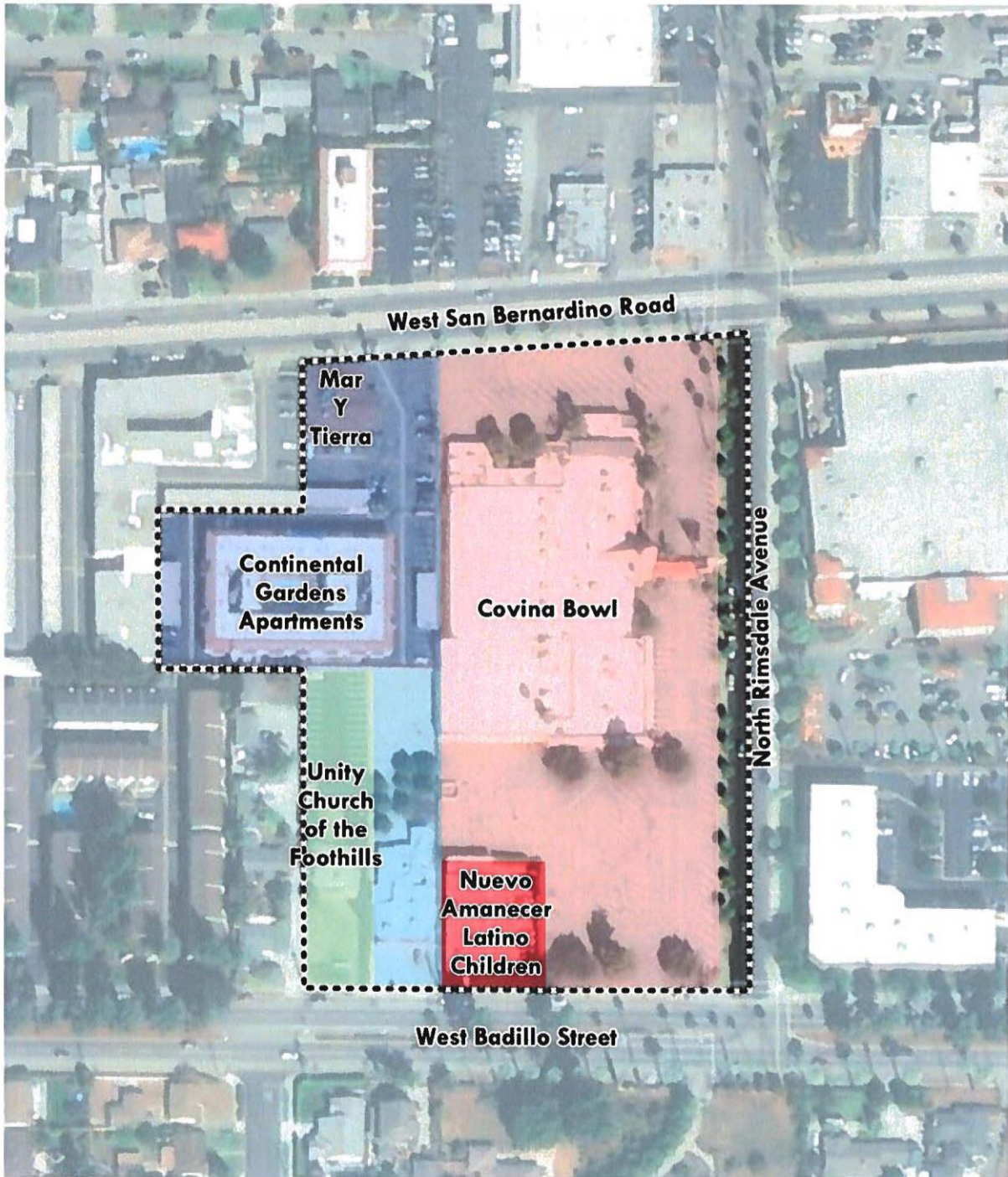
XI. ATTACHMENTS

- Exhibit 1. Local Vicinity Map
- Exhibit 2. Existing Zoning
- Exhibit 3. Existing Onsite Land Uses
- Exhibit 4. Surrounding Land Uses
- Exhibit 5. Existing General Plan Land Use
- Exhibit 6. Proposed General Plan Land Use
- Exhibit 7. Project Planning Area No.'s 1, 2, 3, and 4
- Exhibit 8. Proposed Land Uses
- Exhibit 9. Planning Area Setback Standards Conceptual Site Plan & Table 9-1

Local Vicinity



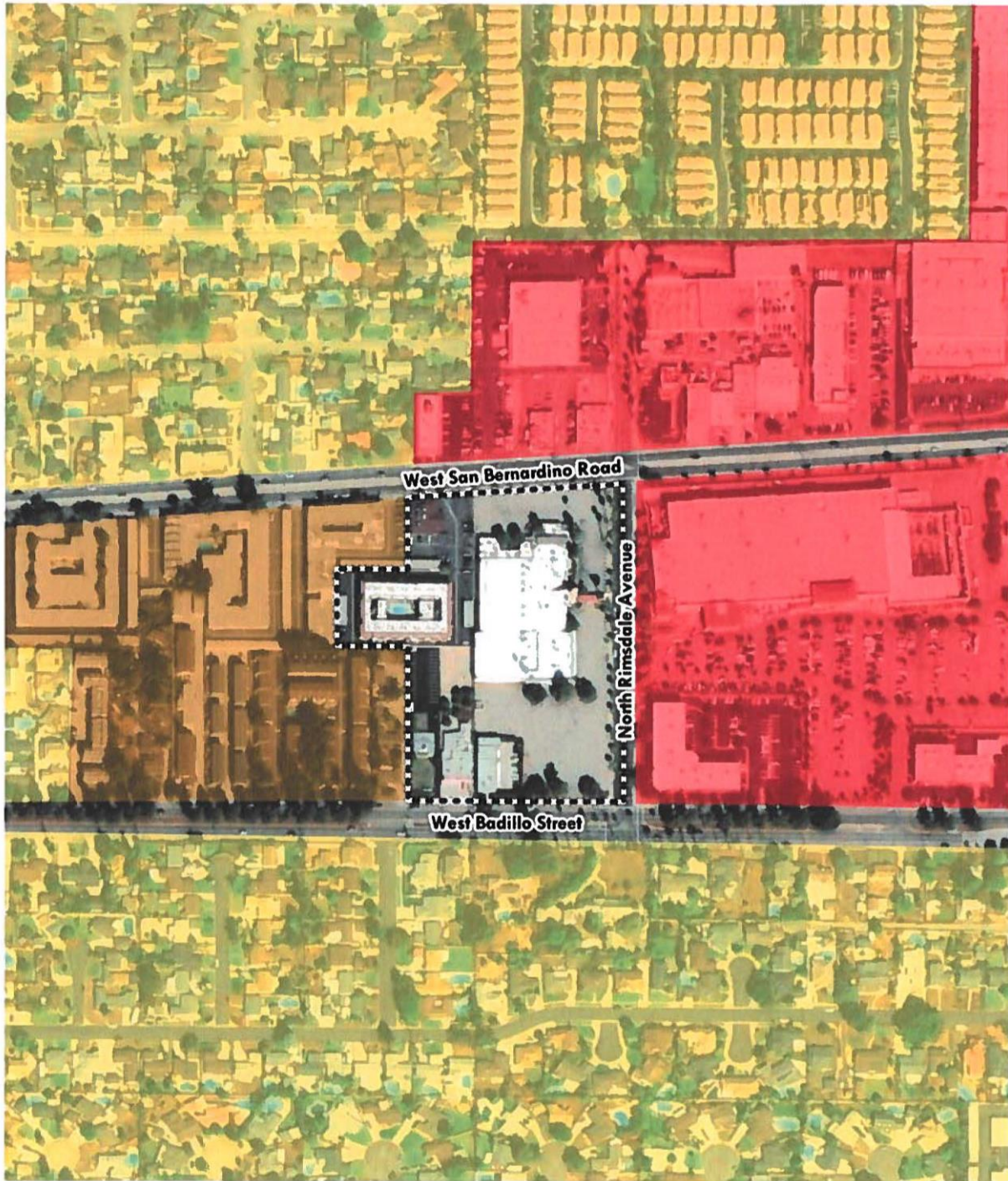
Existing Onsite Land Uses



- | | | |
|---|---|---|
|  Restaurant, Residential |  Vacant Day Care |  Specific Plan Area Boundary |
|  Church |  Commercial |  Vacant Bowling Alley |



Surrounding Land Uses



- Commercial
- Single Family Residential
- Multi-Family Residential
- Specific Plan Area Boundary



Existing General Plan Land Use



--- Specific Plan Area Boundary



Existing Zoning



⋯ Specific Plan Area Boundary



Project Planning Areas



- Planning Area Boundary
- ⋯ Specific Plan Area Boundary



Proposed General Plan Land Use



--- Specific Plan Area Boundary



Proposed Land Uses



⋮⋮⋮ Specific Plan Area Boundary

