

Exhibit 3.1 Land Use Diagram

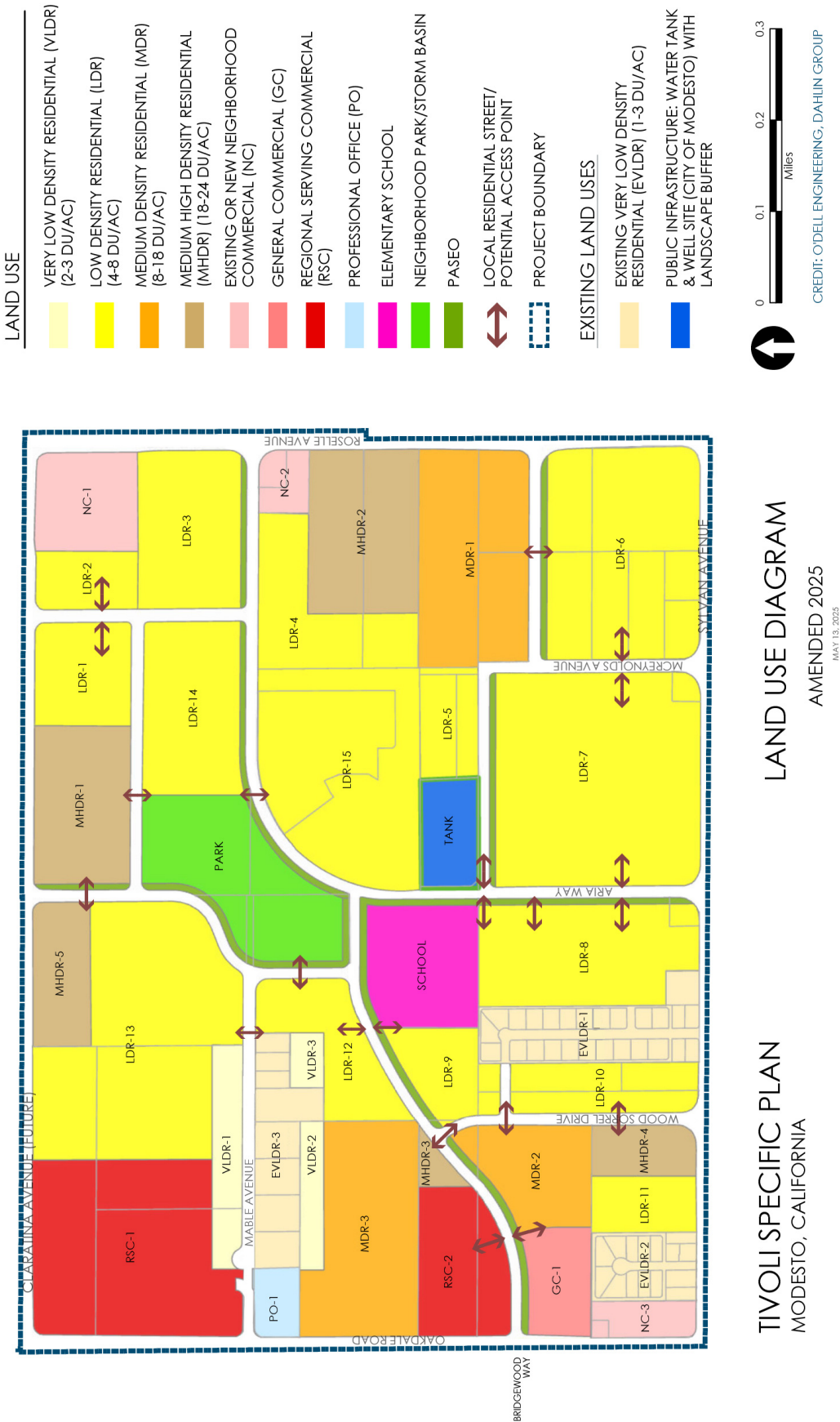


Table 3.2 TSP Permitted Land Uses									
Tivoli Specific Plan Permitted Land Uses	Land Use Zones (P = Permitted; C = Conditional)								Comments
	VLDR	LDR	MDR	MHDR	PO	NC	GC	RSC	
Residential and Related Uses									
Residential: Single-Family Detached Home, 10,000 SF min. and greater lot	P								
Residential: Single-Family Detached Home, 3,000-12,000 SF		P							Existing lots may exceed 12,000 SF
Residential: Single-Family Detached Home 2,000 SF to less than 3,000 SF lot			P						
Residential: Apartments, Condominiums, Townhomes, Duplex, Triplex, other Multi-Family Residential (including senior housing)			P	P	P	P	P		Multi-family residential as an accessory with limited scale to commercial and office use
Residential Related Facility: Boarding House, Lodging House		P/C	P/C	P/C					Permitted up to 3.4 or more requires CU
Residential Related Facility: Homeless Shelter (large scale)						C	C	C	
Residential Related Facility: Transitional Housing		P/C	P/C	P/C					2 week - 6 month stay. Six persons or less permitted. 7 or more requires CUP
Commercial and Other Uses									
Accountant					P	P	P	P	
Animal Grooming (small animal only)						P	P	P	
Antennas/Cell Towers						C	C	C	
Antique Store						P	P	P	
Apparel Store						P	P	P	
Appliance Store (radio, television & electronic device store (sales & repair)							P	P	
Appliance Store (kitchen, laundry, small appliance)						P	P	P	
Architect					P	P	P	P	
Art Studio, Gallery						P	P	P	
Art Supply Store						P	P	P	
Attorney					P	P	P	P	
Auto & Truck Rental							P	P	
Automotive, Audio and Security System Sales and Installation							C	C	*
Automotive, Car Wash and/or Detailing							C	C	
Automotive, Parts and Accessories (retail only, includes marine, motorcycle, and/or trailer parts and accessories)						P	P	P	
Automotive, Tune-up, Smog & Mini-lube (minor repair only)						P	P	P	*
Automotive, Gas Stations						P	P	P	
Automotive, Tire and Wheel, Service and Minor Repair (excluding tire rebuilding, recapping and retreading)							P	P	*

* A noise study must be prepared when adjacent to residential use.



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	VLDR	LDR	MDR	MHDR	PO	NC	GC	RSC	
Automotive, Window Tinting							P	P	
Bail Bond Office					P	P	P	P	
Bakery, Retail						P	P	P	
Banquet Hall						C	C	C	
Bar, Cocktail Lounge, Sports Bar, Pub							C	C	
Barber						P	P	P	
Beauty Shop, Salon, Hair and/or Nails, Skin Care						P	P	P	
Bed and Breakfast Home	P	P							No more than two rooms used for B&B
Big box/Discount/High volume store * (applies to entire center)								C*	Typically minimum 100,000 sf
Bookkeeping Services					P	P	P	P	
Bookstore						P	P	P	
Broadcasting Studio							P	P	
Building Materials Store, including lumber (indoor lumber storage only), roofing, insulation, awnings, glass, weatherstripping, doors								P	
Business Services (Duplicating, Addressing, Mailing, Blueprinting, Photocopying)						P	P	P	
Camera Store						P	P	P	
Catering and Food Prep						P	P	P	
Church, Temple, Synagogue	C	C	C	C	C	C	C	C	
Computer and Home Electronics Store (Sales & Repair)						P	P	P	
Dancing Establishment/Club							C	C	
Day Care, Adult		P/C	P/C	P/C	C	P	P	P	24-hour care for 3 or fewer persons is permitted. 4 or more in one dwelling requires CUP (for residential zones).
Dental Office or Laboratory					P	P	P	P	
Department Store							P	P	
Drug Store, Pharmacy					P	P	P	P	
Dry Cleaning & Laundry						P	P	P	
Electronic Appliance Store (sales, installation, and repair)						P	P	P	
Engineer Office					P	P	P	P	
Fabric Store (including Upholstery material)						P	P	P	
Film Processing, Photographic Studio						P	P	P	
Financial Services: Banks, Credit Unions, Savings & Loan, Stockbrokers						P	P	P	
Firearms, Sales & Service						P	P	P	
Firearms, Sales & Service, with Indoor Target Range								C	
Floor Covering Store							P	P	



CHAPTER 3 ♦ SPECIFIC PLAN ELEMENTS

Tivoli Specific Plan Permitted Land Uses	Land Use Zones (P = Permitted; C = Conditional)								Comments
	VLDR	LDR	MDR	MHDR	PO	NC	GC	RSC	
Florist						P	P	P	
Fortune Telling							P	P	
Funeral Home							C	C	
Furniture Repair, Upholstery							P	P	
Furniture Store						P	P	P	
Gift, Novelty, or Souvenir Store						P	P	P	
Grocery store, Produce market, Supermarket						P	P	P	In RSC, is not primary anchor and must be concurrent with or after primary anchor
Hardware Store						P	P	P	Typically 20,000 sf or less
Health Club/Fitness Center						P	P	P	
Hobby/Toy store						P	P	P	
Home Business in a residence	P	P	P	P					
Hotel/Motel						P	P	P	
Housewares/Small Appliance Store (Including: Pictures, Frames, Lamps, Shades, Window Shades, Draperies, Curtains, Microwave, Irons, Toasters)						P	P	P	
Insurance Sales & Services					P	P	P	P	
Interior Design						P	P	P	
Janitorial Service							P	P	
Jewelry Store (Sales & Repair)						P	P	P	
Laboratory (Research & Testing)					P	P	P	P	
Leather Goods, Luggage Store (sales & Repair)						P	P	P	
Library						P	P	P	
Liquor Store (off-premise consumption)						P	P	P	
Locksmith Shop							P	P	
Massage Therapist					P	P	P	P	PD ID Card (need 500 hrs training certification and approval of establishment by Police Department)
Medical, Orthopedic Supply					C	C	P	P	
Microbrewery, with retail and/or restaurant								P	
Movie/Video Rental						P	P	P	
Museum						P	P	P	
Music CD/Record Store						P	P	P	
Musical Instrument Store (sales and repair)						P	P	P	
Nightclub							C	C	
Office Supply & Stationary Store					P	P	P	P	Small scale in PO & NC
Offices					P	P	P	P	
Paint & Wallpaper Store						P	P	P	



Tivoli Specific Plan Permitted Land Uses	Land Use Zones (P = Permitted; C = Conditional)								Comments
	VLDR	LDR	MDR	MHDR	PO	NC	GC	RSC	
Parks Owned/Oper. By Governmental Agency	P	P	P	P	P	P	P	P	19 acres is designated for a public dual use park basin on the TSP Land Use Diagram
Pawn Shop						P	P	P	
Personnel Agency					P	P	P	P	
Pet Store						P	P	P	
Printing Shop (including Silk Screening, Typesetting)							P	P	
Private School (K-12)		C	C	C	C	C	C	C	
Public Facilities/Utility Buildings/Grounds	C	C	C	C	C	C	C	C	
Real Estate Sales & Services					P	P	P	P	
Recreation Services (major indoor): Bowling, Ice Rinks, Roller Rinks, Racquetball, Dancing, Live Performance, etc.							C	C	
Recreation Services (small indoor): limited to amusement machine centers, slot car racing, pool halls or other similar indoor uses)						C	C	C	
Recycling: Small Collection Facility					P	P	P	P	
Recycling: Unattended containers with other uses (no more than 50 square feet of area)			P	P	P	P	P	P	
Repair Shop: knife, tool, saw, and/or lawn mower							P	P	
Repair Shop: small appliance, small electronics, handyman repair service						P	P	P	
Restaurant (Alcohol may be served only in conjunction with meals. No separate bar or cocktail lounge. Music but no Dancing or Entertainment.						P	P	P	
Restaurant (Alcohol served either in conjunction with meals or in separate bar/cocktail lounge as an accessory use. Music but no dancing. May include staged entertainment):							P	P	
School/Instruction: Athletics, Art, Music, Drama, Dance, Martial Arts						P	P	P	
School/Instruction: Vocational and Trade					C	P	P	P	
School: Public	P	P	P	P	P	P	P	P	13.5 acres is designated for an elementary school site on the TSP Land Use Diagram.
Second Hand, Used Goods Store						P	P	P	
Security Agency							P	P	
Shoe Store (sales and/or repair)						P	P	P	
Spas sales							P	P	
Sporting Goods store						P	P	P	
Surveyor Office					P	P	P	P	
Tailors/Seamstress						P	P	P	
Talent and/or Modeling Agency						P	P	P	



CHAPTER 3 ♦ SPECIFIC PLAN ELEMENTS

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	VLDR	LDR	MDR	MHDR	PO	NC	GC	RSC	
Tanning Salon						P	P	P	
Tattoo Parlor						P	P	P	
Tax Services					P	P	P	P	
Theater: indoor, multiplex							P	P	
Tobacco Store						P	P	P	
Toy/Hobby store						P	P	P	
Travel Agency						P	P	P	
Urgent Care Medical Facility						C	C	C	
Veterinary Clinic (small animals)					C	C	C	C	
Warehousing, Mini Storage							C	C	
Watch or Clock Store, (sales and repair)						P	P	P	
Wine Sales and Tasting							C	C	
This table cross-references land use by zones to indicate where various uses are permitted and what type of entitlement is required									
The following abbreviations are used:									
P - permitted as a matter of right									
C - conditional use permit									
BLANK - indicates the use is not permitted in the zone									

