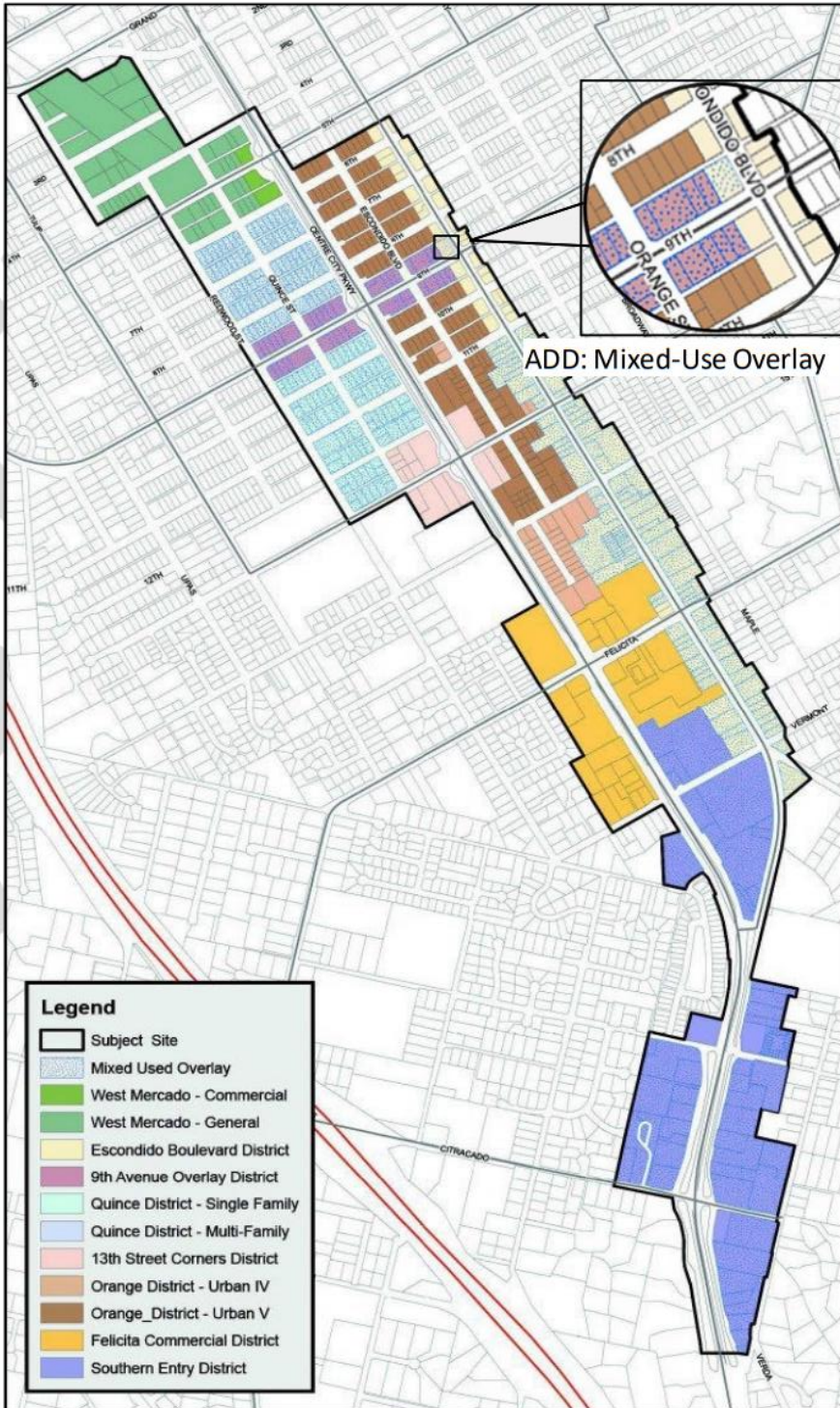
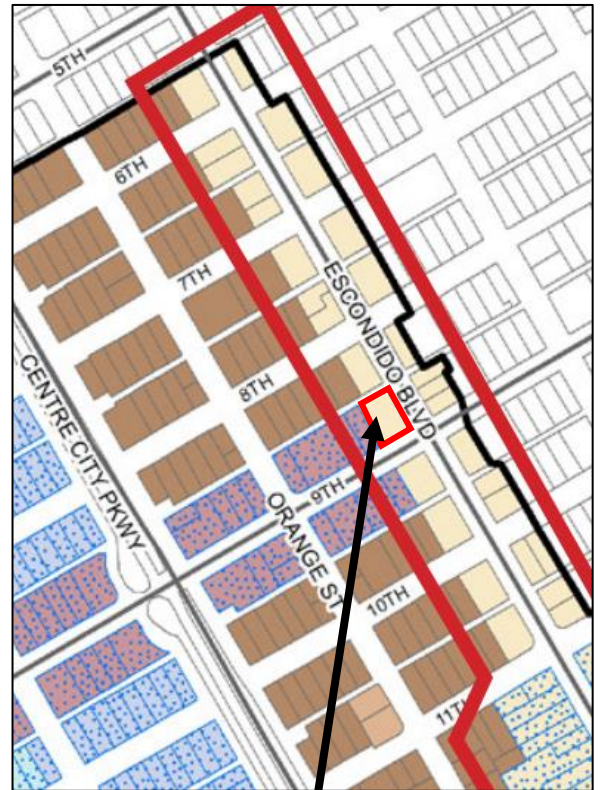


Specific Plan Amendment



ADD: Mixed-Use Overlay



Add Mixed-Use Overlay to APN 233-371-15-00 to allow up to 30 du/ac and 45-foot height limit

Exhibits to Modify (add the mixed-use overlay to APN 233-371-15-00 located within the Escondido Boulevard District)

1. General Plan Exhibit, Section 1.3 (Chapter 1, page 4)
2. *South Centre City Specific Plan*, Section 3.1 (Chapter 3, page 2 and page 4) and all applicable exhibits within Ch. 3 corresponding to outside districts for reference/consistency
3. *Northern section of the Area, Southern section of the Area, Section 4.1-Figure 4.1* (Chapter 4, page 2)
4. General Map Exhibit, Section 7.2 – Figure 7.2 (Chapter 7, page 4)

Proposed text amendments to the Tables shown in red ~~strickethrough~~ and **bold/underline**.

VI. Change to Chapter 5, Design Guidelines, Table 5.2, Pages 4-6

Table 5.2: General Building Height, Setbacks, and Coverage Standards for Specified Districts

DEVELOPMENT STANDARDS ⁽¹⁾	WEST MERCADO DISTRICT		9TH AVE OVERLAY	13TH AVE. CORNERS DISTRICT	FELICITA DISTRICT	ESCONDIDO BOULEVARD DISTRICT	SOUTHERN ENTRY DISTRICT
	WM-General ⁽²⁾ Subareas	WM-Commercial Subarea					
Building Height & Stories (Max.)	UBC; except a maximum of 35' within 50' of a residentially zoned property	35' (up to 2 stories)	35' (up to 2 stories)	45' (up to 3 stories)	45' (up to 3 stories)	North of 11th Ave <u>EB Commercial</u> 26' (up to 2 stories) South of 11th Ave <u>EB Mixed-Use Overlay</u> 45'	SE-Commercial Subarea: 35' (up to 2 stories) SE-Overlay Subarea: 45' (up to 3 stories)

The Escondido Boulevard, EB Commercial height remains at 26-feet/2-stories for commercial only projects and 45-feet for parcels specifically allowed with this Permit (City File No. PHG20-0036).