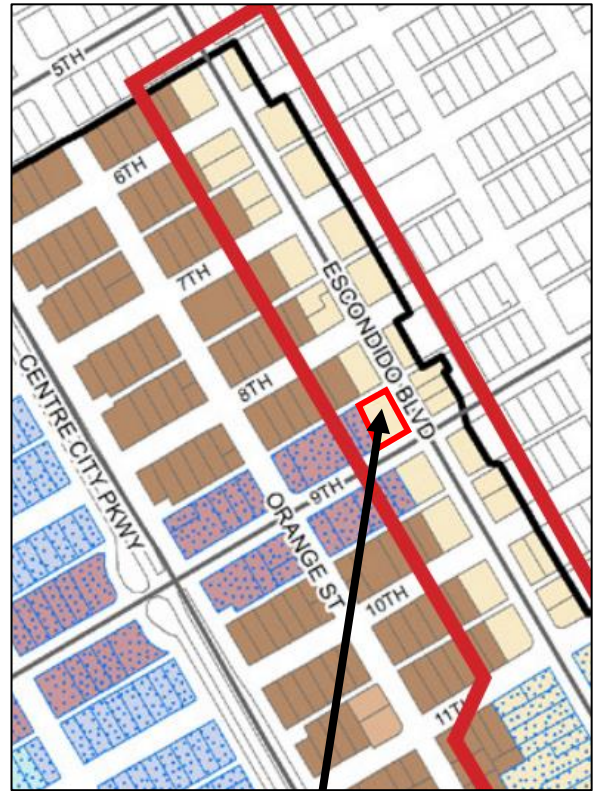
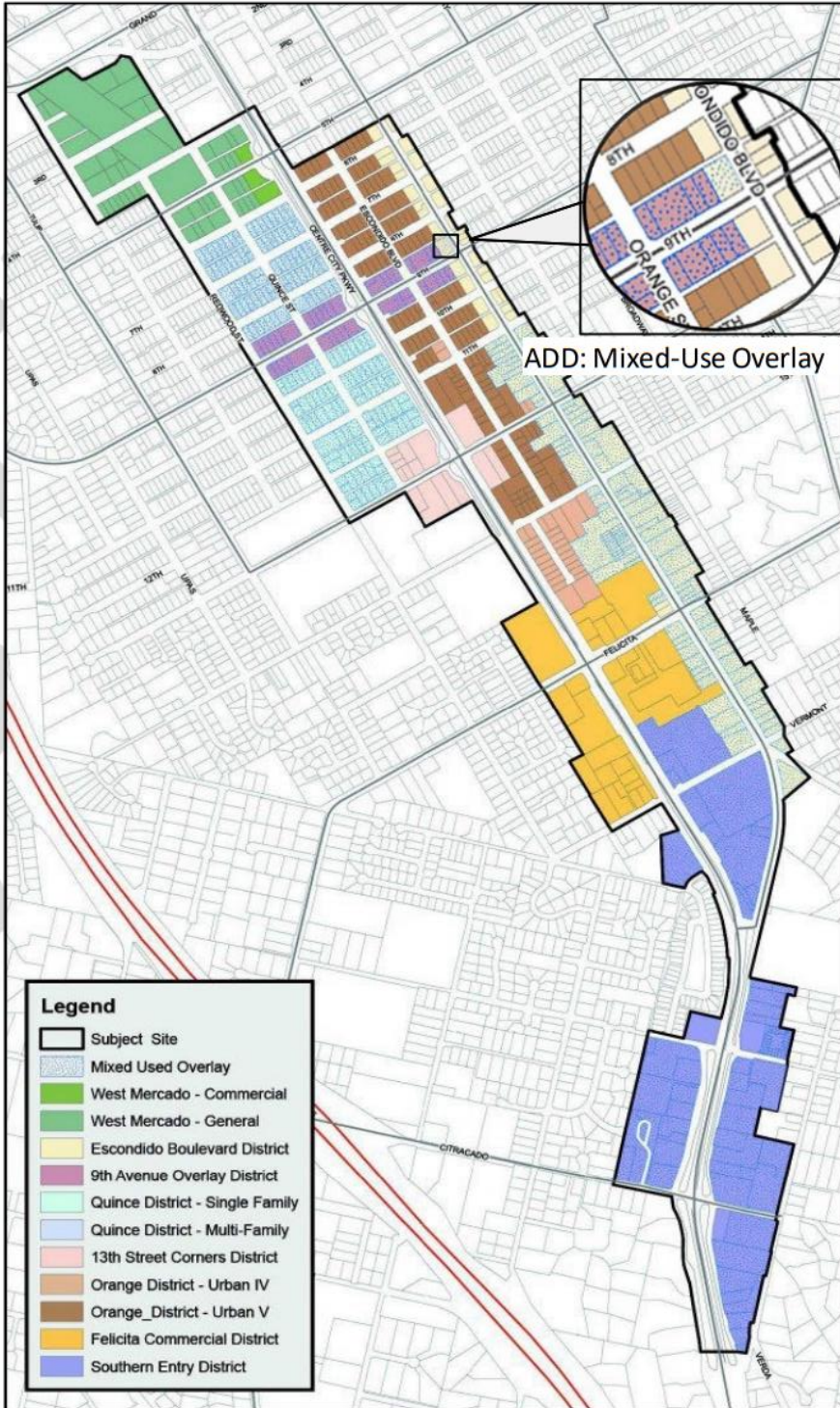


# ATTACHMENT 3

## Specific Plan Amendment



Add Mixed-Use Overlay to APN 233-371-15-00



Proposed amendment to the Specific Plan Map Section 1.3 and (Chapter 1/4) and Escondido Boulevard District Map Section 3.1, (Chapter 3, page 2 and page 4) to add the mixed-use overlay to APN 233-371-15-00 located within the Escondido Boulevard District.

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 <sup>(1)</sup>	WEST MERCADO DISTRICT		9TH AVE OVERLAY	13TH AVE. CORNERS DISTRICT	FELICITA DISTRICT	ESCONDIDO BOULEVARD DISTRICT	SOUTHERN ENTRY DISTRICT
	WM-General <sup>(9)</sup> 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)	<del>North of 11<sup>th</sup> Ave</del> <b>EB Commercial</b> 26' (up to 2 stories) <del>South of 11<sup>th</sup> Ave</del> <b>EB Mixed-Use Overlay</b> 45'	SE-Commercial Subarea: 35' (up to 2 stories)  SE-Overlay Subarea: 45' (up to 3 stories)

Proposed amendment to the Table 5.2 to allow building up to 45 feet within the mixed-use overlay zone.

Escondido Boulevard EB Commercial height remains at 26' for commercial only projects.