

EXHIBIT “A”

The following are modifications to Chapter 7 of the Main Street and Freeway Corridor Specific Plan (additions are in underlined red text and deletions are shown with ~~red and strikethrough~~):

MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN

Chapter 9, Subsection (F) (2) shall be amended to read:

2. Conditionally Permitted Uses

The following uses are conditionally permitted in the Pedestrian Commercial zone:

- a) Alcohol sales – off-site.
- b) Alcohol sales – on-site, incidental to the primary use.
- c) Bars, saloons, cocktail lounges and taverns.
- d) Farmers’ markets – certified.
- e) Health and fitness clubs.
- f) Recreational facilities – commercial (e.g., billiard parlors and pool halls, bowling alleys, etc.).
- g) Schools – vocational and technical – total enrollment 20 persons or less or a total size of 2,000 square feet or less.
- h) Medical and dental services.
- i) Vehicle fuel stations (i.e. gasoline stations) that are located at the intersection of two arterial or major arterial streets identified on the City's adopted circulation plan.
- J) Vehicle wash facilities when ancillary to a primary use.

3. Prohibited Uses

The following uses are prohibited in the Pedestrian Commercial zone:

- a) Agricultural uses.
- b) Bus terminals.
- c) Drive thru lanes, incidental to the primary use, pursuant to the HMC.
- d) Hotel.
- e) Industrial uses.

- f) Mini-storage.
- g) Motel.
- h) Shopping center – more than 5 acres in size.
- ~~i) Vehicle fuel stations (i.e., gasoline stations).~~
- ~~j) Vehicle repair facilities.~~
- ~~k) Vehicle sales, leasing or rental – new or used.~~
- ~~l) Vehicle wash facilities.~~
- ~~m) Other uses not specifically authorized or determined by the Development Services Director or his/her designee to be detrimental to the public welfare.~~