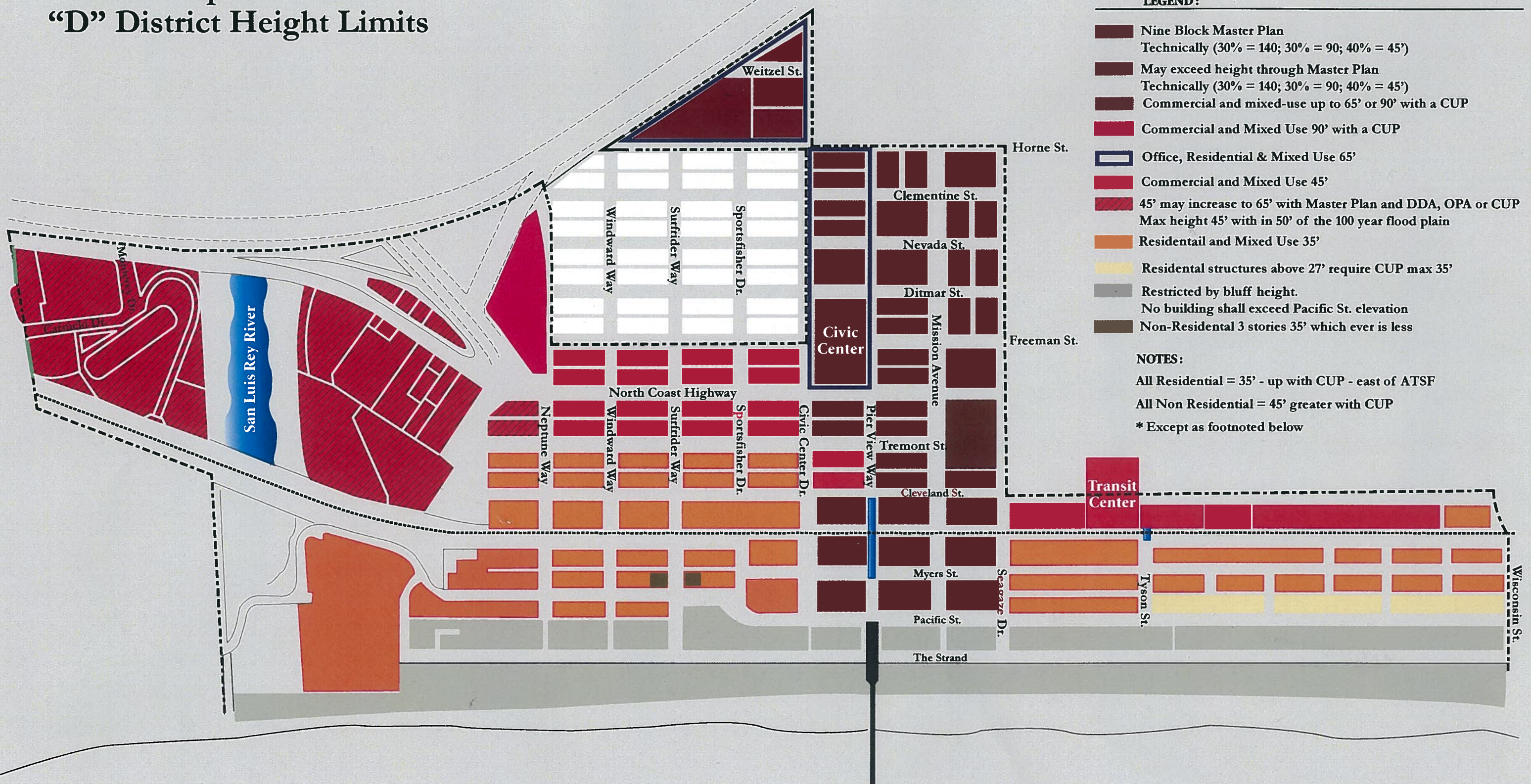


Redevelopment Area "D" District Height Limits



- LEGEND:**
- Nine Block Master Plan
Technically (30% = 140; 30% = 90; 40% = 45')
 - May exceed height through Master Plan
Technically (30% = 140; 30% = 90; 40% = 45')
 - Commercial and mixed-use up to 65' or 90' with a CUP
 - Commercial and Mixed Use 90' with a CUP
 - Office, Residential & Mixed Use 65'
 - Commercial and Mixed Use 45'
 - 45' may increase to 65' with Master Plan and DDA, OPA or CUP
Max height 45' with in 50' of the 100 year flood plain
 - Residential and Mixed Use 35'
 - Residential structures above 27' require CUP max 35'
 - Restricted by bluff height.
No building shall exceed Pacific St. elevation
 - Non-Residential 3 stories 35' which ever is less

NOTES:
 All Residential = 35' - up with CUP - east of ATSF
 All Non Residential = 45' greater with CUP
 * Except as footnoted below

* Disclaimer - illustrative only
 Refer to Post LCP Certificate Permit
 & Appeal Jurisdiction Map
 2-17-2006

Conditional Use Permit (CUP)
 Disposition Development Agreement (DDA)
 Owner Participation Agreement (OPA)

Undercrossing
 ----A. T. & S. F. R. R.