

Exhibit 19

Specific Plan Amendment errata

General Development Standards

Page 6-7 FAR

TABLE 6.2
GENERAL DEVELOPMENT STANDARDS

Topic	Mixed-Use Marketplace (MU-M)		Commercial Marketplace (CM)	Light Industrial (LI)	Commercial Marketplace (CM)
	DD3 ^a	PA1	PA2	PA3(a)	PA3(b)
Density/Intensity					
At-grade multifamily	60 du/ac max.	n/a	n/a	n/a	n/a
Elevated multifamily	60 du/ac max.	60 du/ac max. ^b	60 du/ac max. (with AP)	n/a	n/a
Vertical mix of uses ^c	Commercial not to exceed 0.5 FAR and residential not to exceed 60 du/ac ^b		Commercial not to exceed 0.5 FAR and residential not to exceed 60 du/ac	n/a	n/a
Commercial uses (including hotel) ^d	0.5 FAR max.		0.5 FAR max.	n/a	0.50 FAR max.
Light Industrial ^e	n/a		n/a	0.25 FAR min. 0.50 FAR max.	n/a

^e For all light industrial uses in PA 3(a), a Specific Plan Amendment shall be required for FAR below 0.25 for any parcel within PA3(a) or for the entire PA 3(a) area. A Specific Plan Amendment and a General Plan Amendment shall be required for FAR above 0.50 for the entire PA3(a) area.

Page 6-10 General Development Standards, Parking

Parking				
Auto parking ^{n,o,p}	Residential: Studio (0 BR, not more than 450 sf): 1 space/unit; 1 BR, and 0 BR units larger than 450 sf: 1.5 spaces/unit; 2BR or more: 2 spaces/unit Guest Parking: 1 space/4 units Commercial: 4 spaces/1,000 sf of gross leasable area, except: Theater = 1 space/4 seats Hotel = 1 space/room	Residential: Same as PA1 and DD3 with approval of Administrative Permit; Commercial: 4 spaces/1,000 sf of gross leasable area, except: Theater = 1 space/4 seats Hotel = 1 space/room	Light Industrial: 1 space per 1,000 sf (less than 40,000 sf) 1 space per 4,000 sf (more than 40,000 sf) Ancillary Office: 1 space per 300 sf ^e Off-Site Parking shall not be counted for calculation of required number of parking spaces	Restaurant: 4 spaces per 1,000 sf Retail: 4 spaces per 1,000 sf Park: 2 spaces per acre

Page 7.2 Specific Plan Amendments

Amendments to this Specific Plan shall be processed in accordance with the applicable provisions of State law provided in California Government Code Section 65450 et seq. The procedure in CMC Section 9172.11 shall be followed for hearing, notice and decision of an amendment to the Specific Plan by the Planning Commission and City Council. Each request for amendment shall specify the sections or portions of the Specific Plan that are affected by the amendment. Consideration of a Specific Plan amendment may be initiated by the Planning Commission or the City Council or upon the written request of any person, consistent with CMC Section 9172.11.

The following changes to PA3(a) vehicle and truck parking require a Specific Plan Amendment, pursuant to this Section:

- a) An increase in the total number of vehicular and/or van parking spaces attributable to the warehouse/logistics based light industrial uses proposed throughout all of PA3(a) (i.e., increase in total van/vehicle parking spaces for Buildings A-F) by more than 10 percent. This limitation shall not apply to an increase in parking stalls for any office or other non-warehouse/logistics uses proposed at PA3(a);
- b) An increase in the total number of vehicular and/or van parking spaces attributable to the warehouse/logistics based light industrial uses by more than 10 percent within any individual PA3(a) building or parcel. This limitation shall not apply to an increase in parking stalls for any office or other non-warehouse/logistics uses proposed in any single PA3(a) building or parcel;
- c) An increase in the in total number of truck parking stalls by more than 20% for the light industrial uses proposed throughout all of PA3(a) (i.e., total number of truck stalls for Buildings A-F);
- d) An increase in the total number of truck parking stalls by more than 20% for any individual light industrial building or parcel located within PA3(a).

As part of an application for a Specific Plan Amendment to change the amount of parking as described above, the Applicant must include a site plan showing how the changes relate to the entire PA3(a) master planned area.

A Specific Plan Amendment shall be required for FAR below 0.25 for any parcel within PA3(a) or for the entire PA3(a) area.

A Specific Plan Amendment and a General Plan Amendment shall be required for FAR above 0.50 for the entire PA3(a) area.