

## **Exhibit “A”**

### **Proposed Text Amendments to the Downtown Specific Plan**

#### **Hotel/Conference Site**

1. Include the following language as the second paragraph under LAND USE on page 105 of the Downtown Specific Plan, in the Civic Center Commercial District:

*It is intended that the approximately 1.15 acre site located northwesterly of the intersection of West Valley Parkway and Maple Street, between City Hall and the California Center for the Arts Escondido be developed as a high quality hotel with expected amenities such as a restaurant, room service, and exercise facility. It should be designed to coincide with marketing opportunities of the adjacent conference facilities within the California Center for the Arts Escondido. Any proposed development shall demonstrate that it provides an adequate amount of parking. The hotel design shall promote a pedestrian connection through the site to Grape Day Park. The hotel development standards shall be determined through the Planned Development process as specified in Article 19 of the Escondido Zoning Code.*

2. Amend the Land Use Matrix on page 24 of the Downtown Specific Plan to include hotels and motels as a permitted use in the Civic Center District.