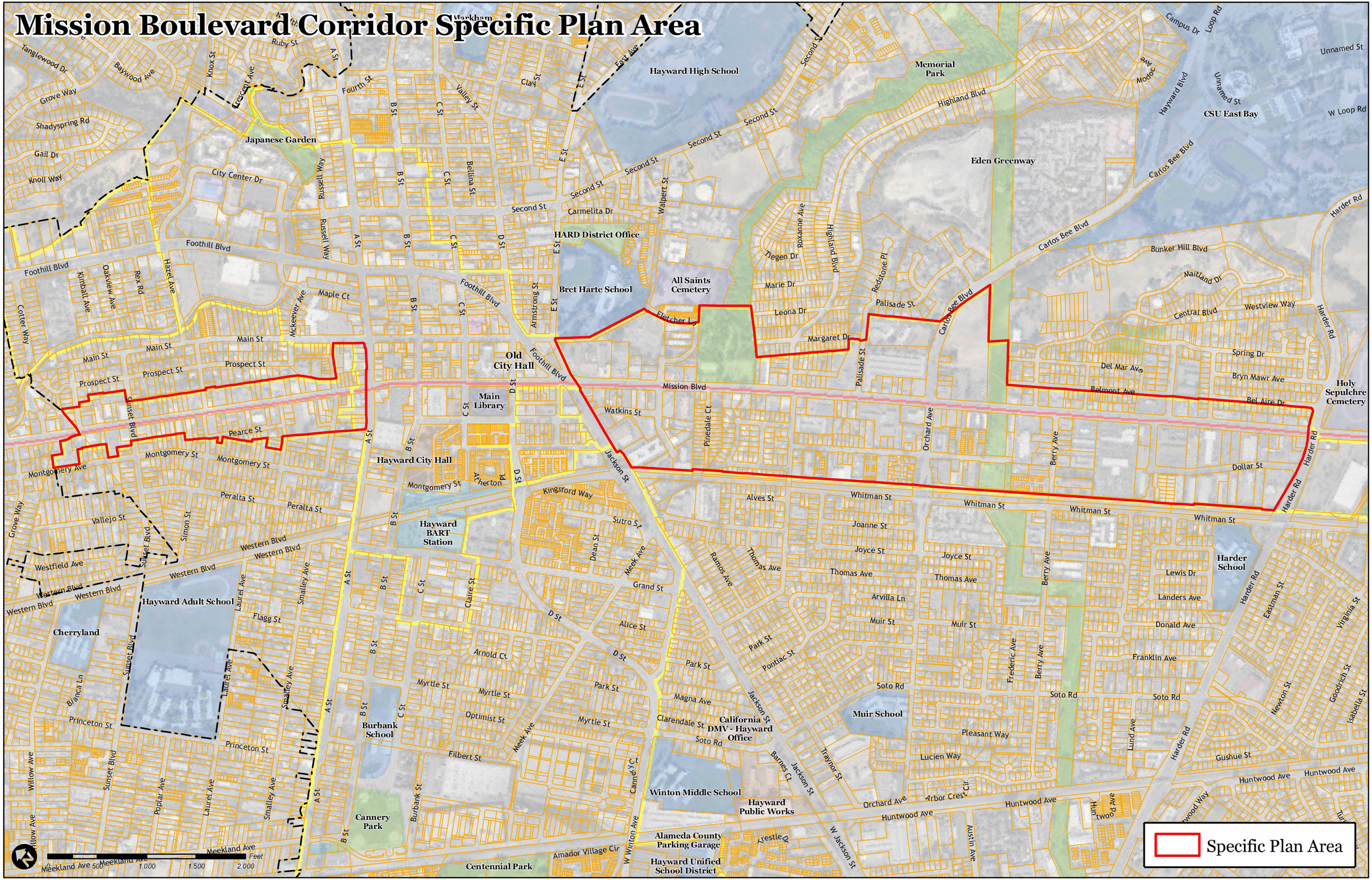Mission Boulevard Corridor Specific Plan Area