

Summary of Changes to the April 2011 Draft North Fremont Specific Plan

The following summarizes the contextual changes to the April 2011 Revised Draft North Fremont Specific Plan that are reflected in the September 2012 Revised Draft that has now been posted to the website and made available to the public. A February 2012 Revised Draft was also published on the website and made available to the public earlier this year. The February 2012 Revised Draft incorporated comments received and authorized by the subcommittee. The new September 2012 Revised Draft reflects a new standard format that has been established for the City's three new specific plans (Downtown, Lighthouse/Foam, and North Fremont). The new template is more user-friendly to the on-line user and has an improved graphics capability. In sum, the September Revised Draft reflects the following:

- Changes authorized by the subcommittee during public meetings held from May 2011 through February 2012
- Two new chapters: Financing/Implementation and Administration
- New formatting and organization to establish greater consistency with the other specific plans

The contextual changes are therefore summarized as follows:

INTRODUCTION

General Plan Goals have been added to the introduction. These goals set the stage for the purpose of the Specific Plan as an implementation tool for the North Fremont mixed use neighborhood.

CHALLENGES AND OPPORTUNITIES SECTION

- The Noise subsection on page 23 has been expanded to address airport noise and the Monterey Airport Comprehensive Land Use Plan restrictions.
- While reviewing the Land Uses Subsection during Subcommittee and public discussion, it was suggested that the value of the VAF zoned properties may change if the VAF charter restriction were lifted. The ultimate value would be dictated by market changes over time. Currently, property owners are requesting more flexibility. Lifting the charter restrictions would incentivize the property owner to invest in improvements to the existing hotel properties, add amenities that are currently prohibited under the charter, and ultimately increase the value of the property and transient taxes to the City.
- The Design Character subsection describes in better detail how the design guidelines will require that site and building design mitigate negative impacts to adjacent residences.
- A description of a prototype conference facility has been added per the financing study. The concept is that type of facility would be complimentary and not necessarily compete with existing facilities, including the City's Conference Center.
- The Character Areas subsection has been expanded to better describe how the three areas will be distinguished through a slight variation of allowed uses and development standards.
- A section on Crime Prevention Through Environmental Design has been added.

LAND USE AND DEVELOPMENT

Uses

- Use-related objectives have been added. Use tables have been developed consistent with zoning ordinance revisions reflecting new definitions for retail and restaurant related uses. Residential uses requiring use permits are defined by density and location. All commercial uses fronting Bruce Lane or Kolb Avenue require a use permit.

Site Planning

- O.2.3-5 has been added that addresses parking, safety, and adjacent utilities.
- S.2.3 narrowed the requirement of through-lot requirement to apply only to lots between North Fremont and Fairgrounds Road to ensure that generous setbacks are allowed along Bruce Lane.
- G.2.2 address when outdoor seating may be allowed in the ROW.
- G.2.8 defines high activity areas.
- New sketches illustrate topography guidelines.
- G.2.9 addresses Crime Prevention Through Environmental Design
- G.2.10 is more specific to North Fremont/Fairgrounds Road sites.
- Open Space section has been expanded.
- G.2.40 addresses minimizing impacts to adjacent residences.

Building Design, Mass and Scale

- Building Design section has been combined with Mass and Scale section.
- Eliminated regulations and guidelines addressing minimum floor area for retail uses and eliminated guidelines specific to full-service hotels/motels.
- O.3.5, S.3.2 and G.3.4 address minimizing impacts to adjacent residences.
- O.3.9, O.3.10, S.3.2, S.3.3, address projects exceeding 35 feet in height.
- G.3.8 has been softened to allow flexibility in design by providing a menu of design techniques that can be used.
- G.3.10 now includes recommended solid to void dimensions.

Building Materials and Colors

- O.4.2 requires durable, low maintenance building materials.

Lighting

- Requirement for review and approval of a project's lighting plans has been added, including possible requirement of a photometric study.
- O.5.7 requires application of CPTED standards.

Signs

New section has been developed.

CIRCULATION, PARKING AND STREETScape

- Some graphics require updating to reflect actual BRT stop locations.
- The street naming process for North Fremont has been described.
- Recommended parking programs are described, but not required.
- Streetscape section incorporates the Streetscape Plan that was developed by Bellinger Foster Steinmetz.

FINANCING & IMPLEMENTATION SECTION

This section has been developed according to the results of the North Fremont Financing Plan. The section highlights the importance of the development of opportunity sites to stimulate development along the corridor. The section also lists potential funding programs and mechanisms, but concludes that the ultimate financing strategy is being developed with the new citywide long term Capital Improvement Program that remains a work in progress.

ADMINISTRATION

This section outlines the process for application and implementation of and amendments to the specific plan and its relationship to citywide land use policies and regulations.