Revisions to October 2012 Draft North Fremont Specific Plan

PLANNING COMMISSION DIRECTION	PAGE	CHANGE
The Planning Commission recommended that the VAF zone remain in place but to allow some flexibility in development standards to allow consistency with the Specific Plan vision and flexibility in uses and would allow uses that are less intensive. This would be achieved through a ballot measure to adopt a Charter amendment	26	REVISED TEXT: An objective of the Specific Plan is to allow greater use and development flexibility within the VAF zoning districts. Therefore, before the Specific Plan can be fully implemented, a ballot measure and successful vote of the people lifTing the City Charter restrictions on uses and development standards within the VAF-zoned properties on North Fremont will be required.
The Planning Commission recommended the elimination of any reference to a parking program that involves the concept of residential parking districts that would raise funds to benefit the neighborhood. The Planning Commission recommended eliminating the use of a parking in lieu fee for the specific plan area.	95 57	DELETED: Reference to Residential Parking Benefit District as one of the parking programs to be considered. DELETED TEXT: S.2.9.3 Parking space requirements may be met with an annual in-lieu fee of $150 per space
The Planning Commission recommended adding objectives and guidelines that address sunlight impacts to adjacent residences and additional guidelines that reference the use of noise studies for individual projects to identify project specific noise attenuation design features.	50 50	REVISED OBJECTIVE O.2.2. – The privacy of existing adjacent residences is preserved and noise <u>and sunlight</u> impacts are reduced through sensitive lot design and use of buffers, such as landscaping, parking, and open space. NEW STANDARD S.2.7. – Noise impacts, as defined by the City Code and General Plan shall be avoided. If a project has the potential to negatively impact an adjacent residence, a noise study shall be prepared that identifies potential impacts and mitigation measures that would reduce such impact. NEW GUIDELINE 2.9: Locate building mass to minimize impacts on the adjacent properties' ability to access sunlight. NEW GUIDELINE 2.10: Noise and sunlight studies may be prepared to identify additional site design measures to reduce potential noise and sunlight impacts.

PLANNING COMMISSION DIRECTION	PAGE	CHANGE
The Planning Commission recommended the addition of a street cross section for alleyways to include sidewalks, delivery truck parking, and landscaping to provide additional buffering to the residences.	77	Bruce Lane Cross section added
The Planning Commission recommended eliminating photos that show brick buildings.	5	DELETED: Photo of brick buildings NEW PHOTO: internal walkway
OTHER CHANGES/UPDATES/CLARIFICATIONS		
A new use chart and definitions section is added consistent with the Downtown Specific Plan.	49 117	NEW: Use chart NEW: Definitions Section
The Circulation Chapter is updated to reflect recently completed improvements related to the MST JAZZ line.	71-78	Eliminated references to projects already constructed as a part of the MST JAZZ line improvements