
The Vision of the North Fremont Specific Plan is to create a presence and contribute to the variety of building sizes that create an eclectic streetface while remaining sensitive to existing adjacent residences.

Objectives

O.3.1. The project contributes to an eclectic architectural mixed-use corridor.

O.3.2. The project contributes to the overall diversity of the streetface.

O.3.3. The project reflects the evolving character of the area, while also reflecting its own function and enhancing the area as a place for pedestrians, including visitors, residents and those who work there.

O.3.4. The project is designed to support the success of the mix of uses proposed.

O.3.5. The project preserves the privacy of existing adjacent residences through sensitive building design.

O.3.6. Projects that occur at a major intersection provide a building anchor at the corner.

O.3.7. The project contributes to a variety of height and mass along the streetface.

O.3.8. The rhythm and scale of the street wall is designed to enhance the pedestrian experience.

O.3.9. Projects exceeding 35 feet in height in the Village Core Area provide public open space in the form of a pedestrian plaza, courtyard, or pedestrian refuge area.

O.3.10. Projects exceeding 35 feet in the Visitor Serving Area provide affordable housing units and additional parking that can be used by the business district or the Fairgrounds during large events.

O.3.11. The project qualifies as a Transit Priority Project (TPP) and implements the City’s Climate Action Plan.
**Standards**

S.3.1. Maximum Building Height for buildings fronting North Fremont: 35 feet.

S.3.2. Up to 50 foot-high buildings may be permitted in the Visitor Serving Area on the south side of North Fremont with a use permit, provided the project is consistent with all Mass and Scale and Site Planning objectives and design guidelines.*

S.3.3. To qualify as a TPP, the project must comply with the definition contained in the California Environmental Quality Act.

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**Transit Priority Project**

A *Transit Priority Project (TPP)*, is defined by the California Environmental Quality Act (CEQA) Public Resources Code Section 21155, and is a project that generally meet the following criteria:

(1) contains at least 50 percent residential use, based on total building square footage and, if the project contains between 26 percent and 50 percent nonresidential uses, a floor area ratio of not less than 0.75;

(2) provides a minimum net density of at least 20 dwelling units per acre; and

(3) is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan.

Refer to CEQA Section 21155 for additional requirements and exceptions.
Guidelines

G.3.1. Use simple rectangular forms with flat, gable or hip roofs. Other forms may be used as an accent and should remain subordinate. These elements should be reviewed on a case-by-case basis.

G.3.2. Provide a solid to void ratio on a new building façade that creates continuous interest to the pedestrian.

G.3.3. Orient decks and windows away from the existing private yards and decks and windows of existing residences.

G.3.4. New interpretations of traditional building styles are encouraged.

G.3.5. Define prominent building corners with a strong building presence.

G.3.6. Enhance block corners with a pedestrian-friendly entrance plaza. This may include human-scaled design features such as benches and planters.

G.3.7. Enhance the pedestrian experience by incorporating:

- Variation in height at internal lot lines
- Variation in the plane of the front façade
- Variation in architectural detailing and materials to emphasize the building module

G.3.8. Vary building, façade, and/or parapet heights to reflect traditional lot width, possibly in conjunction with setting back an upper floor, across the width and the depth of the building, or at the front.
land use & development

G.3.9. Repeat wall elements, including windows, columns, ornamental trim and architectural features, such that rhythms and patterns result.

G.3.10. Use horizontal elements such as porches, balconies and horizontal coursing to break up the vertical mass of a wall.
land use &
development

4. Building Materials and Colors

Objective

O.4.1. The project uses building materials that convey a sense of “belonging” in the setting of the District.

O.4.2. The project uses building materials that are durable and low maintenance to avoid maintenance issues.

Guidelines

G.4.1. Use traditional building materials with detailing that reduce the perceived scale of a building.

G.4.2. Use materials that convey a hand-crafted character.

G.4.3. Use durable materials that have proven performance in the Monterey climate.

G.4.4. Use high quality materials.

G.4.5. Large panelized products and extensive featureless surfaces are discouraged.

G.4.6. Incorporate changes in color, texture and materials into the building design to help to define human scale.