

# land use & development



## Land Use and Development - Objectives, Standards and Guidelines

The purpose of this section is to provide objectives, standards and guidelines for new land uses and development within the Planning Area. While the Specific Plan goals define the Specific Plan vision at varying levels of specificity, the purpose of the land use and development objectives is to provide a measurement for how adequately a project implements the Specific Plan vision and goals. When a project is analyzed for consistency with the Specific Plan, the objectives will serve as findings for approval. A citation of how the project meets a specific guideline or guidelines could serve as support for the findings.

### What's the Difference Between a Standard and a Guideline?

A standard is a requirement for all new development. However, a guideline suggests how a development might achieve a particular design objective. If a project incorporates features that are inconsistent with a particular guideline, the features may be deemed appropriate if adequate support is provided that the features achieve the particular objective.

# land use & development

## 1. Uses

The vision of the North Fremont Specific Plan is to host a wide range of business types, including neighborhood-serving commercial, restaurants, full-service hotels and/or motels, and development containing a mix of uses including business, retail and residential. All uses in the table on the following page must be found consistent with the objectives, as applicable.

### Objectives

- O.1.1. The commercial component of the project includes at least one of the following specific business types: supermarkets/grocery stores, banks, full-service repair shops, bakeries, or other visitor-serving and neighborhood-serving commercial uses consistent with the use chart below.
- O.1.2. The project is adjacent to Bruce Lane or Kolb Avenue and includes Commercial and/or Visitor Serving uses that do not generate high levels of noise, traffic, or other nuisances that may have an impact on the adjacent residential uses.
- O.1.3. The project is within the Visitor Serving Character Area and replaces existing commercial uses that do not relate to the hotel community or fairgrounds with visitor-serving uses, such as restaurants or coffee shops.

- O.1.4. The project includes residential uses that are incorporated into a mixed-use project fronting North Fremont Street and are located above, behind, or otherwise subordinate to the street level commercial use. All street level residential fronting North Fremont does not detract from the pedestrian orientation of the block face.
- O.1.5. The Residential component of the project that exceeds 30 dwelling units per acre is of exceptional design, implements the vision of the North Fremont Specific Plan and is consistent with all applicable design objectives with no exceptions.
- O.1.6. The project is consistent with MCC Section 3-505 (Performance Standards)
- O.1.7. The project is within the Monterey Peninsula Airport's area of influence and is consistent with the following Airport Comprehensive Land Use Plan (CLUP) policies:
  - Public use facilities and institutions such as schools are incompatible and shall not be located within the 65 and greater CNEL noise contour area or locate within two miles of airport runway. (Figure #4 of the CLUP)
  - Public use facilities and institutions such as schools are

# land use & development

incompatible and shall not locate within the 2-mile buffer area.

- Structures shall not penetrate the FAR PART 77 imaginary surfaces without either FAA or ALUC permission as it relates to lighting and marking.
- Uses which promote hazards to air navigation such as electrical interference, high intensity lighting, bird attractions, smoke or glare shall be reviewed by the Airport Land Use Commission (ALUC) and, where necessary, prohibited.

O.1.8. The project is located within the portion of the planning area within the CLUP “Clear Zone” which is an area designated at the end of each runway; and the project is consistent with Policy 6 of the CLUP, which states that the Clear Zone “shall remain free of structures and obstacles; concentrations of people shall be limited to ten persons on an annual average and no more than 25 persons at any one time on each net acre. Every attempt will be made to mitigate existing and potential incompatible uses.”

# land use & development

## Uses

P – Permitted C – Conditionally Permitted

Use Standards	Fronting North Fremont	Fronting Side Streets or Fairgrounds Road	Fronting Bruce Lane or Kolb
Assembly - Major	C	P	C
Assembly – Minor, First floor	P	P	P
Assembly Minor, above first floor	P	P	C
Food & Beverage Sales - Major	C	C	C
Food & Beverage Sales - Minor	P	P	C
Park and Recreation Facilities	P	P	P
Parking Area - Public	C	C	C
Parking - Subgrade	C	C	C
Residential, first floor	C*	P*	P*
Residential, above first floor	P*	P*	P*
Retail sales - Major	P	P	C
Retail sales - Minor	P	P	C
Restaurant - Major	P	P	C
Restaurant - Minor	P	P	C
Seating outside - Incidental, major	P	C	C
Service - Minor, first floor	P	P	C
Service - Minor, above first floor	P	P	C
Temporary uses	P	P	P
Utility, Major	C	C	C
Utility, Minor	P	P	P
Visitor Accommodation Facility	As allowed in City Code		
* Use Permit Required if Residential density exceeds 30 dwelling units per acre			