

Appendix B

North Fremont Specific Plan and Monterey City Code Amendments

MEMORANDUM

TO: Nicole West, Rincon
FROM: Chris Schmidt, Senior Associate Planner
DATE: March 20, 2023
SUBJECT: Specific Plan and Zoning Amendments

Specific Plan Amendments (Attachment 1)

Page 9 (Add Following Statement Under Introduction: The Specific Plan):

The Specific Plan is not part of the General Plan; rather, it is a tool used to implement the General Plan

Page 26 (Add Statement Under Challenges and Opportunities: Land Use):

Until then, the Specific Plan development objectives, standards and guidelines do not apply to VAF-zoned properties.

Page 47 (Add Following Statement Under Land Use and Development Objectives, Standards and Guidelines):

Project sites located within the Visitor Accommodation Facility Zoning District shall comply with the land use and development standards contained in the City of Monterey Charter, except as otherwise stated therein

Zoning City Code Amendments

Section 38-36.A

A. Number of Off-Street Parking Spaces Required.

Hotels and Motels	One per guest room; plus two for every 50 rooms <u>for hotels and motels with over 49 rooms</u> ; plus parking, as required for accessory uses.
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Section 38-117

A use permit may be approved for nonresidential uses, reducing the number of **parking spaces or loading spaces** to less than the number **and size** specified in the schedules in Section 38-115, provided that the following findings are made:

- A. The parking demand will be less than the requirement in Schedule A or B; and
- B. The probable long-term occupancy of the building or structure, based on its design, will not generate additional parking demand; or
- C. There is significant public parking within a reasonable distance that has been provided or will be provided within a reasonable time.

In reaching a decision, the Planning Commission shall consider survey data submitted by an applicant or collected at the applicant's request and expense.

introduction

Goal c. Provide a safe, efficient, well-maintained, and environmentally sound roadway system that supports an equality of choice among all modes of transportation.

Goal f. Provide an attractive and convenient transit service for Monterey citizens, especially those in the community who cannot or choose not to own a private automobile.

Goal g. Provide a transportation system that supports the local economy.

Policy g.1. Provide pedestrian-friendly environments in the commercial business districts to extend the time spent in the commercial business districts and enhance the overall shopping experience.

Policy g.2. Do not allow auto-oriented level-of-service standards to negatively affect the shopping experience in commercial business districts.

Policy g.6. Improve the pedestrian environment along North Fremont Street.

This Specific Plan replaces the North Fremont Area Plan with a more comprehensive strategy for the enhancement of this commercial corridor as mixed-use neighborhood. The Specific Plan provides tools beyond the capabilities of the Area Plan, such as area-specific development standards and design guidelines, and an inventory of existing and proposed improvements to the neighborhood's infrastructure.

The Financing and Implementation chapter identifies potential funding sources for proposed rights-of-way improvements. Funding may include grants, assessment districts, or a combination thereof. This chapter also recommends a strategy for obtaining the necessary funding to meet the project recommendations.

Under California law, local governments can use Specific Plans as tools to plan for needed revitalization and change, both in existing neighborhoods and new development areas. Specific Plans provide greater planning and design guidance than can be included in a General Plan, and they allow local governments the ability to address complex land ownership patterns and infrastructure needs. **The Specific Plan is not part of the General Plan; rather, it is a tool used to implement the General Plan.** Specific Plans can jump-start new development in depressed areas, and can ensure that the public gets the quality it desires in any new development.

The planning process for the North Fremont Specific Plan included several community meetings within the North Fremont business district as well as the adjacent residential neighborhoods. The community meeting participants were led through various exercises to define planning issues, identify opportunities, and solicit input on draft plan concepts. A Planning Commission Ad Hoc Committee also reviewed and commented on the plan at each stage of its development.

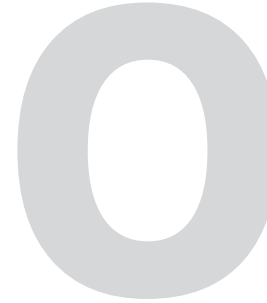
challenges & opportunities

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.

Until then, the Specific Plan development objectives, standards and guidelines do not apply to VAF-zoned properties.

The quantity of residential development within the City's Mixed-Use neighborhoods is defined by the General Plan, which allows 130 dwelling units along the North Fremont Corridor. Residential development that exceeds these thresholds would require a General Plan Amendment and associated environmental analysis. The Specific Plan encourages residential development as a part of a mixed-use project, which is a key ingredient to establishing a vibrant, pedestrian rich neighborhood. While the design of new development shall be oriented to the pedestrian, population must also be added to the planning area to create the vibrancy necessary to fulfill the North Fremont Specific Plan Vision.

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.

Project sites located within the Visitor Accommodation Facility Zoning District shall comply with the land use and development standards contained in the City of Monterey Charter, except as otherwise stated therein.

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.