

Date: October 13, 2016

To: File

From: Wayland Li, Senior Planner

Re: Lands designated as “Tech Industrial” in the Ardenwood Planned District (P-81-15)

On September 16, 2016, the City Council adopted Ordinance No. 17-2016, which amended Planned District P-81-15 as follows:

All references within P-81-15 regarding permitted, zoning administrator permitted, conditionally permitted, accessory or prohibited uses on lands designated as “Tech Industrial” by the General Plan land use map shall adhere to the I-T (Tech Industrial) uses set forth in Section 18.50.090.



ZONING ADMINISTRATOR FINDING

FZ-2009-2

I have made the following **ADMINISTRATIVE FINDING** interpreting the Zoning Ordinance, in particular the processing requirements for the following Planned Districts:

- A. Both the Ardenwood Research and Development Park (P-81-15) and the Auto Mall Planned Development (P-88-15-B) require a PD Major Amendment approval by the Community Development Director for new development.

In these instances (at the option of the applicant) the PD Major Amendment can be processed either prior to, or concurrently with, a DO Major application.

1. If processed prior to DO, then have the applicant submit information as required under the Planned District Major Amendment Submittal Checklist and charge the appropriate deposit for this application.

OR

2. If processed a concurrently, then submit a DO Major application and charge the DO Major deposit fee. After initiating and saving the DO case in Tidemark add the PD Major Amendment application but do not charge an additional deposit. Separate applications are not required, but the DO Major Application should note that it includes a PD Major Amendment.

The planner assigned to the project will coordinate issuance of a PD Major Amendment approval letter (signed by the CD Director) prior to issuance of the building permit. The PD Amendment letter need not specify conditions, but in lieu should specify that it approves the DO plan set that will be used to issue the building permit. The approval letter should be kept in the DO file which will be CIMAGED for record keeping purposes. The Planner shall add the following activity to the DO case in Tidemark:

Under ACIVITY button
Select "6. D.O. Review" menu
Select "Entitlement Approval" and fill in fields.

Zoning Administrator

Feb. 2, 2009

Date

PLANNER COMPLETING THIS FORM: Please

- (1) Log this Finding in the log sheet on the left side of the Findings file
- (2) Place in P-District Binders and Scan into PdfZoning available through GIS
- (3) Bring it up at the weekly Planning staff meeting



PLANNED DISTRICT TEXT

NOVEMBER, 1981

P-81-15

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- generally, any other industrial use which the Zoning Administrator finds to be similar in nature, function or operation to permitted uses listed.
- Park and K-6 School Site. Two of these 12 acre (net) elementary school and park sites are to be dedicated to the City. Each is to be improved as a City park via local improvement district at the time the City determines park construction should start, to the following standards:
 - a. grading and contouring;
 - b. the installation of an irrigation supply line with an automatic irrigation system;
 - c. the establishment of meadow area;
 - d. the installation of a master tree program on a 25 tree per acre basis;
 - e. the construction and installation of creative play apparatus;
 - f. installation of lights tennis courts and ball fields;
 - g. preparation of landscape working drawings and specifications for the above items.
- In the event the school district wants to place elementary schools within these parks, the City can lease the school district the appropriate amount of land.
- Senior and Junior High School Site. Approximately 37 acres are reserved for these uses in the event the school district purchases the land for such usage. This land is to be reserved for school purposes pursuant to Fremont Municipal Code Section 9-1928. If the district does not enter into an agreement to purchase this land five years after the acceptance of the initial final map the land will be added to the Town Development Plan, with the holding capacity set at 304 dwelling units (i.e. site two of the underlying density plus 158 dwelling units transferred from the 39 acre Ardenwood Park expansion area). The market value for sale of the site for school purposes shall be based solely on the underlying residential density of 33 dwelling units per acre.
- Ardenwood Park (Expansion). The 39 acre (net) open space area is to be dedicated to the City as an addition to Ardenwood Park in conjunction with the initial final map. The 156 dwelling units accrued from this institutional open space land are assigned to the underlying density for the Junior and Senior High School site unless the Fremont Unified School District acquires the site for a school facility, then the density may be transferred within Ardenwood Forest-New Town or elsewhere within this City.
- The developer shall be responsible for fencing the northerly side of Ardenwood Park. Construction design details and location of the fencing shall be as approved

- by the City Manager. The developer shall... provide 25 feet of pavement from Ardenwood Boulevard to the Ardenwood Boulevard/Newark Boulevard Dumbarton Freeway interchange to the main entrance to Ardenwood Park.
- Dedication to the City of Fremont of the Ardenwood Park Expansion (39 acres) is to be accomplished with the initial final map for Tract 4937.
- Visual Corridor. This continuous accessway and visually important tie from Ardenwood Regional Park to the Coyote Hills Regional Park is implemented via a pedestrian and bike trail along Ardenwood Boulevard and a linear trail through the High Technology industrial area. This landscaped linear trail is to be installed by the adjacent users and is to be maintained by the Industrial Users Association at the time of building construction. Buildings are to be set back at least 100 feet from the center line of the trail.
- Streets. Three types of public streets are proposed in the plan:
 - Thoroughfares—Paseo Padre Parkway with a right-of-way of 127 feet is extended through the area (and over SPRR) as a four-lane divided street. Ardenwood Boulevard (relocated Newark Boulevard) with a right-of-way of 119 feet is realigned and extended from Newark Boulevard at Route 84 (and over SPRR) to Union City Boulevard as a four-lane divided street. Deep Creek Road with a right-of-way of 39 feet is extended to Ardenwood Park as an undivided four-lane road. All of the thoroughfares are to be fully improved, complete with traffic, median landscaping, and grade separations at the railroad crossings.
 - Collectors—peripheral collector streets are planned for Village I and II. Village I has an internal collector street partly on the old Newark Boulevard right-of-way, and a schematic location is indicated for the collector within the industrial area. Curb-to-curb widths for collector streets are to vary from 38 feet to 44 feet for the industrial area. For the residential areas, the collector streets are to be 40 feet curb-to-curb (except frontage roads may be 34) and are to remain in the planned location unless varied by specific Council action. The industrial collector is to be aligned at the limit of Tentative Map review by the Planning Commission.
 - Service Streets—the local service streets (with a curb-to-curb width of 32 to 38 feet) planned for the residential areas are to be developed as shown unless the builders within a given village agree to an alignment change, which must be subsequently sanctioned by the Planning Commission.

10. Community Recycling Center—Community recycling centers shall be located in either an industrial area or the town center

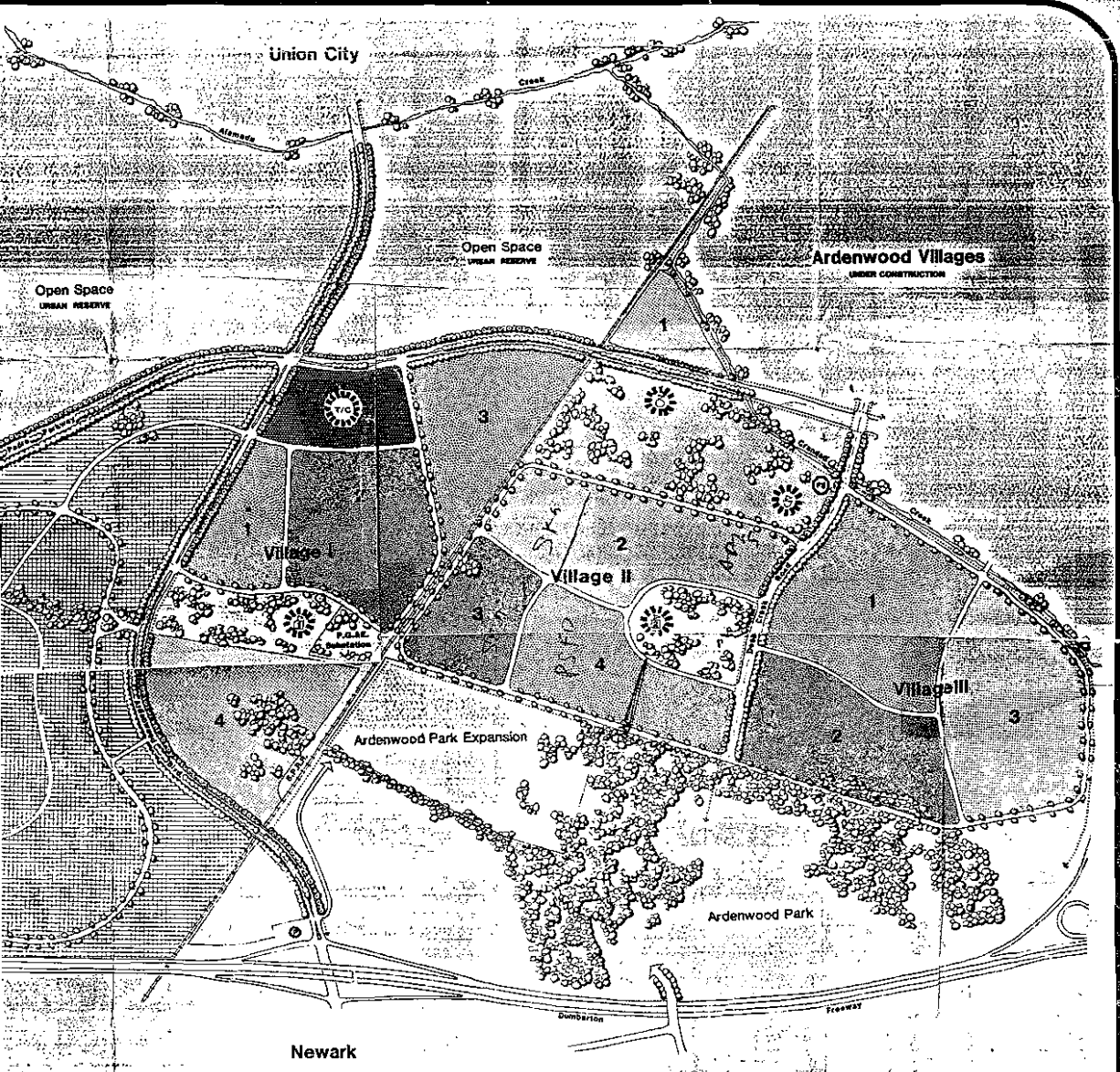
IV. Siting and Design Criteria

The standards to follow are intended to be minimum design parameters. However, the Planning Director, during site and architectural review of a specific development proposal, may allow different standards proposed by a builder provided an equal or better site planning relationship and living environment occurs by using different standards.

- 1. Siting Requirements.**
- a. Commercial, industrial, and office uses shall have a minimum yard area adjacent to a public street or private vehicular accessway of 25 feet. Such uses shall also have a minimum accessible yard of 20 feet on at least two adjoining sides of a building free and clear of any obstructions, in which parking may be allowed when not adjacent to a public street. Further, no building shall exceed 45 feet in height or cover more than 50 percent of the site unless the Planning Commission finds the height and size proposed is not detrimental to adjacent present and future development.
 - b. Residential uses shall meet the following:
 - 1. Single family detached and two family dwellings on conventional lots.
 - a. Front yard: 20 feet, but may be reduced to 10 feet for swing or hollywood drives, provided a variety of setbacks is maintained.
 - b. Side yards: One side 5 feet; total both sides 10 feet for one-story structures. One side 6 feet; total both sides 12 feet for two story structures. One side 8 feet; total both sides 16 feet and provided the

See PLAN 2006-001218 RUC/WING/10/05

- Multiple family and two-family dwellings:
 - a. Building to building: between two buildings, 20 feet; such separation to be determined at a rate of four (4:1) to one building separation to building face length. This distance may be reduced ten feet where buildings are one story or where no window is on one of the facing sides of the building.
 - b. Living Room to Living Room: Separated by 10 feet for primary living room windows on the first floor. Minimum setback from grade at 5 feet from building up to ten feet window sill height and separated by 60 feet for primary living room windows on floors above the first floor.
 - c. Living Room to Bedroom: Primary windows separated by 30 feet.
 - d. Building to Vehicular Accessway: Separated by 15 feet, but may be reduced to ten feet where and width of the building are not directly accessed to PAVAN



DU Intensity Scale

HOUSING CAPACITY	NET ACRES
Village I	
Neighborhood Cluster 1	185 13
Neighborhood Cluster 2	560 24
Neighborhood Cluster 3	360 24
Neighborhood Cluster 4	255 31
subtotal	1370 98
Village II	
Neighborhood Cluster 1	38 8
Neighborhood Cluster 2	310 31
Neighborhood Cluster 3	300 15
Neighborhood Cluster 4	330 22
subtotal	1020 76
Village III	
Neighborhood Cluster 1	510 34
Neighborhood Cluster 2	560 28
Neighborhood Cluster 3	340 34
subtotal	1410 96
total	3800 290

Elementary School/Park	12
Elementary School/Park	12
Junior High School	**15
Senior High School	**22
Ardenwood Park Expansion	39
High Technology Industry	283
Town Center	14
Secondary Commercial	14
Thoroughfare	52
Collector	39
Service Street	26
Visual Park—Trail Corridor	5
Park & Ride	0
Fire Station	0
Trail	0

NOTE: ALL ACRES ARE APPROXIMATE. NOTE: 304 DUS URBANITY DENSITY

PRE PLAN (PD Exhibit)

ARDENWOOD FOREST-NEW TOWN
FREMONT, CALIFORNIA
 THE ENVIRONMENTAL CENTER
 PLANNING, DESIGN & LANDSCAPE ARCHITECTURE
 1961 THE ALAMEDA, SAN JOSE, CA 95126 (408) 249-6152

I. DEVELOPMENT POLICIES

The Ardenwood Forest-New Town is in accordance with the General Plan of Fremont and is intended to implement the objective and principles of that plan. The following policies shall guide prospective builders in the design of specific developments and the Planning Commission, City Council and City staff in the review of such developments.

1. to create a "new town" complete with open space, commerce, industry, housing and public facilities;
2. to reduce traffic and air quality adverse impacts, industrial firms should be encouraged to work with residential builders in making housing available to employees and to hire local residents to the maximum extent feasible;
3. to reduce fiscal impact on the City, industrial users are encouraged to sell, at retail, their manufactured goods on the premises whenever feasible;
4. to encourage the development of cost consciousness housing;
5. to assist the provision of "affordable" housing for persons working nearby;
6. to streamline development review of a given project;
7. to promote variety in housing type with emphasis on "cluster" designs;
8. to give maximum flexibility for innovative and creative designs;
9. to develop a hierarchy and sense of place within residential areas through use of the village identity concept;
10. to strongly encourage maximum use of allocated density;
11. to allow flexibility of density adjustments;
12. to provide a planning and engineering framework to facilitate development by one or more builders;
13. to assure intended development concepts and site plans create interesting, desirable and energy conserving living environments;
14. to avoid non-monotonous building arrangements;
15. to cause common open spaces to be arranged in a varying, interesting, and changing pattern; and
16. to develop minimum acceptable design standards.

II. PROCESSING PROCEDURE

The Ardenwood Forest-New Town Development Plan and Development Text, is to function as the Precise Site Plan and Planned District Text of the Planned District.

After adoption of the Precise Site Plan and before filing of tentative maps, final map, and building permits, the following development review procedure shall be followed:

1. Preliminary Site Plan and Architectural - Staff Review. Preliminary floor plans, conceptual building elevations, schematic site and landscape plan shall be submitted to the City staff for review. City staff shall respond to the submittals within 21 calendar days of the filing date.

2. Final Site Plan and Architectural Review - Planning Director.

Dimensioned floor plans, building elevations with exterior materials noted thereon, site and schematic landscape plan shall be filed with the Planning Department accompanied by precise site plan filing fee in effect at the time paid. The Planning Director shall conduct a review of the proposed development and prepare decision not more than 30 calendar days from the date of filing unless he determines that the filing was incomplete.

The Planning Director's review shall be based on the Precise Site Plan (Town Development Plan), Planned District Text (Development Text), conditions of approval for Planned District, P-81-15, and any development agreement entered into by the City of Fremont and the applicant.

In the event a prospective developer is in disagreement with the Planning Director's action, the application shall be referred to the Planning Commission in conformance with the appeal procedure of the Fremont Municipal Code.

Precise site plans shall be prepared by the following: professional planner (AICP status), architect, landscape architect and civil engineer.

III. LAND USE ACTIVITIES

Several land uses are planned within the Town Development Plan and their intensity, extent, and usage limitations are defined herein. The town is planned to be completely built-out in 15 years.

1. Residential. Activities for 3,800 residential units (an alternative for residential usage--304 du's-- of the Junior and Senior High School site is planned in the event such schools are not built) are segregated into three villages, with each village further divided into smaller neighborhood clusters, 11 within all three villages. Three intensities of residential density, 5-10 du's/acre, 10-15 du's/acre, and 15-20 du's/acre (dwelling units per net development acre), are allocated for each village with a specific intensity for each neighborhood cluster.

Density intensity within a given neighborhood cluster may be further divided into higher or lower intensities by a builder without any required Planning Commission or City Council action sanctioning such changes as long as the stipulated holding capacity of the neighborhood cluster is not exceeded. Density may be transferred from one neighborhood cluster to another within the same village, provided the transfer is approved by the builders/owners of affective clusters and also approved by the Planning Commission.

Density may be transferred from one neighborhood cluster in a village to a cluster in another village, provided: a) the transfer is approved by the builders of affective clusters, b) also approved by the Planning Commission, and c) the Planning Commission's action is sanctioned by the City Council.

Dwelling units in Neighborhood 4 of Village 1 shall be clustered to preserve the maximum number of trees.

A Homeowners Association is to be formed for each residential neighborhood and is to covenant and be responsible for the maintenance of all commonly owned facilities, including private vehicle access ways, which are not maintained by a public utility agency, except that all maintenance work resulting from backfill failure is to be the responsibility of the Homeowners Association (after the one-year warranty period). The developer is to be responsible for maintenance of all facilities during the one-year warranty period. The Homeowners Association shall be required to contract with a professional management firm to handle maintenance operations and collection procedures. Association membership fees shall permit 15% annual increases without membership approval and shall be sufficient to accomplish both short term and long term maintenance.

Within the residential area the following uses are allowed, as per the Fremont Municipal Code use definitions:

- a. single family detached dwellings;
- b. two family and multiple dwellings;
- c. townhouse dwellings;
- d. public and quasi-public buildings and uses of a recreational, educational, religious, cultural, or public service type; not including corporation yards, storage or repair yards, and warehouses;
- e. children's nursery schools;
- f. special residential care facilities;
- g. home occupations, the Zoning Administrator being the reviewing agency;
- h. accessory uses as normally allowed in the single family residential district of the Fremont Municipal Code.

Within the residential area the CC&R's shall prohibit the parking of boats, campers and trailers on residential sites.

2. Town Center. This is a land use activity area set aside for community commercial uses and services for the residents in the area west of the Nimitz Freeway; and as such, it will function as the main commercial focus of and identity of the new town. This commercial, office and service center will be named Ardenwood Forest-Town Center; and the following uses are allowed, as noted, within the Town Center, as per the Fremont Municipal Code use definitions.

- a. apparel and accessory stores;
- b. auto and home supply stores;
- c. community recycling center;
- d. eating and drinking places, except drive-ins, nightclubs, discotheques and adult nightclubs;
- e. food stores;
- f. furniture, home furnishings and equipment stores;
- g. general merchandise stores, except department stores;
- h. hardware stores;
- i. home improvement centers;
- j. miscellaneous retail, except adult bookstores and head shops;
- k. paint, glass and wallpaper stores;
- l. automotive repair services and garages, except major auto repair and car washes;
- m. beauty and barber shops;
- n. bicycle, camera, lawnmower, leather goods, business machine repair shops;
- o. business services, except establishments engaged in renting or leasing machinery, tools, or other equipment;
- p. clothing and costume rental;
- q. coin-operated service machine operations;
- r. communications services, not elsewhere classified;
- s. dog grooming;
- t. finance, insurance and real estate;
- u. gunsmith and locksmith shops;
- v. health clubs or spas;
- w. health services;
- x. hotels and motels;
- y. judo and karate instruction;
- z. laundry, cleaning and garment services, except power and industrial launderers;
- aa. legal and miscellaneous services, including landscape architecture and planning;
- bb. motion pictures, except drive-in motion picture theaters and adult theaters;
- cc. photographic studios, portrait;
- dd. printing, publishing and allied industries;
- ee. radio and TV broadcasting;
- ff. reupholstery and furniture repair;
- gg. shoe repair, shoeshine and hat cleaning shops;
- hh. tax return preparation service;

- fi. taxidermists;
- jj. theatrical producers and miscellaneous theatrical services, except burlesque companies;
- kk. travel agencies and bureaus;
- ll. veterinary services;
- mm. watch, clock and jewelry repair;
- nn. bowling alleys;
- oo. generally: any other retail, service public or quasi-public use which the zoning administrator finds is similar in nature, function or operation to permitted uses listed.

3. ~~Secondary Commercial~~ These land use activities are located on the development plan proximate to the Dumbarton Freeway. The area is planned to accommodate uses normally needed by the traveling public, uses serving the regional park facilities and high technology industrial activities, and/or high volume retail uses serving the residents of the City and region (shopper type goods as opposed to convenience goods), all of which are not dependent on a central location. The area is to be identified with a name that includes "Ardenwood"; and the following uses as per the Fremont Municipal Code use definitions, are allowed, within the secondary commercial area.

a. Retail stores:

- 1. Antique stores;
- 2. Automotive dealers;
- 3. Apparel and accessory shops;
- 4. Auto and home supply stores;
- 5. Commercial nurseries;
- 6. Convenience food stores;
- 7. Doughnut shops;
- 8. Drug and proprietary stores;
- 9. Eating places, except for drive-in restaurants or establishments dispensing alcoholic beverages;
- 10. Furniture, home furnishings and equipment stores;
- 11. Hardware stores;
- 12. Ice cream stores;
- 13. Miscellaneous shopping goods (except adult bookstores);
- 14. Mobile home dealers;
- 15. Paint, glass and wallpaper stores;
- 16. Retail stores, not elsewhere classified, except head shops, and materials customarily sold, loaned, or rented in adult bookstores;
- 17. Variety stores.

b. Services:

- 1. Accounting, auditing and bookkeeping services;
- 2. Automobile repair, services and garages, except for major auto repair and car washes;
- 3. Beauty and barber shops;
- 4. Bicycle repair shops;
- 5. Clothing and costume rental;
- 6. Coin-operated laundries and dry cleaning;
- 7. Dog grooming;
- 8. Dressmaking;
- 9. Equipment rental and leasing services;
- 10. Garment pressing and agents for laundries and dry cleaning;
- 11. Gunsmith shops;
- 12. Laundry and garment services not elsewhere classified;
- 13. Lawnmower repair shops;
- 14. Locksmith shops;
- 15. Motels and hotels;
- 16. Motion picture theaters, except drive-in or adult theaters;
- 17. Offices of physicians, dentists, osteopaths, and other health services;
- 18. Photographic studios, portrait;
- 19. Radio and TV repair shops;

20. Shoe repair, shoeshine, and hat cleaning shops;
21. Travel agencies and bureaus;
22. Veterinary services;
23. Watch, clock, and jewelry repair shops.

c. Finance, Insurance and Real Estate:

1. Federal reserve, commercial and stock savings and mutual savings banks, savings and loan associations and personal credit institutions;
2. Insurance agents, brokers, and service;
3. Real estate agents and managers.

d. Any other retail, service, public or quasi-public use which the Zoning Administrator finds is similar in nature, function and operation to permitted uses listed.

4. High Technology Industrial. One major land area is allocated for this use activity. Uses within this area are to be devoted to research, administrative, lighter manufacturing, and wholesale uses in an attractively landscaped physical setting compatible with the adjacent and nearby residential and regional park uses.

A mandatory industrial park owners association for the industrial area is to be formed. The associations functions shall include:

- Developing and implementing a transportation plan that encourages the use of public transit, car pools, van pools, walking and bicycling to work. The plan should contain such measures as staggered work hours, preferential parking and access and bus shelters;
- Developing and implementing a Water Quality Maintenance Plan which shall include a pavement sweeping and catch basin cleaning program for major private parking and private street areas;
- Working with the Fremont Police Department on security measures;
- Working with the Fremont Fire Department in developing a program for handling chemical spills, fires, and other emergencies;
- Working with the Union Sanitary District and other public agencies to encourage waste water recirculation processes for large waste water generators;
- Working with public and private agencies to encourage industrial users to conserve resources (energy, water, etc.) whenever feasible.

The Industrial Park Owners Association is to be responsible for the maintenance of:

- All major on-site storm drain facilities, including retention ponds, major grease and oil traps, and catch basins.
- Street sweeping the major industrial area parking lots and private streets.
- All common landscaping and entry features within the public right-of-way in the industrial area.
- The trail/open corridor adjacent to the "P" line, traversing the industrial area.
- Working with local recyclers for regular pickup of materials.

The area adjacent to the visual corridor (see land use subsection 8 of this section) along the "P" line in the industrial area shall be used for recreational uses for industrial area employees to the maximum extent feasible. Such items as par exercise courses, tennis courts, ball fields

and picnic areas are suggested. Parking areas on the periphery of the area is allowed provided there is sufficient buffering between parking and recreation areas. This area is to be named Ardenwood Forest Business and Services Park; and the following uses are allowed, as noted, within this high technology industrial area.

a. manufacturing as follows:

- (1) apparel and other finished products;
- (2) printing, publishing and allied industries;
- (3) drugs;
- (4) miscellaneous plastic products made from purchased resins;
- (5) glass products made of purchased glass;
- (6) office, computing and accounting machines;
- (7) electrical and electronic machinery equipment and supplies as follows:
 - (a) electric lighting and wiring equipment;
 - (b) radio and television receiving equipment, except communication types;
 - (c) communications equipment;
 - (d) electronic components and accessories; and
 - (e) radiographic X-ray, fluoroscopic X-ray, therapeutic X-ray, and other X-ray apparatus and tubes; electromedical and electrotherapeutic apparatus;
 - (f) electrical machinery, equipment and supplies not elsewhere classified.
- (8) measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and locks;
- (9) musical instruments;
- (10) toys and amusement, sporting and athletic goods;
- (11) costume jewelry, custom novelties, buttons and miscellaneous notions;

b. transportation services for packing and crating;

c. wholesale trade durable goods as follows:

- (1) automotive parts and supplies;
- (2) furniture and home furnishings;
- (3) sporting, recreational, photographic and hobby goods, toys and supplies;
- (4) electrical goods;
- (5) hardware and plumbing and heating equipment and supplies;
- (6) commercial machines and equipment;
- (7) industrial supplies;
- (8) professional equipment and supplies;
- (9) service establishment equipment and supplies;
- (10) jewelry, watches, diamonds and other precious stones; and
- (11) durable goods not elsewhere classified.

d. wholesale trade nondurable goods as follows:

- (1) paper and paper products;
- (2) drugs, drug proprietaries and druggists' sundries;
- (3) apparel, piece goods and notions;
- (4) beer, wine and distilled alcoholic beverages;
- (5) tobacco and tobacco products;
- (6) paints, varnishes and supplies;
- (7) nondurable goods not elsewhere classified; and
- (8) lubricants in consumer containers.

e. services as follows:

- (1) direct mail advertising services;
- (2) blueprint and photocopying services;
- (3) computer and data processing services;

- (4) research and development laboratories;
- (5) burglar alarm maintenance and monitoring;
- (6) photofinishing laboratories for the trade;
- (7) commercial testing laboratories;
- (8) cloth cutting, bolting or winding for textile distributors;
- (9) folding and refolding service, textiles, shirts, etc.
- (10) labeling bottles, cans, cartons, etc., for the trade;
- (11) packaging and labeling service;
- (12) medical and dental laboratories;
- (13) real estate, operators and brokers of industrial properties; and
- (14) community recycling center;

- f. administrative and executive offices;
- g. the retail sale of goods which are manufactured, processed or assembled (improved or developed to a higher use by machine or by hand) on the premises; and
- h. household goods, warehousing and storage;
- i. generally: any other industrial use which the zoning administrator finds is similar in nature, function or operation to permitted uses listed.

5. Park and K-6 School site. Two of these 12 acre (net) elementary school and park sites are to be dedicated to the City. Each is to be improved as a City park via local improvement district at the time the City determines park construction should start, to the following standards:

- a. grading and contouring;
- b. the installation of an irrigation supply line with an automatic irrigation system;
- c. the establishment of meadow area;
- d. the installation of a master tree program on a 25 tree per acre basis;
- e. the construction and installation of creative play apparatus;
- f. installation of lighted tennis courts and ball fields;
- g. preparation of landscape working drawings and specifications for the above items.

In the event the school district wants to place elementary schools within these parks, the City can lease the school district the appropriate amount of land.

6. Senior and Junior High School Site. Approximately 37 acres are reserved for these uses in the event the school district purchases the land for such usage. This land is to be reserved for school purposes pursuant to Fremont Municipal Code Section 8-1528. If the district does not enter into an agreement to purchase this land five years after the acceptance of the initial final map the land will be added to the Town Development Plan, with the holding capacity set at 304 dwelling units (i.e., step two of the underlying density plus 156 dwelling units transferred from the 39 acre Ardenwood Park expansion area). The market value for sale of the site for school purposes shall be based solely on the underlying residential density of 3-5 dwelling units per acre.

7. Ardenwood Park (Expansion). The 39 acre (net) open space area is to be dedicated to the City as an addition to Ardenwood Park in conjunction with the initial final map. The 156 dwelling units accrued from this institutional open space land are assigned to the underlying density for the Junior and Senior High School site unless the Fremont Unified School District acquires site for a school facility, then the density may be transferred within Ardenwood First New Town or elsewhere within this City.

The developer shall be responsible for fencing the northerly side of Ardenwood Park. Construction design details and location of the fencing shall be as approved by the City Manager.

The developer shall also provide 24 feet of pavement from Ardenwood Boulevard at the Ardenwood Boulevard/Newark Boulevard/Dumbarton Freeway interchange to the main entrance to Ardenwood Park.

Dedication to the City of Fremont of the Ardenwood Park Expansion (39 acres) is to be accomplished with the initial final map for Tract 4937.

8. Visual Corridor. This continuous accessway and visually important tie from Ardenwood Regional Park to the Coyote Hills Regional Park is implemented via a pedestrian and bike trail along Ardenwood Boulevard and a linear trail through the High Technology Industrial area. This landscaped linear trail is to be installed by the adjacent users and is to be maintained by the Industrial Users Association at the time of building construction. Buildings are to be set back at least 100 feet from the center line of the trail.
9. Streets. Three types of public streets are proposed in the plan.
Thoroughfares--Paseo Padre Parkway with a right-of-way of 127 feet is extended through the area (and over SPRR) as a four-lane divided street. Ardenwood Boulevard (relocated Newark Boulevard) with a right-of-way of 119 feet is realigned and extended from Newark Boulevard at Route 84 (and over SPRR) to Union City Boulevard as a four-lane divided street. Deep Creek Road with a right-of-way of 99 feet is extended to Ardenwood Park as an undivided four-lane road. All of the thoroughfares are to be fully improved, complete with trails, median landscaping and grade separations at the railroad crossings.

Collectors--peripheral collector streets are planned for Villages II and III, Village I has an internal collector street partly on the old Newark Boulevard right-of-way, and a schematic location is indicated for the collector within the industrial area. Curb-to-curb widths for collector streets are to vary from 36 feet (frontage road sections) to 44 feet for the industrial area. For the residential areas, the collector streets are to be 40 feet curb-to-curb (except frontage roads may be 34) and are to remain in the planned location unless varied by specific Council action. The industrial collector is to be aligned at the time of Tentative Map review by the Planning Commission.

Service Streets--the local service streets (with a curb-to-curb width of 32 to 36 feet) planned for the residential areas are to be developed as shown unless the builders within a given village agree to an alignment change, which must be subsequently sanctioned by the Planning Commission.

IV. SITING AND DESIGN CRITERIA

The standards, to follow, are intended to be minimum design parameters. However, the Planning Director, during site and architectural review of a specific development proposal, may allow different standards proposed by a builder provided an equal or better site planning relationship and living environment occurs by using different standards.

1. Siting Requirements. *See attached changes*

- a. Commercial, industrial, and office uses shall have a minimum yard area adjacent to a public street or private vehicular accessway of 25 feet. Such uses shall also have a minimum accessible yard of 20 feet on at least two adjoining sides of a building free and clear of any obstructions, in which parking may be allowed when not adjacent to a public street. Further, no building shall exceed ~~45~~ ⁴⁵ feet in height or cover more than 50 percent of the site unless the Planning Commission finds the height and size proposed is not detrimental to adjacent present and future development.

- b. Residential uses shall meet the following:

- (1) Single family detached and two family dwellings on conventional lots.

- (a) Front yard:

20 feet, but may be reduced to 10 feet for swing or Hollywood drives, provided a variety of setbacks is maintained.

See changes approved in final industrial area, PLN 2006-00120 in this binder.

- (b) Side yards: One side 5 feet; total both sides 10 feet for one-story structures. One side 6 feet; total both sides 12 feet for two story structures. One side 0 feet; total both sides 10 feet and provided the dwelling on the adjacent lot is 10 feet away.
- (c) Side street side yard: 10 feet.
- (d) Rear yard: 20 feet.
- (e) Building height: 30 feet for principal structures, 12 feet for accessory structures.

(2) Multiple family and townhouse dwellings.

- (a) Building to Building. Between two buildings, 20 feet; such separation to be determined at a ratio of four (4:1) to one, building separation to building face length. This distance may be reduced ten feet where buildings are one story or where no window is on one of the facing sides of the building.
- (b) Living Room to Living Room. Separated by 40 feet for primary living room windows on the first floor (measured from finished grade at 5 feet from building) up to ten feet window sill height and separated by 50 feet for primary living room windows on floors above the first floor.
- (c) Living Room to Bedroom. Primary windows separated by 30 feet.
- (d) Building to Vehicular Accessway. Separated by 15 feet, but may be reduced to ten feet where end walls of the building are not directly accessed to PVAW.
- (e) Building to Public Street Right-of-Way. One story and two story separated by 20 feet and over two story separated by 25 feet, but may be reduced to 12 feet 6 inches in some locations.
- (f) Building to Interior Property Line. Separated by 15 feet, but 20 feet between a living room window and an interior lot line.
- (g) Private Open Space Areas. Each dwelling shall have one primary space directly accessible from the dwelling with at least 120 square feet and a minimum dimension of ten feet, or 60 square feet with a minimum dimension of six feet when the primary space is above ground level.
- (h) Private Open Space Separations. Separated by ten feet to a private vehicular accessway section or public street right-of-way.
- (i) Open Space Coverage. At least 50 percent of the site shall be reserved for open space, which may contain plazas, pedestrian ways, landscaped greens, planting pockets, recreation facilities, and roofs of parking structures when designed for pedestrian or recreational usage. However, the Planning Director may reduce the open space percentage up to five percent when warranted by superior design and open space allocation.
- (j) Height and Size Limit. No building shall exceed 45 feet in height or cover more than 50 percent of the site unless the Planning Commission finds the height and size proposed is not detrimental to adjacent present and future development.

- (k) Miscellaneous. All other standards not herein covered shall be subject to standard Garden Apartment Residence (R-G) district regulations per Fremont Municipal Code.
 - (l) Solar. Buildings and uses (e.g. plazas, activity centers, open space) should be designed and sited to ensure maximum solar access and orientation.
2. Off-Street Parking Requirements. The required parking for the various uses shall be as listed. In the event a specific use does not fit into a listed category, the Planning Director will establish the required number of spaces.
- a. Residential.
 - (1) Single family detached and two family dwellings on conventional lots: two covered spaces per dwelling.
 - (2) Townhouses, townhouse designed condominiums and zero lot line dwellings on nonconventional lots: two covered parking spaces and one-half open guest space are required per dwelling; but guest spaces may be located on public streets when the dwelling directly accesses to that public street and where driveways do not preempt parking on the street.
 - (3) Multiple family, condominiums and townhouse designed condominiums when sited within a condominium project: one covered space and one open guest space per dwelling; plus an additional one-half open space for dwellings having more than two bedrooms.
 - b. Commercial Centers. One space for each 250 square feet of gross leasable area, exclusive of bowling alleys, movie theaters, and skating rinks.
 - c. Industrial. One space for each 450 square feet of building area or by Planning Director action; one parking space for each two employees.
 - d. Wholesale. Three spaces, plus one for each 250 square feet of office area, and one space for each 500 square feet of merchandise storage area.
 - e. Office. One space for each 300 square feet of floor area up to 20,000 square feet of floor area, plus one space for each 500 square feet of floor area in excess of 20,000 square feet.
 - f. Banks and Medical Offices. One space for each 200 square feet of floor area.
 - g. Miscellaneous: Provision of bicycle spaces shall be encouraged for uses in the commercial and industrial areas.
3. Parking and Private and Emergency Vehicular Accessways Geometrics.
- a. The minimum open parking space dimension is 9'-00" by 20'-00", but 35 percent of the required spaces may be reduced to 8'-00" by 16'-00" to accommodate compact automobiles. The minimum covered and/or enclosed parking space inside dimension (for required covered parking) shall be 9'-00" by 19'-00" with six inch encroachment allowed for supporting columns. When a raised curb is used at the end of a parking space, the dimension of the space may encroach 2'-00" from face of curb into the landscaping behind the curb, provided the total width of the landscaped areas is 5'-00".
 - b. All two-way private vehicular accessways shall be not less than 24 feet wide (clear width) in those portions where no parking is allowed directly off the accessway. An additional four foot width is required on the side of the accessway wherein right angle enclosed garage parking is provided, which may be in the form of a four-foot driveway apron.

Two foot additional width is also required on the side of an accessway wherein right angle carport or uncovered parking is provided, which may be in the form of an apron or extra parking space depth. Carport posts are to be located at least 16 feet from the center line of the accessway. The additional lane width requirements do not apply inside concrete parking garages.

- c. A 32 foot wide accessway may be used with parallel parking on one side, and 36 foot wide accessway may be used with parallel parking on both sides in special cases approved by the City Engineer.
 - d. Vertical curbs shall be used, except rolled curbs may be used where driveways make vertical curbs impractical. Valley gutters are discouraged, but where allowed shall be Portland concrete cement, PCC.
 - e. The minimum at edge of pavement radius is 20 feet, except for required "turnaround" facilities.
 - f. An adequate hammerhead or bulb turnaround (minimum curb radius of 40 feet or 45 feet, if landscaped island is provided) is to be provided at the end of a deadend private vehicular accessway unless the design incorporates a "T" or four-way intersection within approximately 150 feet of the end of a straight accessway. Turnaround facilities are to be adequate to allow fire apparatus and other emergency vehicles to turnaround without backing into parking spaces.
 - g. Driveway aprons to enclosed garages shall be either eight feet or less (four feet when a sidewalk proximate) or 18 feet or greater, with the dimension measured along the center line of the driveway apron. Automatic "Roll-up" garage doors shall be provided on all garages where servicing driveway aprons are less than 23 feet in length.
 - h. Where five units or more have front doors directly accessed to the PVAW, a sidewalk with a minimum width of 4'-00" (exclusive of the driveway apron lengths standard) shall be provided on one side of the PVAW, unless an acceptable pedestrian pathway system is provided within the common open space area or driveway aprons are so closely spaced that a sidewalk would serve no useful pedestrian purpose.
 - i. Emergency accessways shall have a minimum clear right-of-way of 20 feet and a minimum travel surface area width of 15 feet.
 - j. Between parking or circulation areas and a public street right-of-way or private street easement: twenty feet but minor encroachments may occur to within 10 feet where adequate mounding and screening to reduce views into parking or vehicular access areas is provided, subject to Director of Planning approval.
4. Landscaping Requirements (Excepting Detached Homes on Individual Lots).
- a. All yard areas adjacent to vehicular accessways (including public streets, PVAW's and freeways) shall be landscaped with lawn, shrubs, ground cover, and trees in varying amounts subject to Director of Planning approval.
 - b. All landscaped areas shall be provided with an automatic irrigation system.
 - c. Large areas of parking pavement shall be given visual relief by interspersing of landscaped pockets in unneeded areas, e.g., the ends of parking aisles. Open or carport parking areas in multiple dwelling developments shall be divided into areas including no more than ten abutting parking spaces with intervening areas landscaped with trees and ground cover.

- d. A landscaped planter consisting of a minimum width of 36 inches shall be installed contiguous to all parking spaces except for that portion required for ingress and egress and where the front of a parking space abuts the front of an adjacent parking space. Planters may be omitted to provide driveway access to existing or future adjoining parking areas or where landscaped required yards are provided.
 - e. A minimum six foot wide area between any off-street parking area and any interior lot line abutting a residential lot or future residential lot shall be landscaped with fast growing trees, shrubs and ground covers.
 - f. Parking areas shall have trees of a five gallon or larger size installed in the following ratios:
 - (1) Parking along the perimeter of a site, one tree per three spaces. Such trees shall be distributed along the perimeter. Where parking spaces under separate ownership are contiguous to each other along a property line, such spaces shall be provided trees in the same ratio as required in the following subsection.
 - (2) Parking not located along the perimeter of the site, one tree per ten spaces. Such trees shall be distributed within the parking area other than the perimeter.
 - g. Parking areas shall be screened from public rights-of-way, subject to standard ordinance requirements.
 - h. All other standards relative to parking areas, not herein covered, shall be subject to standard parking ordinance regulations per the Fremont Municipal Code.
 - i. The "p" line landscaping shall be designed to be a natural-like wetlands type drainage system utilizing native-drought resistant plants and follow recommendation of the Mosquito Abatement District and subject to the approval of the Alameda County Flood Control and Water Conservation District.
 - j. Landscaping in the project shall use native drought-resistant plant materials to the maximum extent feasible.
 - k. Irrigation systems proposed shall be automatic and shall be a "conserving" type to the maximum extent feasible. All systems shall require approval of the City Landscape Architect.
5. Building and Site Design Criteria.
- a. All sides of a building are to be architecturally treated although one or more sides may be emphasized.
 - b. Use of building elements and landscaping to screen trucking areas or outside storage and trash areas shall be incorporated in each site plan design.
 - c. Exterior wall heights and finishes shall be used to screen roof mounted equipment including extensions of any roofslope elements as part of the overall design.
 - d. Exterior building design and finishes shall reflect proper attention to create a design approach with individual building design forms complementing landscaping and adjacent buildings.
 - e. Building design shall reflect a variety of forms and not just addition of finishes to uncreative building "boxes."
 - f. Building finishes for commercial and industrial areas and colors shall utilize and contrast both natural materials, like bricks, sandblasted concrete, rough sawn wood, and reflective glass with painted rough stucco, painted concrete, and aluminum.

- g. If a building does not act as a total roof screen for mechanical equipment, then any addition to the building to screen present or future mechanical equipment or solar collectors shall be of the same building design elements and color. The use of separate mechanical screen fence design shall be discouraged.
- h. No materials, supplies or equipment, excluding company owned or operated trucks and motor vehicles, shall be stored in any area on a site except inside or behind a solid visual barrier which screens such areas from adjoining properties or public streets, which barrier shall be at least six feet in height.
- i. All structures shall be constructed using climatological considerations and feasible energy-effective appliances and devices.
- j. Any community recycling center shall be screened from view and shall be maintained by a nonprofit agency or industrial association or the town center.
- k. Lighting for parking lots and private streets shall utilize sodium vapor or other energy conserving lighting systems including photoelectric cells.
- l. All industrial and commercial structures shall be constructed with automatic sprinkling systems. Exceptions to this requirement may be made by the Fire Chief in special cases where he determines such systems are not necessary.
- m. Direct vehicular access to public streets for townhouses and condominiums is to be discouraged.

This continuous accessway and view from Ardenwood Regional Park to regional Park is implemented via a trail along Ardenwood Boulevard through the High Technology Industrial-scaped linear trail is to be installed and is to be maintained by the association at the time of building to be set back at least 100 feet from the trail.

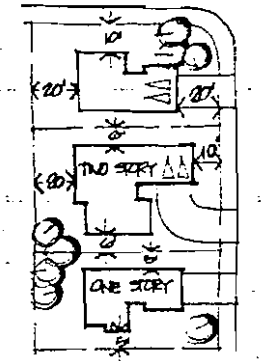
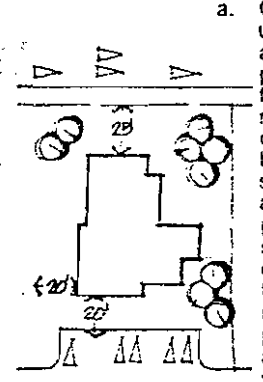
San Jose Padre Parkway with a right-of-way extended through the area (and over the divided street, Ardenwood Boulevard) with a right-of-way designed and extended from Newark Boulevard (84 and over SPRR) to Union City four-lane divided street. Deep Creek Parkway of 99 feet is extended to an undivided four-lane road. All of these are to be fully improved, complete landscaping, and grade separations at crossings.

Several collector streets are planned for Village I has an internal collector street. Location is indicated for the collector street area. Curb-to-curb widths for collector streets vary from 36 feet to 44 feet for the residential areas, the collector street is 50 feet curb-to-curb (except frontage) and are to remain in the planned area as indicated by specific Council action. The collector street is to be aligned at the time of approval by the Planning Commission.

The local service streets (with a curb-to-curb width of 2 to 36 feet) planned for the residential areas to be developed as shown unless the given village agree to an alignment that be subsequently sanctioned by the Planning Commission.

design parameters. However, the Planning Director, during site and architectural review of a specific development proposal, may allow different standards proposed by a builder provided an equal or better site planning relationship and living environment occurs by using different standards.

1. Siting Requirements.



a. Commercial, industrial, and office uses shall have a minimum yard area adjacent to a public street or private vehicular accessway of 25 feet. Such uses shall also have a minimum accessible yard of 20 feet on at least two adjoining sides of a building free and clear of any obstructions, in which parking may be allowed when not adjacent to a public street. Further, no building shall exceed 45 feet in height or cover more than 50 percent of the site unless the Planning Commission finds the height and size proposed is not detrimental to adjacent present and future development.

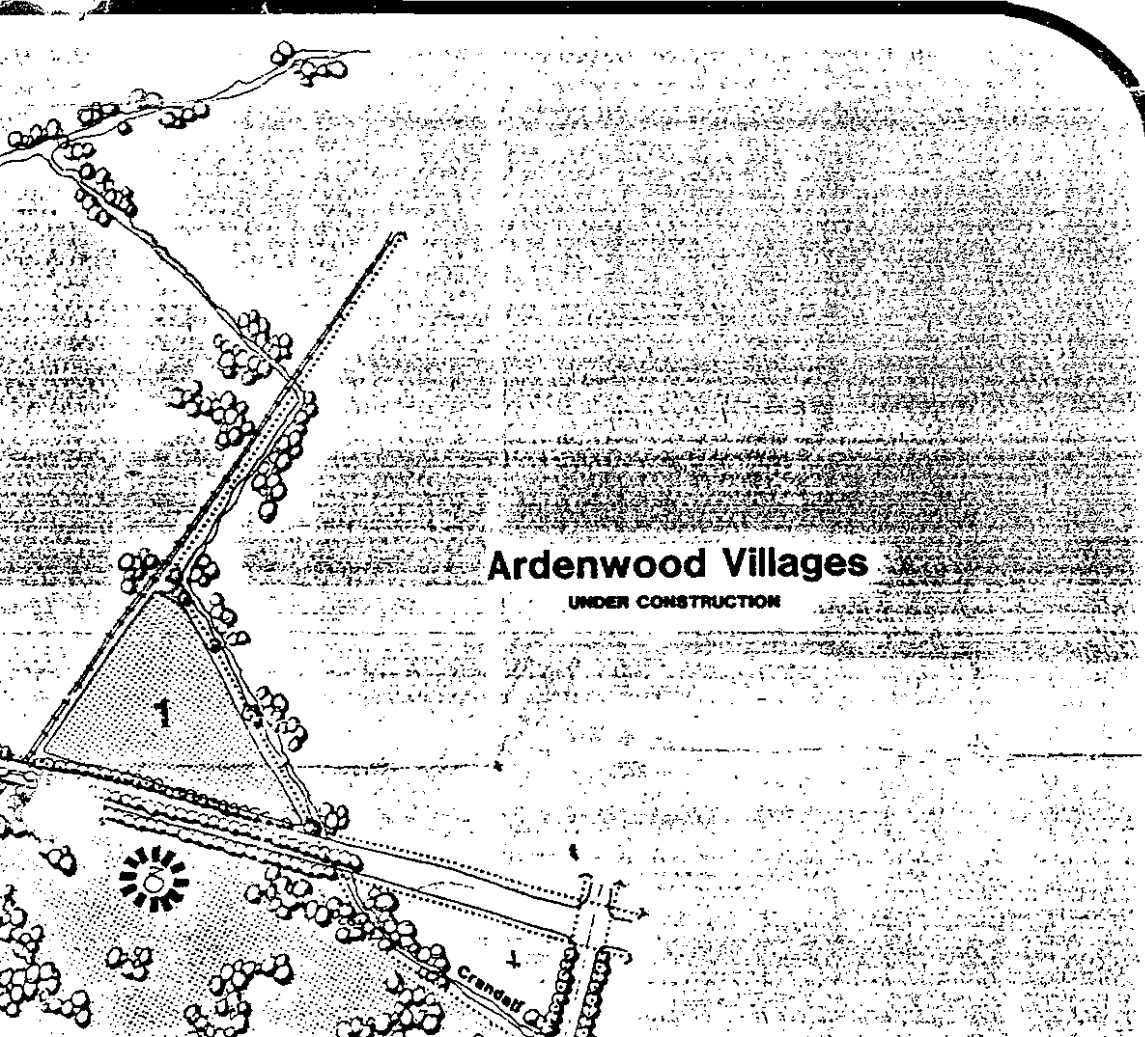
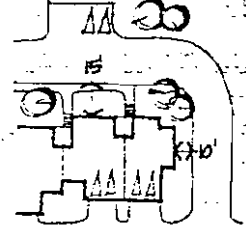
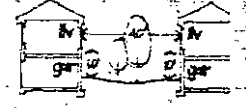
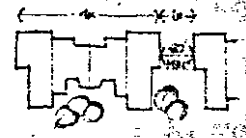
b. Residential uses shall meet the following:

1. Single family detached and two family dwellings on conventional lots.

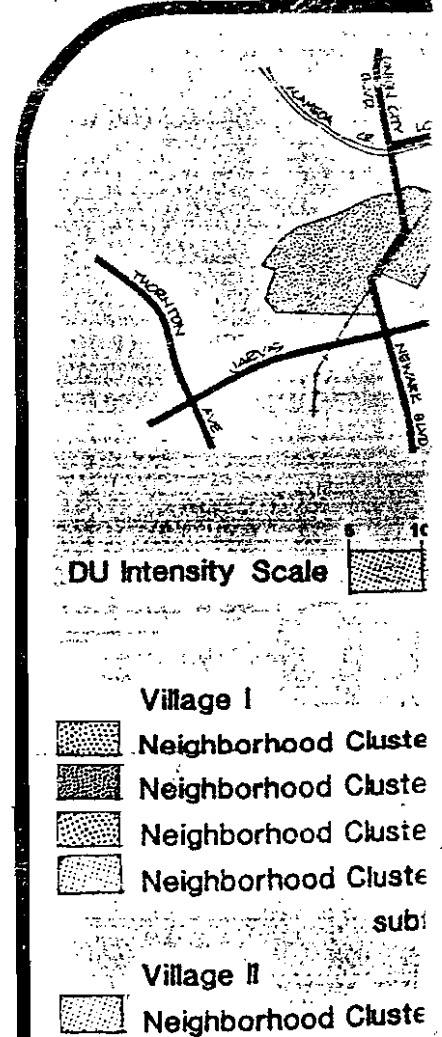
a. Front yard: 20 feet, but may be reduced to 10 feet for swing or Hollywood drives, provided a variety of setbacks is maintained.

b. Side yards: One side 5 feet; total both sides 10 feet for one-story structures. One side 6 feet; total both sides 12 feet for two story structures. One side 0 feet; total both sides 10 feet and provided the

See changes to industrial standards under PLN 2006-0010 in this binder.



Ardenwood Villages
UNDER CONSTRUCTION



- DU Intensity Scale**
- Village I
 - Neighborhood Cluste
 - Neighborhood Cluste
 - Neighborhood Cluste
 - Neighborhood Cluste
 - Village II
 - Neighborhood Cluste

I. Development Policies

The Ardenwood Forest-New Town is in accordance with the General Plan of Fremont and is intended to implement the objective and principles of that plan. The following policies shall guide prospective builders in the design of specific developments and the Planning Commission, City Council, and City staff in the review of such developments.

1. to create a "new town" complete with open space, commerce, industry, housing, and public facilities;
2. to reduce traffic and air quality adverse impacts, industrial firms should be encouraged to work with residential builders in making housing available to employees and to hire local residents to the maximum extent feasible;
3. to reduce fiscal impact on the City, industrial users are encouraged to sell, at retail, their manufactured goods on the premises whenever feasible;
4. to encourage the development of cost conscious housing;
5. to assist the provision of "affordable" housing for persons working nearby;
6. to streamline development review of a given project;
7. to promote variety in housing type with emphasis on "cluster" designs;
8. to give maximum flexibility for innovative and creative designs;
9. to develop a hierarchy and sense of place within residential areas through use of the village identity concept;
10. to strongly encourage maximum use of allocated density;
11. to allow flexibility of density adjustments;
12. to provide a planning and engineering framework to facilitate development by one or more builders;
13. to assure intended development concepts and site plans create interesting, desirable, and energy conserving living environments;
14. to avoid monotonous building arrangements;
15. to cause common open spaces to be arranged in a varying, interesting, and changing pattern; and
16. to develop minimum acceptable design standards.

II. Processing Procedure

The Ardenwood Forest-New Town Development Plan and Development Text, is to function as the Precise Site Plan and Planned District Text of the Planned District. After adoption of the Precise Site Plan and before filing of tentative maps, final map, and building permits, the following development review procedure shall be followed:

1. **Preliminary Site Plan and Architectural - Staff Review.** Preliminary floor plans, conceptual building elevations, schematic site and landscape plan shall be submitted to the City staff for review. City staff shall respond to the submittals within 21 calendar days of the filing date.
2. **Final Site Plan and Architectural Review - Planning Director.** Dimensioned floor plans, building elevations with exterior materials noted thereon, site and schematic landscape plan shall be filed with the Planning Department accompanied by precise site plan filing fee in effect at the time paid. The Planning Director shall conduct a review of the proposed development and prepare decision not more than 30 calendar days from the date of filing unless he determines that the filing was incomplete.

The Planning Director's review shall be based on the Precise Site Plan (Town Development Plan), Planned District Text (Development Text), conditions of approval for Planned District, P-81-15, and any development agreement entered into by the City of Fremont and the applicant. In the event a prospective developer is in disagreement with the Planning Director's action, the application shall be referred to the Planning Commission in conformance with the appeal procedure of the Fremont Municipal Code.

Precise site plans shall be prepared by the following: professional planner (AICP status), architect, landscape architect, and civil engineer.

III. Land Use Activities

Several land uses are planned within the Town Development Plan and their intensity, extent, and usage limitations are defined herein. The town is planned to be completely built-out in 15 years.

4. **High Technology Industrial.** One major land area is allocated for this use activity. Uses within this area are to be devoted to research, administrative, lighter manufacturing, and wholesale uses in an attractively landscaped physical setting compatible with the adjacent and nearby residential and regional park uses.

A mandatory industrial park owners association for the industrial area is to be formed. The association's functions shall include:

- Developing and implementing a transportation plan that encourages the use of public transit, car pools, van pools, walking and bicycling to work. The plan should contain such measures as staggered work hours, preferential parking and access and bus shelters;
- Developing and implementing a Water Quality Maintenance Plan which shall include a pavement sweeping and catch basin cleaning program for major private parking and private street areas;
- Working with the Fremont Police Department on security measures;
- Working with the Fremont Fire Department in developing a program for handling chemical spills, fires, and other emergencies;
- Working with the Union Sanitary District and other public agencies to encourage waste water recirculation processes for large waste water generators;
- Working with public and private agencies to encourage industrial users to conserve resources (energy, water, etc.) whenever feasible.

The Industrial Park Owners Association is to be responsible for the maintenance of:

- All major on-site storm drain facilities, including retention ponds, major grease and oil traps, and catch basins.
- Street sweeping the major industrial area parking lots and private streets.

- All common landscaping and entry features within the public right-of-way in the industrial area.
- The trail/open corridor adjacent to the "P" line, traversing the industrial area.
- Working with local recyclers for regular pickup of materials.

The area adjacent to the visual corridor (see land use subsection 8 of this section) along the "P" line in the industrial area shall be used for recreational uses for industrial area employees to the maximum extent feasible. Such items as par exercise courses, tennis courts, ball fields and picnic areas are suggested. Parking areas on the periphery of the area are allowed provided there is sufficient buffering between parking and recreation areas. This area is to be named Ardenwood Forest Business and Services Park, and the following uses are allowed, as noted, within this high technology industrial area.

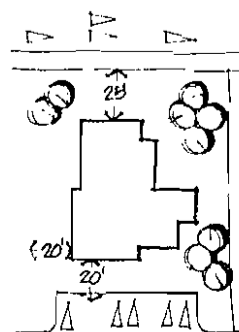
- a. manufacturing as follows:
 1. apparel and other finished products;
 2. printing, publishing and allied industries;
 3. drugs;
 4. miscellaneous plastic products made from purchased resins;
 5. glass products made of purchased glass;
 6. office, computing and accounting machines;
 7. electrical and electronic machinery equipment and supplies as follows:
 - a. electric lighting and wiring equipment;
 - b. radio and television receiving equipment, except communication types;
 - c. communications equipment;
 - d. electronic components and accessories;
 - e. radiographic X-ray, fluoroscopic X-ray, therapeutic X-ray, and other X-ray apparatus and tubes; electromedical and electrotherapeutic apparatus;
 - f. electrical machinery, equipment and supplies not elsewhere classified.
 8. measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and locks;
 9. musical instruments;
 10. toys and amusement, supporting and athletic goods;
 11. costume jewelry, custom novelties, buttons and miscellaneous notions;
- b. transportation services for packing and crating;
- c. wholesale trade durable goods as follows:
 1. automotive parts and supplies;
 2. furniture and home furnishings;
 3. sporting, recreational, photographic and hobby goods, toys and supplies;
 4. electrical goods;
 5. hardware and plumbing and heating equipment and supplies;
 6. commercial machines and equipment;
 7. industrial supplies;
 8. professional equipment and supplies;
 9. service establishment equipment and supplies;
 10. jewelry, watches, diamonds and other precious stones;
 11. durable goods not elsewhere classified.
- d. wholesale trade nondurable goods as follows:
 1. paper and paper products;
 2. drugs, drug proprietaries and druggists' sundries;
 3. apparel, piece goods and notions;
 4. beer, wine and distilled alcoholic beverages;
 5. tobacco and tobacco products;
 6. paints, varnishes and supplies;
 7. nondurable goods not elsewhere classified;
 8. lubricants in consumer containers.
- e. services as follows:
 1. direct mail advertising services;
 2. blueprint and photocopying services;
 3. computer and data processing services;
 4. research and development laboratories;
 5. burglar alarm maintenance and monitoring;
 6. photofinishing laboratories for the trade;
 7. commercial testing laboratories;
 8. cloth cutting, bolting or winding for textile distributors;
 9. folding and refolding service, textiles, shirts, etc.
 10. labeling bottles, cans, cartons, etc., for the trade;
 11. packaging and labeling service;
 12. medical and dental laboratories;
 13. real estate, operators and brokers of industrial properties;
 14. community recycling center;
- f. administrative and executive offices;
- g. the retail sale of goods which are manufactured, processed or assembled (improved or developed to a higher use by machine or by hand) on the premises;
- h. household goods, warehousing and storage;
- i. generally: any other industrial use which the Zoning Administrator finds is similar in nature, function or operation to permitted uses listed.

IV. Siting and Design Criteria

The standards, to follow, are intended to be minimum design parameters. However, the Planning Director, during site and architectural review of a specific development proposal, may allow different standards proposed by a builder provided an equal or better site planning relationship and living environment occurs by using different standards.

1. Siting Requirements.

- a. Commercial, industrial, and office uses shall have a minimum yard area adjacent to a public street or private vehicular accessway of 25 feet. Such uses shall also have a minimum accessible yard of 20 feet on at least two adjoining sides of a building free and clear of any obstructions, in which parking may be allowed when not adjacent to a public street. Further, no building shall exceed 45 feet in height or cover more than 50 percent of the site unless the Planning Commission finds the height and size proposed is not detrimental to adjacent present and future development.

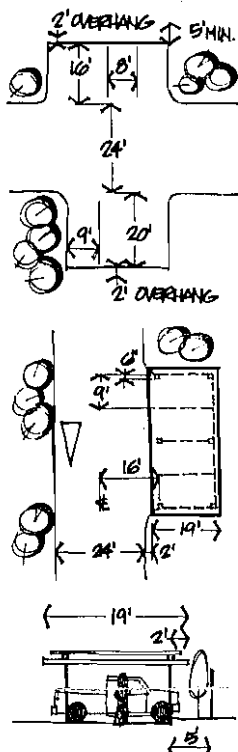


- j. **Height and Size Limit.** No building shall exceed 45 feet in height or cover more than 50 percent of the site unless the Planning Commission finds the height and size proposed is not detrimental to adjacent present and future development.
- k. **Miscellaneous.** All other standards not herein covered shall be subject to standard Garden Apartment Residence (R-G) district regulations per Fremont Municipal Code.
- l. **Solar.** Buildings and Uses (e.g. plazas, activity centers, open space) should be designed and sited to ensure maximum solar access and orientation.

2. Off-Street Parking Requirements. The required parking for the various uses shall be as listed. In the event a specific use does not fit into a listed category, the Planning Director will establish the required number of spaces.

- a. Residential.
 - 1. Single family detached and two family dwellings on conventional lots: two covered spaces per dwelling.
 - 2. Townhouses, townhouse designed condominiums and zero lot line dwellings on nonconventional lots: two covered parking spaces and one-half open guest space are required per dwelling; but guest spaces may be located on public streets when the dwelling directly accesses to that public street and where driveways do not preempt parking on the street.
 - 3. Multiple family condominiums and townhouse designed condominiums when sited within a condominium project: one covered space and one open guest space per dwelling; plus an additional one-half open space for dwellings having more than two bedrooms.
- b. ~~Commercial Centers.~~ One space for each 250 square feet of gross leasable area, exclusive of bowling alleys, movie theaters, and skating rinks.
- c. Industrial. One space for each 450 square feet of building area or by Planning Director action, one parking space for each two employees.
- d. Wholesale. Three spaces, plus one for each 250 square feet of office area, and one space for each 500 square feet of merchandise storage area.
- e. Office. One space for each 300 square feet of floor area up to 20,000 square feet of floor area, plus one space for each 500 square feet of floor area in excess of 20,000 square feet.
- f. Bank and Medical Offices. One space for each 200 square feet of floor area.
- g. Miscellaneous: Provision of bicycle spaces shall be encouraged for uses in the commercial and industrial areas.

3. Parking and Private and Emergency Vehicular Accessways Geometrics.



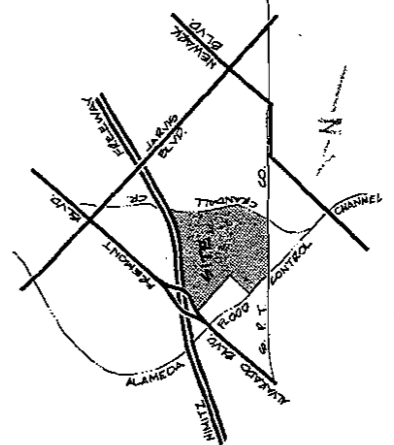
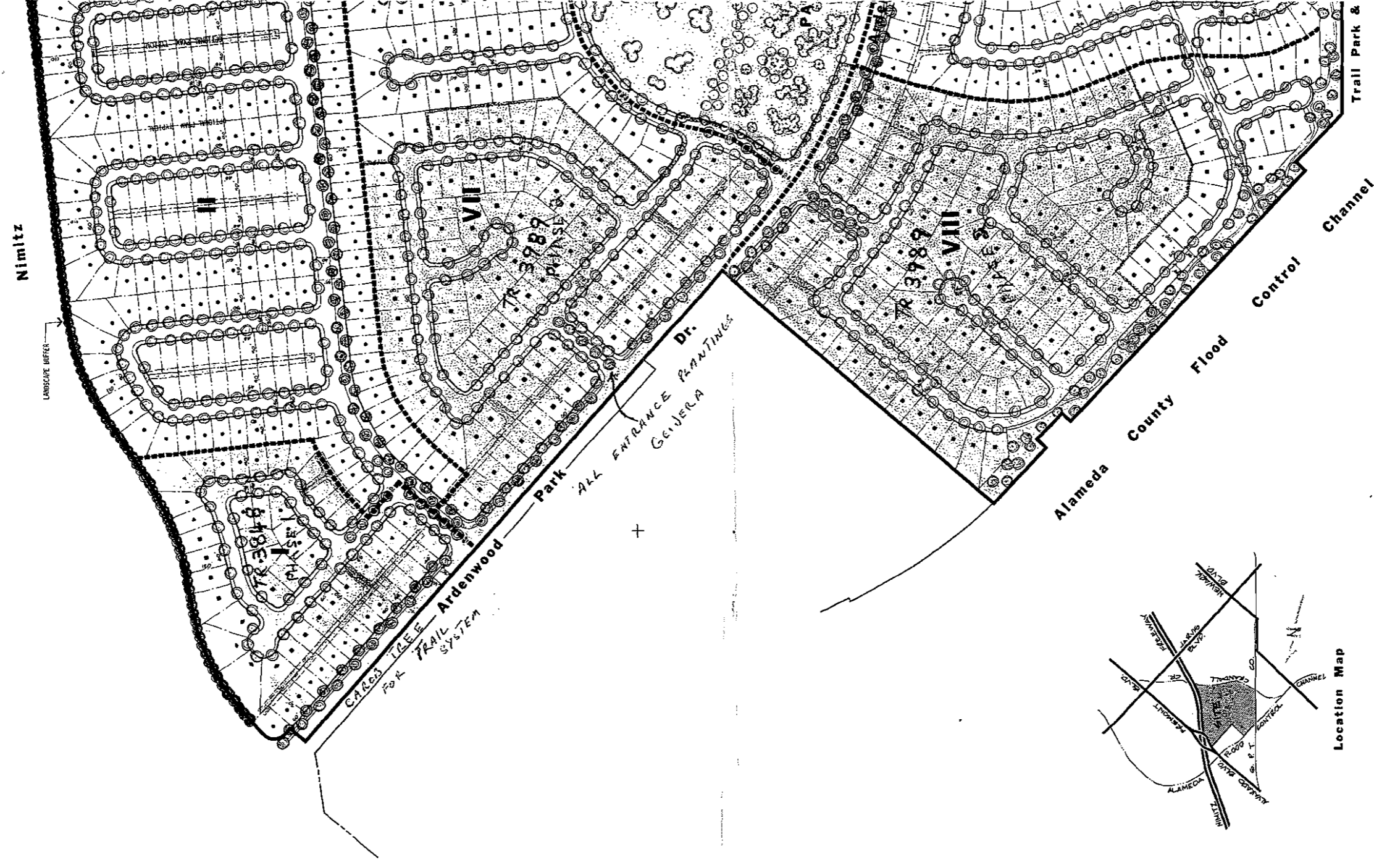
- a. The minimum open parking space dimension is 9'-00" by 20'-00", but 35 percent of the required spaces may be reduced to 8'-00" by 16'-00" to accommodate compact automobiles. The minimum covered and/or enclosed parking space inside dimension (for required covered parking) shall be 9'-00" by 19'-00" with six inch encroachment allowed for supporting columns. When a raised curb is used at the end of a parking space, the dimension of the space may encroach 2'-00" from face of curb into the landscaping behind the curb, provided the total width of the landscaped areas is 5'-00".
- b. All two-way private vehicular accessways shall be not less than 24 feet wide (clear width) in those portions where no parking is allowed directly off the accessway. An additional four foot width is required on the side of the accessway wherein right angle enclosed garage parking is provided, which may be in the form of a four-foot driveway apron.
- c. A 32 foot wide accessway may be used with parallel parking on one side, and 36 foot wide accessway may be used with parallel parking on both sides in special cases approved by the City Engineer.
- d. Vertical curbs shall be used, except rolled curbs may be used where driveways make vertical curbs impractical. Valley gutters are discouraged, but where allowed shall be Portland concrete cement, PCC.
- e. The minimum at edge of pavement radius is 20 feet, except for required "turnaround" facilities.

On individual Lots).

- a. All yard areas adjacent to vehicular accessways (including public streets, PVAW's and freeways) shall be landscaped with lawn, shrubs, ground cover, and trees in varying amounts subject to Director of Planning approval.
- b. All landscaped areas shall be provided with an automatic irrigation system.
- c. Large areas of parking pavement shall be given visual relief by interspersing of landscaped pockets in unneeded areas, e.g., the ends of parking aisles. Open or carport parking areas in multiple dwelling developments shall be divided into areas including no more than ten abutting parking spaces with intervening areas landscaped with trees and ground cover.
- d. A landscaped planter consisting of a minimum width of 36 inches shall be installed contiguous to all parking spaces except for that portion required for ingress and egress and where the front of a parking space abuts the front of an adjacent parking space. Planters may be omitted to provide driveway access to existing or future adjoining parking areas or where landscaped required yards are provided.
- e. A minimum six foot wide area between any off-street parking area and any interior lot line abutting a residential lot or future residential lot shall be landscaped with fast growing trees, shrubs and ground covers.
- f. Parking areas shall have trees of a five gallon or larger size installed in the following ratios:
 - 1. Parking along the perimeter of a site, one tree per three spaces. Such trees shall be distributed along the perimeter. Where parking spaces under separate ownership are contiguous to each other along a property line, such spaces shall be provided trees in the same ratio as required in the following subsection.
 - 2. Parking not located along the perimeter of the site, one tree per ten spaces. Such trees shall be distributed within the parking area other than the perimeter.
- g. Parking areas shall be screened from public rights-of-way, subject to standard ordinance requirements.
- h. All other standards relative to parking areas, not herein covered, shall be subject to standard parking ordinance regulations per the Fremont Municipal Code.
- i. The "P" line landscaping shall be designed to be a natural-like wetlands type drainage system utilizing native drought-resistant plants and follow recommendation of the Mosquito Abatement District and subject to the approval of the Alameda County Flood Control and Water Conservation District.
- j. Landscaping in the project shall use native drought-resistant plant materials to the maximum extent feasible.
- k. Irrigation systems proposed shall be automatic and shall be a "conserving" type to the maximum extent feasible. All systems shall require approval of the City Landscape Architect.

5. Building and Site Design Criteria.

- a. All sides of a building are to be architecturally treated although one or more sides may be emphasized.
- b. Use of building elements and landscaping to screen trucking areas or outside storage and trash areas shall be incorporated in each site plan design.
- c. Exterior wall heights and finishes shall be used to screen roof mounted equipment including extensions of any roofslope elements as part of the overall design.
- d. Exterior building design and finishes shall reflect proper attention to create a design approach with individual building design forms complementing landscaping and adjacent buildings.
- e. Building design shall reflect a variety of forms and not just addition of finishes to uncreative building "boxes."
- f. Building finishes for commercial and industrial areas and colors shall utilize and contrast both natural materials, like bricks, sandblasted concrete, rough sawn wood, and reflective glass with painted rough stucco, painted concrete, and aluminum.
- g. If a building does not act as a total roof screen for mechanical equipment, then any addition to the building to screen present or future mechanical equipment or solar collectors shall be of the same building design elements and color. The use of separate mechanical screen fence design shall be discouraged.
- h. No materials, supplies or equipment, excluding company owned or operated trucks and motor vehicles, shall be stored in any area on a site except inside or behind a solid visual barrier which screens such areas from adjoining properties or public streets, which barrier shall be at least six feet in height.
- i. All structures shall be constructed using climatological considerations and feasible energy-effective appliances and devices.
- j. Any community recycling center shall be screened from view and shall be maintained by a nonprofit agency or industrial association or the town center.
- k. Lighting for parking lots and private streets shall utilize sodium vapor or other energy conserving lighting systems including photoelectric cells.
- l. All industrial and commercial structures shall be constructed with automatic sprinkling systems. Exceptions to this requirement may be made by the Fire Chief in special cases where he determines such systems are not necessary.



Location Map

VILLAGE NO.	NAME	LOT SIZE MATRIX										TOTAL	
		4,500 SQ. FT.	5,000 SQ. FT.	6,000 SQ. FT.	7,000 SQ. FT.	8,000 SQ. FT.	9,000 SQ. FT.	10,000 SQ. FT.	11,000 SQ. FT.	12,000 SQ. FT.	13,000 SQ. FT.		
I	PLUMWOOD	6	4	3	2	1	1	1	1	1	1	5	55
II	PINEWOOD	57	9	4	1	1	1	1	1	1	1	7	185
III	ORCHARD	15	68	5	12	7	9	6	6	6	6	6	122
IV	TULLYWOOD	-	55	23	7	5	2	1	1	1	1	94	
V	GREENWOOD	-	-	-	22	6	1	1	1	1	1	63	
VI	MILLOWOOD	-	-	-	-	123	27	40	143	143	143	630	
VII	MAPLEWOOD	-	-	-	176	20	14	9	171	171	171	651	
VIII	ASHWOOD	-	-	-	82	23	5	6	127	127	127	465	
IX	SWEETWOOD	-	-	94	35	13	4	3	159	159	159	591	
X	FERWOOD	-	22	15	12	4	1	1	55	55	55	205	
TOTALS		75	431	137	312	201	65	81	1,317	1,317	1,317	5,000	

LAND USE	GROSS ACRES	PUBLIC STREET	NET ACRES
RESIDENTIAL	277.5	40.5	237.0
PARK	24.3	2.8	21.5
TRAIL PARK & BUFFER	9.3	-	9.3
COMMERCIAL	1.7	1.4	0.3
TOTAL	302.8	44.7	258.1

TOTAL LOTS - 1,317	
OVERALL AREA	4.6 DIS/GR. AC.
GROSS DENSITY	6.4 DIS/NET AC.
RESIDENTIAL AREA	6.1 DIS/GR. AC.
GROSS DENSITY	7.2 DIS/NET AC.

TYPICAL LOT SIZE AND SITING CHARACTERISTIC HEADSHEET	REP. SYMBOL	NO.
45 x 90	•	•
50 x 90	•	•
55 x 100	•	•
60 x 100	•	•
70 x 100	•	•
TOTAL LOTS		1,317

CONDITIONS APPROVED FOR PLANNED DISTRICT 81-15 ADOPTED DECEMBER 8, 1981 BY THE
FREMONT CITY COUNCIL.

1. Conformance with Exhibit "B" (Precise Site Plan) and Exhibit "C" (Planned District Text).
2. In the event that the proposed local improvement districts fail to go to bond, P-81-15 shall be returned to the Planning Commission and City Council for determination of extent of amenity improvements, mitigation improvements, and park dedication requirements consistent with City policy and EIR-80-89.
3. At the time of any residential final map acceptance, excluding initial maps, Tract 4937 and Tract 4995, all outstanding assessments are to be paid off for that portion of the improvement district.
4. The fee of \$200 per unit for North Plain Bridge is waived by this approval provided that a bridge benefit district is formed as proposed and assessment districts proceed as planned.
5. In the event it is determined that wetlands exist in the industrial area, the developer shall be responsible for the development of a freshwater marsh in areas shown on Exhibit "D". Marsh design and construction shall require approval of the City's Landscape Architect, the East Bay Regional Park District and other public agencies having jurisdiction over the project. Timing of the marsh project shall be specified on the initial tentative map tract for the planned district. The developer shall dedicate the area shown on Exhibit "D" to the East Bay Regional Park District in conjunction with the initial final map of Tentative Tract Map 4995.
6. Applicant to be responsible for the following improvements identified by EIR-80-89 as mitigation measures to reduce traffic impacts on planned intersections:
 - a. Provision of dual left turn lanes at the intersection of Alvarado Boulevard and Deep Creek Road within the planned right-of-way. Applicant is encouraged to coordinate the installation with developer of Ardenwood Village to provide for installation with initial improvement of the intersection.
 - b. Completion of the curb and gutter paving across the Fremont Boulevard frontage of Tracts 3594 and 3742 in conjunction with the filing of the initial final map.
 - c. Construction of Ardenwood Boulevard to the geometrics of a six-lane divided thoroughfare with dual left turn lanes on all approaches at the Paseo Padre Parkway intersection.
 - d. Provision of dual left turn lanes at the Paseo Padre Parkway intersection with Deep Creek Road within planned right-of-way. Applicant is encouraged to coordinate with the developer of Ardenwood Village to provide for installation with initial improvement of the intersection.

CITY OF FREMONT

CITY GOVERNMENT BUILDING

39700 CIVIC CENTER DRIVE • P.O. BOX 5006 • FREMONT, CA 94537

MESSAGE

REPLY

TO []
FILE, P-81-15 (All single family detached
and attached projects)

DATE _____

DATE June 7, 1989

The approved setbacks for single family
attached and detached dwelling units
within Ardenwood Forest/New Town, P-81-15,
and any subsequent amendments is as
follows:
Front yard: 18 feet, if wood
segmented roll-up door
provided, with opener
Side yard: 5 feet one side, total
10 feet
Side street: 9 feet
Rear yard: 20 feet, average
Building Separation: 10 feet

ROGER W. SHANKS, Senior Planner

SIGNED _____

BY 

INSTRUCTIONS TO SENDER

1. KEEP YELLOW COPY 2. SEND WHITE AND PINK COPIES WITH CARBON INTACT

INSTRUCTIONS TO RECEIVER

1. WRITE REPLY 2. DETACH STUB, KEEP PINK COPY, RETURN WHITE COPY TO SENDER

RECIPIENT: KEEP THIS COPY, RETURN WHITE COPY TO SENDER

CITY OF FREMONT

CITY GOVERNMENT BUILDING

39700 CIVIC CENTER DRIVE • P.O. BOX 5006 • FREMONT, CA 94537

MESSAGE

REPLY

TO [FILE, P-81-15 (All single family detached
and attached projects)
]

DATE _____

DATE June 7, 1989

The approved setbacks for single family attached and detached dwelling units within Ardenwood Forest/New Town, P-81-15, and any subsequent amendments is as follows:

- Front yard: 18 feet, if wood segmented roll-up door provided, with opener
- Side yard: 5 feet one side, total 10 feet
- Side street: 9 feet
- Rear yard: 20 feet, average
- Building Separation: 10 feet

ROGER W. SHANKS, Senior Planner

SIGNED _____

INSTRUCTIONS TO SENDER:

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CONDITIONS APPROVED FOR PLANNED DISTRICT 81-15, A MINOR AMENDMENT, ADOPTED MAY 10, 1984, BY THE FREMONT PLANNING COMMISSION:

Section II, Processing Procedure, of the Planned District Text for P-81-15 is amended by the addition of new wording to read as follows:

II. PROCESSING PROCEDURE

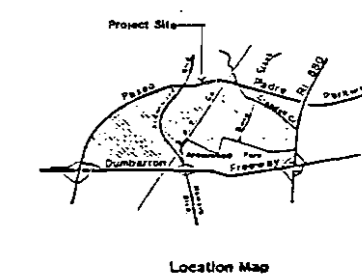
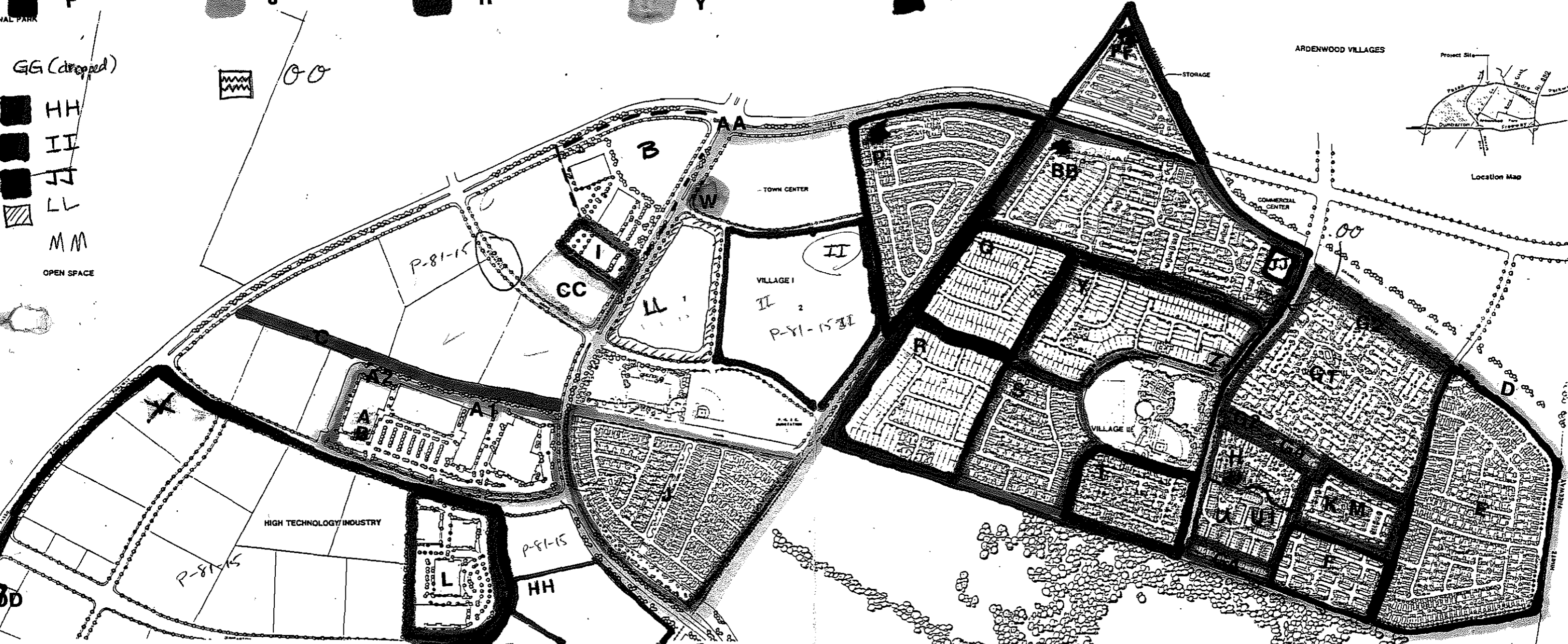
The Ardenwood Forest - New Town Development Plan and Development Text is to function as the Precise Site Plan and Planned District Text of the Planned District. After adoption of the Precise Site Plan and before filing of tentative maps (except for tentative and/or final maps creating parcels for sale as development sites), final map and building permits, the following procedure shall be followed:

1. Preliminary Site Plan and Architectural - Staff Review. Preliminary floor plans, conceptual building elevations, schematic site and landscape plan shall be submitted to the City staff for review. City staff shall respond to the submittals within 21 calendar days of the filing date.
2. Final Site Plan and Architectural Review - Planning Director. Dimensioned floor plans, building elevations with exterior materials noted thereon, site and schematic landscape plan shall be filed with the Planning Department accompanied by precise site plan filing fee in effect at the time paid. The Planning Director shall conduct a review of the proposed development and prepare a decision not more than 30 calendar days from the date of filing unless he determines that the filing was incomplete.

**ARDENWOOD P81-15
Amendment Summary Map**

- | | | | | |
|-----------|----------|------|-------|----|
| A, A1, A2 | G1 | K, M | S | Z |
| B | G2 | L | T | AA |
| C | G4 | N, P | V | CC |
| D | H, U, U1 | O | W | DD |
| E | I | Q | X, BB | EE |
| F | J | R | Y | FF |

- GG (dropped)
- | |
|----|
| HH |
| II |
| JJ |
| LL |
| MM |
- OPEN SPACE



ardenwood forest
NEW TOWN
FREMONT, CA

SITE PLAN

FRISBIE & ASSOCIATES
 1740 DUBLIN BLVD., DUBLIN, CA 94568

1/24/89 CAM

***2.4 ARDENWOOD CORPORATE COMMONS - PLANNED DISTRICT MAJOR AMENDMENT - PLN2006-00120**

Public Hearing (Published Notice) to Consider a Planned District Major Amendment to P-81-15 as Amended, to Increase the Maximum Main Building Height from 45 to 75 Feet (Excluding Parapet Height) on Lands Bounded by Paseo Padre Parkway, Ardenwood Boulevard and the Dumbarton Freeway in the Northern Plains Planning Area

Contact Person:

Name:	Wayne Morris	Jeff Schwob
Title:	Associate Planner	Planning Director
Dept.:	Community Development	Community Development
Phone:	510-494-4729	510-494-4527
E-Mail:	wmorris@ci.fremont.ca.us	jschwob@ci.fremont.ca.us

Executive Summary: The proposed project is a request for a Planned District Major Amendment to Planned District, P-81-15, as amended, to increase the maximum main building height within the Ardenwood Corporate Commons Business Park. The applicant has specifically requested that the maximum main building height be increased from 45 to 75 feet, and requests flexibility for parapet and mechanical equipment screening height in addition to this increase. The applicant has advised staff that the proposed amendment is required to facilitate the potential location of additional biotechnology companies within the Business Park, who require higher floor plates (floor to ceiling distance) to accommodate typical equipment used in their business operations. The lands subject to the proposed Planned District Major Amendment have been expanded to include lands beyond those owned by the applicant, the amendment is proposed to apply to the entire Ardenwood Corporate Commons Business Park (see Location Map). The Planning Commission recommended approval of the project on January 26, 2006 with a 7-0-0-0 vote. Staff recommends that the City Council approve the proposed Planned District Major Amendment and accompanying environmental document.

BACKGROUND: Planned District P-81-15 was approved by the City Council on December 8, 1981 for the development of the project originally referred to as Ardenwood Forest-New Town. The Ardenwood Forest-New Town as originally planned was to include facilities for living, working, shopping and recreational opportunities. The plan called for approximately 3,800 dwelling units, 280 acres for a high technology business park, 37 acres for commercial uses and 105 acres for schools, parks and open space. The majority of the project has been developed as planned with the exception of the industrial area that is under review through this report.

The industrial portion of Ardenwood Corporate Commons Business Park is located on the western portion of the Ardenwood Forest-New Town, bounded by Paseo Padre Parkway, Ardenwood Boulevard, and the Dumbarton Freeway (see Location Map). The uses in the area are mainly devoted to research and development, light manufacturing and other uses typically found within the Restricted Industrial zone.

The Planned District Major Amendment Application (PLN2006-00120) as submitted by the applicant requested the building height increase apply only to lands owned by the applicant as it was not his intention to impose changes on lands not under his control. However staff felt that from a planning point

of view, it was more appropriate that the building height increase apply to the entire Business Park rather than a portion of it. Thus, staff drafted the proposed Planned District Major Amendment to apply to the entire business park (i.e. 280 acres). There are a number of separately held properties within the business park. Staff notified all of the owners of the proposed amendment by way of sending them copies of the Environmental Initial Study, and public notices of both the Planning Commission and City Council meetings. Staff did not receive any comments or objections from any of these property owners. The applicant has advised staff that it is his intention to attract biotechnology companies to the area because a significant amount of the industrial park is either underdeveloped with small buildings and/or vacant parcels.

Project Description: The proposed project is an application for a Planned District Major Amendment to Planned District, P-81-15, as amended, to increase the maximum main building height limit on lands within the Ardenwood Corporate Commons Business Park. The amendment would affect approximately 280 acres of land and permit main buildings to have a maximum building height of 75 feet, (with additional flexibility for parapet and mechanical equipment screening height) in place of the current 45 foot maximum height limit outlined in P-81-15.

Project Analysis:

General Plan Conformance:

The existing General Plan land use designation for the project site is Restricted Industrial. The proposed project is consistent with the existing General Plan land use designation for the project site because the project is envisioned to attract biotechnology companies and associated uses which are allowed within the Restricted Industrial designation. The following General Plan Goals, Objectives and Policies are applicable to the proposed project:

Fundamental Goal 8: *A diversity of residential, recreational, cultural, employment and shopping opportunities.*

Fundamental Goal 9: *A large, diversified industrial and commercial base to meet employment needs of the City's present and future workforce.*

Local Economy Goal 1: *Increased job opportunities in Fremont for Fremont residents.*

Local Economy Goal 2: *A strong municipal tax base.*

Local Economy Goal 4: *A diversified industrial employment base to meet the employment needs of the City's present and future workforce.*

Local Economy Objective 1.1: *A significant increase in businesses providing job opportunities for Fremont workers.*

Local Economy Objective 2.1: *An increased number of businesses generating revenues to the City.*

Exhibit "A"
Ardenwood Corporate Commons
Main Building Height Increase – PLN2006-00120

FINDINGS

The following findings are made based upon the information contained in the staff report as well as information presented at the public hearing, incorporated hereby:

1. Each individual unit of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; the use proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning district. The proposed project is a main building height increase from 45 to 75 feet which is consistent with the Land Use and Local Economy Chapter's of the City's General Plan. The applicant shall incorporate features such as high quality architecture, site design and enhanced landscaping through the design of the various projects. The project will have a beneficial effect that could not be achieved under a standard zoning district because the Planned District Major Amendment will allow main buildings to have a maximum height of 75 feet, with flexibility for parapets and mechanical equipment screening, which will enable to the City to be more competitive in attracting biotechnology companies.
2. The existing streets and thoroughfares and required on-site improvements are suitable and adequate to carry anticipated traffic, and anticipated future potential for site development will not generate traffic in such amounts as to overload the street network outside the project area because the Planned District Major Amendment is not proposing to add an additional square footage to the project area. The proposal only provides flexibility in height for the four (4) floors already permitted. Therefore, no additional traffic should be generated as a result of the proposed amendment.
3. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development because the surrounding area, except for the proposed Patterson Ranch area (to the west), is developed and consists of residential homes, open space and a small commercial area.
4. The proposed project is in conformance with the General Plan of the City of Fremont. The project conforms to the goals, objectives and policies of the Land Use and Local Economy Chapter's of the City's General Plan, enumerated in the staff report.
5. The existing or proposed utility services are adequate for the population densities proposed. None of the responsible utility companies have stated that they will be unable to provide the required services to the various sites, and the proposed Planned District Major Amendment only relates to building height.



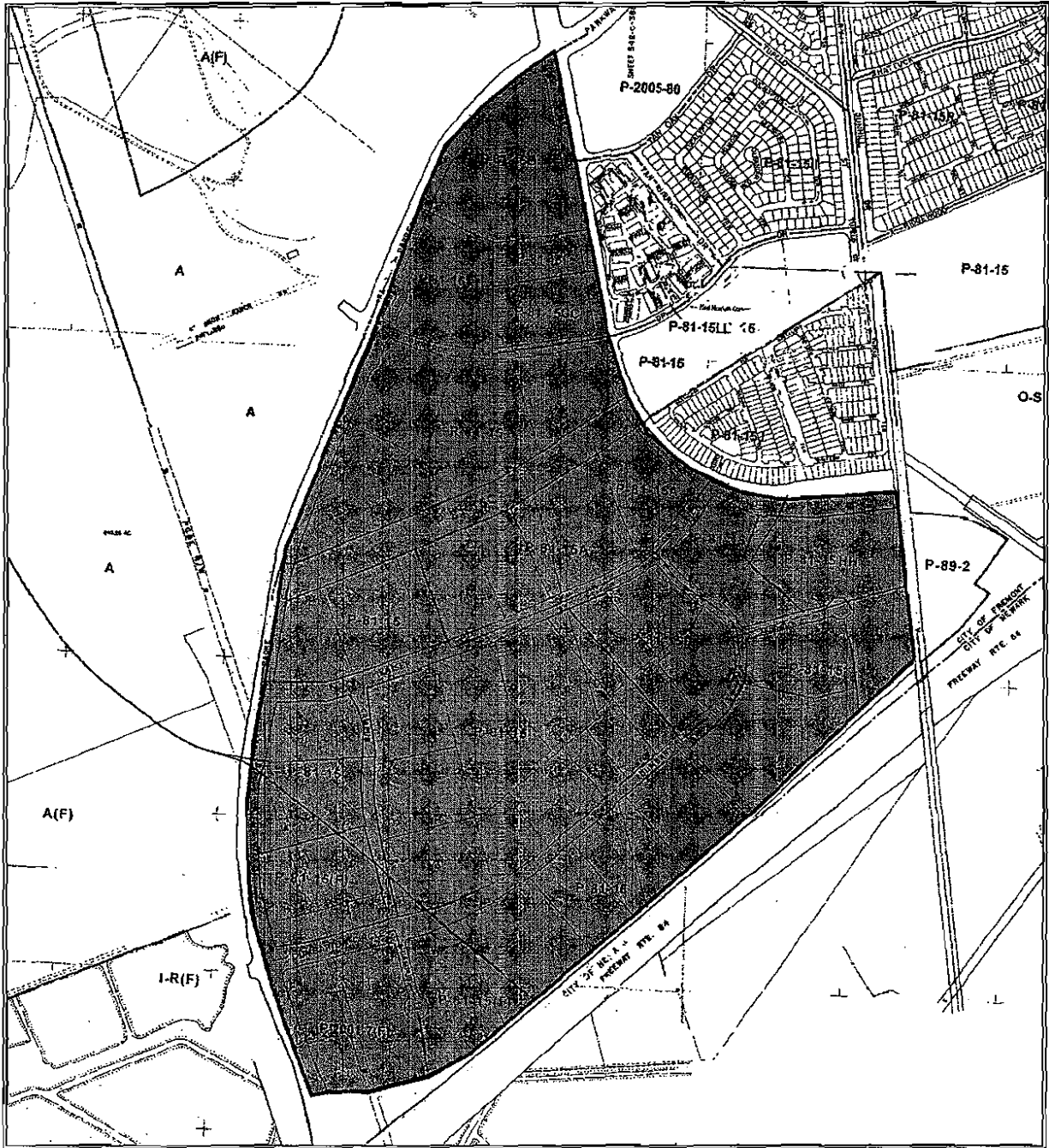
CONDITIONS

1. Planned District, P-81-15, as amended, shall be further amended by increasing maximum main building height from 45 feet to 75 feet on all lands identified on Exhibit "B". parapet height for mechanical screening is addressed in Condition No. 3.
2. It shall be acknowledged that while the main building height has increased, the current four (4) story maximum shall remain unchanged through this amendment. The amendment therefore, shall not increase the allowable square footage per site from what was originally envisioned through P-81-15, as amended.
3. The parapet and mechanical screening required for biotechnology companies shall be exempt from the Fremont Municipal Code requirement outlined in Section 8-22201, which indicates that parapet walls shall not extend more than 4 feet above the limiting height of the building. It is staff's desire to ensure all roof top equipment is screened from public right-of-ways and adjacent properties. All reasonable parapets and mechanical screening (height, material and location) shall be reviewed and approved by the Director of Community Development through the Development Organization review process
4. All other Conditions of Approval contained in P-81-15, as amended, shall apply to the development of the lands identified on Exhibit "B".
5. Site Plan approval shall be conducted through the Planned District Amendment process with approval granted by the Director of Community Development. This process shall proceed prior to and or run concurrently with the **Development Organization** review process. Plans shall be submitted to the **Development Organization** for review and approval to ensure conformance with relevant codes, policies, and other requirements of the Fremont Municipal Code.
6. Minor modifications to approved plans, subject to the review and approval of the Director of Community Development, if such modifications are in keeping with the intention of the approved plans and are minor in nature. However, the Director of Community Development shall retain the authority to determine the level of review required.

End of Conditions



Exhibit "B"
Ardenwood Corporate Commons



Lands affected by Planned District Major Amendment – Main Building Height Increase