

EXHIBIT "B"

Attached to and made a part of

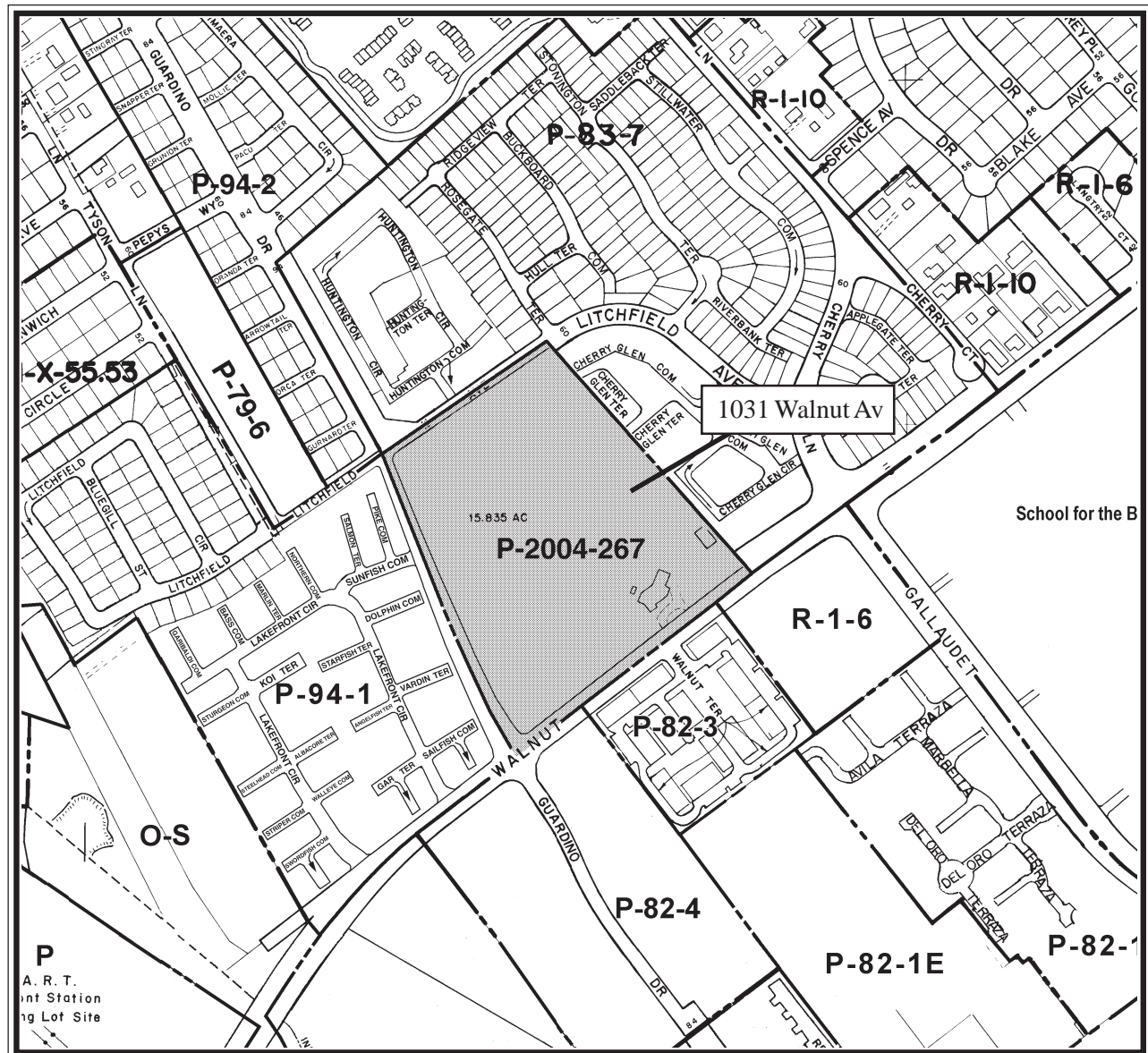
Ordinance No. 25-2004

adopted by the City Council of the City of Fremont, California

On the 27th day of July, 2004.

ZONING MAP (SECTION)

AFFECTS ZONING MAP(S) FOR THE CENTRAL PLANNING AREA



From: P-94-2

To: P-2004-267

[Introduced to cc on 07-13-2004], [Recommended to cc by pc on 06-24-04] 72-388

Project Name: Housing Element Implementation Program #18

Project Number: PLN2004-00267 (PD)

EXHIBIT "D"

Walnut Avenue and Guardino Avenue Planned District (PLN2004-00267)

Purpose: To facilitate development of the approximately 14 acres of land located on the northeast corner of Walnut Avenue and Guardino Avenue in the Central Planning Area by allowing the development of residential development of 27 to 35 units per acres as shown in Exhibit "B-5", attached.

Allowed Uses: Residential uses at a density of 27 - 35 units per acre. This density shall accommodate pre-existing provisions of the P-94-2 Planned District and the 70 development credits (units) that were previously assigned to this property. Development shall conform to all requirements and development standards of the R-3-35 District.

**Development
Review
Process:**

All subsequent uses shall be processed in the normal fashion for a Permitted, Zoning Administrator or Conditional Use in the R-3 district. Zoning Administrator uses shall be processed as a Planned District Minor Amendment subject to review and approval of the Zoning Administrator. Conditional Uses shall be processed as Planned District Minor Amendments, subject to review and approval of the Planning Commission.

**Site Plan and
Architectural
Review:**

All new residential construction shall be processed through Site Plan and Architectural Review by the Planning Commission. The review shall consider the architecture and site design in relation to the surrounding area.

Approval listed under Section 8-22706 of the Fremont Municipal Code for Site Plan and Architectural Review, the approving body must also make the following findings:

1. The proposed architecture is superior quality and will enhance the scenic qualities and complement the character of the area and be an attractive feature for Fremont and the Central Planning Area.
2. The site plan has provided for pedestrian connections to nearby features.
3. Driveways and parking spaces are located, to the degree feasible, away from the corner of Walnut Avenue and Guardino Avenue.

4. Access is provided so as to minimize impacts to adjacent thoroughfares.

All other types of construction shall be reviewed by the City's Development Organization in accordance with Section 8-22706 of the Municipal Code.

Building and

Site Standards: Building and site standards shall be referenced in the R-3 Multi-Family Residence District Standards, Section 8-2756, of the Fremont Zoning Ordinance. Exceptions to these standards may be permitted subject to the review and approval of the Planning Commission and/or City Council.

**Other
Regulations
that may be
Applicable:**

As referenced in the R-3 Multi-Family Residence Zoning District, Section 8-2757 of the Zoning District.