

Attachment 5

Proposed Revisions to the July 3, 2019 Campus Town Specific Plan

Page 22, Updated Figure 1.7:



Figure 1.7 - Existing and Previously Proposed Bicycle Network

Page 37, Updated Figure 2.9:

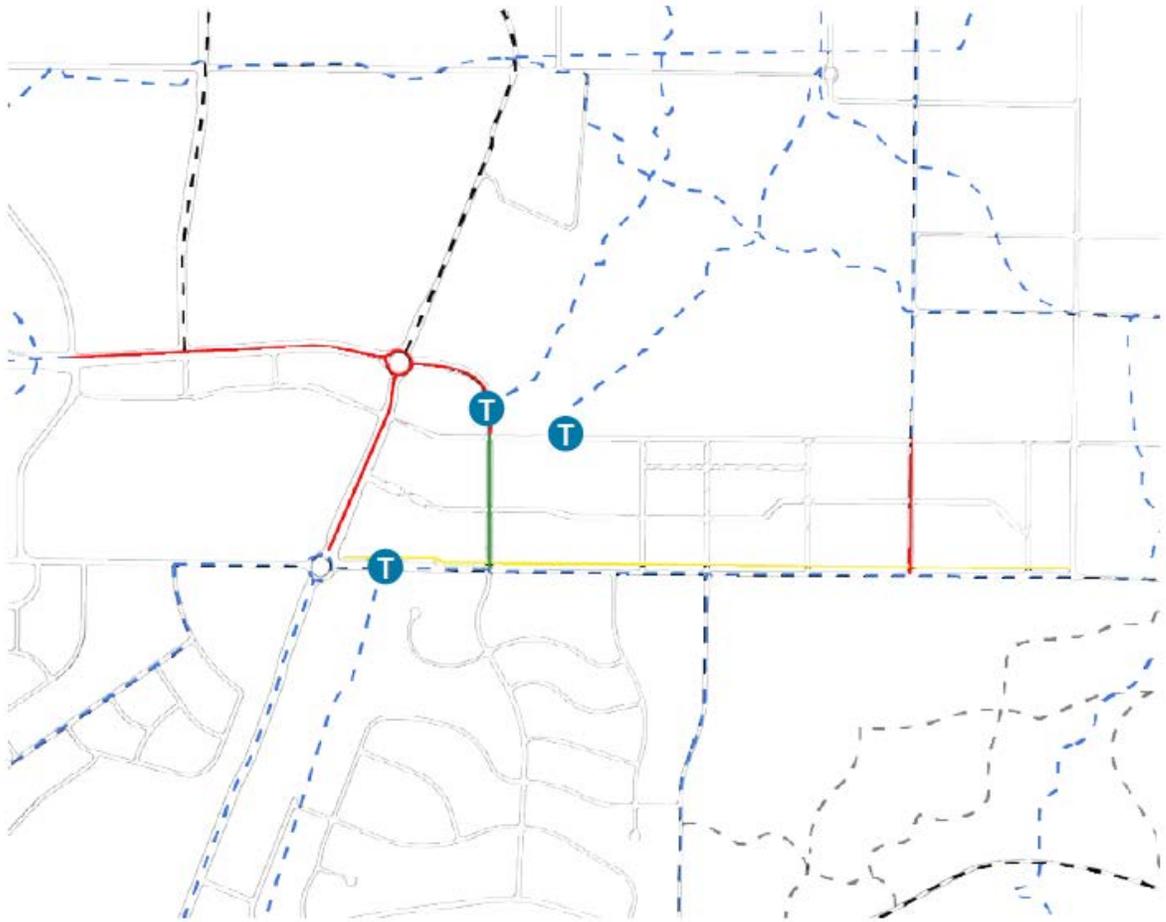


Figure 2.9 - Conceptual Bicycle and Trails Network Diagram

Page 37:

There is a desired regional flow of bike and pedestrian traffic to and through Campus Town extending from CSUMB Main Campus Library/Quad area to existing bike facilities in Seaside that extend as far north as the intersection of Normandy Avenue and General Jim Moore Boulevard.

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Connection to the FORTAG spurs will occur at accessible gradients where feasible and to the extent that those connections fall within the boundary of this Specific Plan.

Given the unique ecosystem in Monterey Bay, the careful selection of landscaping in the Campus Town Specific Plan Area is linked to the vitality and sustainability of the local natural environment. The appropriate incorporation of street trees and vegetation detailed below will ensure the mutual health of the natural and built environments.

Existing Coast Live Oak trees recommended for preservation [as identified by the criteria in the Arborist Report] that have a height of ten feet or more, or a circumference of twenty inches or more measured twenty-four inches above the ground that are removed as part of construction shall be replaced (i) at a ratio of 1:1 within the Plan Area or (ii) at a ratio of 1:5 at an off-site location approved as part of a Conformance Determination for any Development Application, in either case unless a finding is made pursuant to Section 6.3.1A of this Specific Plan that preservation is not feasible due to the health of the tree (including disease or pests).~~1:1.5 within the Specific Plan Area.~~ The size of each replacement tree shall be a 15-gallon or larger specimen, ~~measuring one inch or more in diameter at a point of twelve inches above the base, and not less than seven feet in height,~~ Coast Live Oak tree meeting AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1) having 1" – 1 1/4" minimum caliper and average height of six to eight feet measured from the base. Trees replaced off-site shall be planted in open space areas for oak forest naturalization from tree pots that have been propagated from the Fort Ord / Marina area.

Existing Monterey Cypress trees recommended for preservation that have a circumference of 20 inches or more measured 24 inches above the ground that are removed as part of construction shall be replaced at a ratio of 1:1.2 within the Specific Plan Area or at an off-site location approved as part of a Conformance Determination for any Development Application, in either case unless a finding is made pursuant to Section 6.3.1A of this Specific Plan that preservation is not feasible due to the health of the tree (including disease or pests). The size of each replacement tree shall be a 15-gallon or larger Monterey Cypress tree, meeting AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1) having 1" – 1 1/2" minimum caliper and average height of six to eight feet measured from the base.

Within the CC Sub-area, no building permit for any non-fire station use shall be issued for the land located on the east side General Jim Moore Boulevard between Lightfighter Drive and Gigling Road that currently house the existing fire station, until replacement fire services are operational.

4.5.1.9 Large Format Retail (over 15,000 sf), including but not limited to the following: supermarkets, furniture stores, department stores, and cinemas. No individual use may exceed ~~75,000~~ 40,000 sf, although two or more users may occupy a single building so long as no individual use exceeds 40,000 sf. on a single story.

¹ Language provided here shall take precedence over the version of the text provided in Staff Report Attachment 4.

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The maximum anchor floor footprint is 60,000 gross square feet. No single use may exceed 40,000 gross square feet, but multiple users may utilize the full 60,000 square feet. The City may grant...

Page 148, Section 4.6.2.K(C)(2):

The maximum anchor floor footprint is 60,000 gross square feet. No single use may exceed 40,000 gross square feet, but multiple users may utilize the full 60,000 square feet. The City may grant...

Page 190, Section 6.3.1A:³

1. Tree Removal and Replacement. Each Development Application shall specify any tree to be removed or altered and shall demonstrate compliance with the Coast Live Oak and Monterey Cypress tree replacement policies in this Specific Plan. Such application shall identify the Lot or off-site location on which the tree is located, or to be planted, provide a perimeter outline of an existing or proposed building on the Lot, specify the location of the tree, and furnish a brief statement of the reason for the request. The following finding must be made if it is determined that any of the trees recommended for preservation should be removed: the preservation of the tree(s) would impair the implementation of the Base Reuse Plan, the General Plan, and/or the Specific Plan on the site in question, and/or the preservation is not feasible due to the health of the tree (including disease or pests). Final approval of a Conformance Determination with respect to any Development Application indicating any trees to be removed shall constitute a permit to remove or alter any trees so designated, subject to tree replacement requirements solely to the extent required by Section 3.5 of this Specific Plan. Appeal of such permit shall be subject to the same provisions as appeal of a Conformance Determination, as provided herein.

³ Language provided here shall take precedence over the version of the text provided in Staff Report Attachment 4.