

North Bayshore Precise Plan – Proposed Amendments Summary

Chapter/Section	Precise Plan Page Number	Description of Proposed Change
TEXT EDITS		
Introduction	i	Adds new adoption date
Purpose and Authority	4	References Master Plan section of Precise Plan
FAR standards	64	Clarifies max. amount of non-residential FAR for mixed-use projects
Residential Building FAR	68	Removes building height reference by Tier; max heights still apply
Master Plan	103-4	Clarifies and updates requirements and process
Streetscape	166	Adds reference to City's North Bayshore Street Tree Guidelines
Bonus FAR Guidelines	App. F	Updates guidelines and process
MAP EDITS		
Fig 4 - Complete Neighborhood Areas	44	Includes 1555 Plymouth Street within boundary
Fig 5 - Public Open Space	46	Corrects underlying parcel size
Fig 6 - Retail Center	49	Corrects underlying parcel size
Fig 7 - Character Areas	55	Includes 1555 Plymouth Street within Gateway area
Fig 13 - Building Heights (non-res)	72	Includes 1555 Plymouth Street within Gateway area/8 stories
Fig 14 - Building Heights (res)	73	Includes 1555 Plymouth Street within Gateway area/15 stories
Fig 19 - TDR	96	Removes 1555 Plymouth from "receiving" site
Fig 21 - Habitat Overlay Zone	119	Includes 1555 Plymouth Street within neighborhood boundary
Fig 23 - Street network (existing)	140	Removes bike/ped path and two driveways from map
Fig 24 - Conceptual street network	141	Clarifies segments that are existing and conceptual
Fig 25 - Conceptual street framework	142	Clarifies segments that are existing and conceptual
Fig 46 - Transportation improvements	170	Removes bike/ped path from map
Fig 47 - Bicycle network	178	Clarifies segments that are existing and conceptual
Fig 48 - Transit network	187	Clarifies segments that are existing and conceptual
Fig 55 - Transportation improvements	233	Removes bike/ped path from map