



## **PLANNING COMMISSION AGENDA**

**CITY COUNCIL CHAMBERS, 3300 CAPITOL AVENUE, FREMONT CA 94538**

### **General Order of Business**

1. Preliminary (Call to Order – 7:00 p.m.,  
Salute to the Flag, Roll Call, Approval of Minutes, Disclosures)
2. Consent Calendar
3. Public/Oral Communications
4. Public Hearing Items
5. Miscellaneous Items (Matters of Interest)
6. Adjournment



### **Addressing the Planning Commission**

Any member of the public may speak on any item under discussion by the Planning Commission after “being recognized” by the Chairperson. Generally, after the Chairperson introduces an item, the order of presentation begins with comments by staff. The project applicant or their authorized representative may then comment. Next, interested members of the public may speak. Additional comments by the applicant or staff, as appropriate, may follow. At the close of testimony, the matter will return to the Planning Commission for discussion and action.

### **Consent Calendar**

Items on the Consent Calendar are scheduled public hearing items which are considered routine by the Planning Commission. The Consent items will be enacted by one motion and one vote and include the following:

- Items recommended for continuance to a later meeting.
- Items for which staff has received no indication of public concern and for which staff is recommending approval.
- Items which have been moved from the regular hearing agenda and placed on the Consent Calendar at the beginning of any particular meeting.

Items on the Consent Calendar may be removed by any member of the public or Planning Commission. If removed from the Consent Calendar, the item will be placed on the regular hearing agenda in its normal sequence on the agenda. When the Planning Commission approves a consent item, it approves the staff recommendation together with any conditions of approval included in the recommendation.

Please note that items on the regular hearing agenda may be placed on the Consent Calendar at the beginning of any particular meeting when requested by a member of the Planning Commission and with the approval of the Chairperson. If a Planning Commissioner requests that an item be moved from the regular hearing agenda and placed on the Consent Calendar, the Chairperson will ask if anyone in the audience or any other Commissioner wishes to speak to the item or have the item heard. If no one wishes to do so, the Chairperson may move the item to the Consent Calendar and it will be considered at that

time. Accordingly, anyone wishing to speak to an item should be present at the beginning of the meeting.

### **Oral Communications**

Any member of the public desiring to speak on a matter which is not scheduled on this agenda may do so under Oral Communications. As a matter of policy, the Planning Commission does not take immediate action on items presented under Oral Communications.

### **General Information**

The Planning Commission usually meets on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month. [Exceptions: Only one meeting in August, November, and December.] Commission meetings are held in the City Council Chambers at 3300 Capitol Avenue.

Stenocaptioning and/or earphones for people who are hearing impaired are available from the Recording Clerk 15 minutes prior to the meeting. A driver's license will be held as a deposit. Commission meetings are open captioned for the deaf in the Council Chambers and closed captioned for home viewing. Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the Planning Department at (510) 494-4440. Planning Commission meetings are open captioned for the deaf in the Council Chambers and closed captioned for home viewing. For more information on Planning Commission please visit our website at [www.fremont.gov](http://www.fremont.gov) or contact the Planning Department at (510) 494-4440.

The regular meetings of the Fremont Planning Commission are broadcast on Cable Television Channel 27.

### **Availability of Public Records**

All documents submitted to Boards and Commissions will become public information and posted to the [www.fremont.gov](http://www.fremont.gov) website. Public records relating to an open session item on this agenda that are distributed by the City to all or a majority of the Planning Commission prior to the meeting will be available for public inspection at 39550 Liberty Street during normal business hours, at the time the records are distributed to the Planning Commission. Copies of staff report are available at the Development Services Center at 39550 Liberty Street (between Stevenson Blvd. and Walnut Ave.) and at City Hall at 3300 Capitol Avenue the week of the meeting and are free of charge. Plans and other supporting documents may be viewed any day until noon the day of the Planning Commission meeting. Copies will be provided at cost when feasible. The Development Services Center is open 8 a.m. to 4 p.m., Mondays through Thursdays; and 8 a.m. to 12 p.m., Fridays. Planning Commission final agendas, which include location maps, staff reports and proximity maps can also be viewed on the Internet at [www.fremont.gov/planningcommission](http://www.fremont.gov/planningcommission).

The Planning Commission meetings are now also live over the Internet. Please note: Live webcasts are only available when the Planning Commission is in session. If the Planning Commission is not in session, the web browser will return a "busy" error.

To send an e-mail message to all of your Planning Commissioners send your message to:  
[planning\\_commission@fremont.gov](mailto:planning_commission@fremont.gov)

To leave a voice message for any of the Planning Commissioners, dial the numbers listed below:

David Bonaccorsi: 494-4895 \*4998  
Brannin Dorsey: 494-4895 \*4997  
Reshma Karipineni: 494-4895 \*4992  
Ripple Leung: 494-4895 \*4994  
Craig Steckler: 494-4895 \*4993  
Roman Reed: 494-4895 \*4995  
Raj Salwan: 494-4895 \*4996

We appreciate your interest in the conduct of your City's business. Information about the City or the items discussed in this report may be referred to:

Planning Commission Secretary  
City of Fremont Planning Division  
39550 Liberty Street, P.O. Box 5006  
Fremont, CA 94537-5006  
Telephone: 510-494-4440

#### **Planning Commissioners**

**David Bonaccorsi**  
**Brannin Dorsey**  
**Reshma Karipineni**  
**Ripple Leung**, Vice Chairperson  
**Craig Steckler**  
**Roman Reed**  
**Raj Salwan**, Chairperson

#### **City Staff**

**Kristie Wheeler**, Planning Manager  
**Wayne Morris**, Planning Commission Secretary  
**Prasanna Rasiah**, Deputy City Attorney



**CITY OF FREMONT**  
**Agenda**  
**Planning Commission Regular Meeting, January 26, 2017**  
**City Council Chambers**  
**7:00 PM**

**1. PRELIMINARY**

- 1.1 Call to Order
- 1.2 Salute to the Flag
- 1.3 Roll Call
- 1.4 Approval of Minutes to Special meetings of November 17, 2016, December 15, 2016 and Regular meeting of January 12, 2017
- 1.5 Disclosures

**2. CONSENT CALENDAR**

**NOTICE: ITEMS ON THE PUBLIC HEARING CALENDAR MAY BE MOVED TO THE CONSENT CALENDAR IF NO ONE IS PRESENT TO SPEAK ON THE ITEMS. ALL APPLICANTS AND INTERESTED PERSONS ARE ADVISED TO BE PRESENT AT THE START OF THE MEETING.**

**Item 1.** HIGHLAND PLACE - 44631 Highland Place - PLN2016-00209 - To consider a Discretionary Design Review Permit to allow construction of a new two-story 5,456-square-foot single-family home located in the Mission San Jose Community Plan Area, and to consider a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303, New Construction of Conversion of Small Structures.  
Project Planner - James Willis, 510-494-4449, jwillis@fremont.gov

Recommended Action: Approve, based on findings and subject to conditions

**Item 2.** PATTERSON RANCH DEVELOPMENT AGREEMENT ANNUAL REVIEW - Northeast corner of Paseo Padre Parkway and Ardenwood Boulevard - PLN2017-00127 - To consider an annual review of the Patterson Ranch Development Agreement for the approximately 102 acres of vacant land in the North Fremont Community Plan Area, and to consider an exemption from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 in that the annual review does not meet CEQA's definition of a "project."  
Project Planner - Steve Kowalski, 510-494-4532, skowalski@fremont.gov

Recommended Action: Find that the applicant is in compliance with the provisions of the Development Agreement.

**Item 3.** PACIFIC COMMONS DEVELOPMENT AGREEMENT ANNUAL REVIEW - PLN2017-00134 - To consider an annual review of the Pacific Commons

Development Agreement for the approximately 840 acres of land west of Interstate 880, between Auto Mall Parkway and Cushing Parkway in the Bayside Industrial Community Plan Area, and to consider an exemption from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378 as the annual review does not meet the definition of a "project."

Project Planner - David Wage, 510-494-4447, dwage@fremont.gov

Recommended Action: Find the developer in compliance with the provisions of the Development Agreement.

**Item 4.** HOUSING ELEMENT ANNUAL REPORT - Citywide - PLN2017-00150 - To consider an annual report on the status of implementation of the General Plan and 2015 – 2023 Housing Element. This annual review is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 in that the activity does not meet the definition of a "project."

Project Planner - Wayland Li, 510-494-4453, wli@fremont.gov

Recommended Action: Continue to February 9, 2017 Planning Commission Hearing

### **3. PUBLIC/ORAL COMMUNICATIONS**

### **4. PUBLIC HEARING ITEMS**

**Item 5.** HOBBS RESIDENTIAL – 41948, 42012, 42078/92, 42232 Mission Boulevard – PLN2016-00270 – To consider a Rezoning from R-1-6(H-I) and OS, Single-Family Residential, Hillside Combining and Open Space Districts to Preliminary and Precise Planned District, Vesting Tentative Tract Map No. 8330, a Preliminary Grading Plan and Private Streets for preservation of an existing historic single-family house (Rodrigues House) and an existing single family house (Hobbs House), and development of 55 new single-family homes located in the Hill Area (Central) and Mission San Jose Community Plan Areas, and to consider adoption of a Mitigated Negative Declaration prepared and circulated for the proposed project in accordance with the California Environmental Quality Act (CEQA).

Project Planner - Bill Roth, 510-494-4450, broth@fremont.gov

Recommended Action: Recommended approval to the City Council, based on findings and subject to conditions.

**Item 6.** WASHINGTON PLACE RESIDENCES – 2529 Washington Boulevard - PLN2016-00304 - To consider a Rezoning from R-1-X-6.5 to Preliminary and Precise Planned District P-2016-304, Vesting Tentative Tract Map No. 8342 and a Private Street to facilitate the development of 14 single-family (duet) residences on 2.1 acres located in the Mission San Jose Community Plan Area, and to consider a Mitigated Negative Declaration (MND) prepared and circulated for the project in accordance with the requirements of the California Environmental Quality Act (CEQA).

Project Planner - Terence Wong, 510-494-4456, twong@fremont.gov

Recommended Action: Recommend approval to the City Council based on findings and subject to conditions.

**Item 7.** GENERAL PLAN PRIORITIZATION REQUEST - 501 Crystalline Drive - PLN2017-00148 - To consider a General Plan Amendment Prioritization Request to change the General Plan land use designation of 7.45 acres of a vacant 18.2-acre parcel located at 501 Crystalline Drive from General Open Space to Low Density Residential, 2.3 to 8.7 dwelling units per acre, to facilitate the development of 28 single-family residences in the Mission San Jose Community Plan Area, and to consider a finding that no environmental review is required pursuant to the California Environmental Quality Act (CEQA) as the request does not constitute a project as defined by CEQA Guidelines Section 15378.

Project Planner - Wayland Li, 510-494-4453, wli@fremont.gov

Recommended Action: Evaluate the proposed prioritization request based upon the potential benefit to the community including but not limited to the provision of affordable housing, sustainability, removal of blight, or other community benefits consistent with the goals, objectives and policies of the General Plan.

## **5. DISCUSSION ITEMS**

## **6. MISCELLANEOUS ITEMS**

Information from Commission and Staff:

- 6.1 Information from staff: Staff will report on matters of interest.
- 6.2 Information from Commission: Commission members may report on matters of interest.
- 6.3 Report on actions of City Council Regular Meeting.

## **7. ADJOURNMENT**