



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 2nd and 4th 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 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 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.

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

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

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

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

Brannin Dorsey
Reshma Karipineni
Ripple Leung, Vice Chairperson
Craig Steckler
Roman Reed

City Staff

Kristie Wheeler, Planning Manager
Wayne Morris, Planning Commission Secretary
Debra Margolis, Assistant City Attorney



CITY OF FREMONT
Agenda
Planning Commission Regular Meeting, February 9, 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 - None
- 1.5 Election of Officers for 2017

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. WARM SPRINGS AREA 4 -- 45300 Fremont Boulevard -- PLN2017-00122 - To consider an annual review of the Warm Springs Area 4 Development Agreement for approximately 110 acres at the southeast corner of Fremont Boulevard and South Grimmer Boulevard in the Warm Springs/South Fremont Community Plan Area, and to consider a finding that no environmental review is required pursuant to the California Environmental Quality Act (CEQA) as the annual review does not constitute a project as defined by CEQA Guidelines Section 15378.
Project Planner - Joel Pullen, 510-494-4436, jpullen@fremont.gov

Recommended Action: Approve based upon findings.

Item 2. WARM SPRINGS MONOPINE RENEWAL - 48155 Warm Springs Boulevard - PLN2017-00133 - To consider a ten-year renewal of a Conditional Use Permit for an existing 65-foot tall stealth monopole (monopine) with six panel antennas and five ground-mounted equipment cabinets within an existing equipment enclosure located in the Bayside Industrial Community Plan Area, and to consider a categorical exemption from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities.
Project Planner - Spencer Shafsky, 510-494-4452, sshafsky@fremont.gov

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

Item 3. 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 CEQA's definition of a "project."

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

Recommended Action: Recommend that the City Council accept the annual report and direct staff to submit it to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

3. PUBLIC/ORAL COMMUNICATIONS

4. PUBLIC HEARING ITEMS

Item 4. MISSION COURT SENIOR APARTMENTS (FORMERLY KNOWN AS PARC 55 EDEN HOUSING VILLAGE) - 47003 Mission Falls Court - PLN2016-00357 - To consider a Discretionary Design Review Permit and request for concessions and modified parking standards under the Density Bonus and Affordable Housing Incentives Ordinance for a new four-story, 90-unit affordable senior apartment project located on a 2.25-acre lot in the Warm Springs Community Plan Area, and to consider a finding that no further environmental review is required pursuant to the California Environmental Quality Act (CEQA) as a Mitigated Negative Declaration was previously adopted for the Parc 55 Rezoning and Development Agreement (PLN2014-00045), which addressed the potential impacts of the proposed project.
Project Planner - Steve Kowalski, 510-494-4532, skowalski@fremont.gov

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

Item 5. PEDDIREDDY APPEAL - 1691 Olive Avenue - PLN2017-00129 - To consider an appeal of the Community Development Director's determination that the Affordable Housing Ordinance is applicable to all three lots created by Parcel Map No. 10332 and no credit is due for the previously existing single-family home, and to consider a finding that the appeal is not subject to the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 in that the determination does not meet CEQA's definition of a "project."
Project Planner - James Willis, 510-494-4449, jwillis@fremont.gov

Recommended Action: Deny appeal and uphold the Community Development Director's Determination

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