



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

Ripple Leung - Chairperson
Brannin Dorsey - Vice Chair
Alice Cavette
Reshma Karipineni
Kathryn McDonald
Roman Reed
Craig Stecker

City Staff

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



CITY OF FREMONT
Agenda
Planning Commission Regular Meeting, April 13, 2017
City Council Chambers
7:00 PM

Commissioner Brannin Dorsey will be participating by teleconference from Flamingo hotel, located at 2777 4th Street, Santa Rosa, CA 95405, phone (707) 545-8530. All members of the public are welcome to participate from that location, and will be given an opportunity, if requested, to comment on any agenda item, including public/oral communications.

1. PRELIMINARY

- 1.1 Call to Order
- 1.2 Salute to the Flag
- 1.3 Roll Call
- 1.4 Approval of Minutes - Regular meetings of October 13, 2016, February 23, 2017, and March 23, 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. SPRING 2017 ZONING AMENDMENTS – Citywide – PLN2017-00244 - To consider text amendments to various chapters of Title 18 (Planning and Zoning) of the Fremont Municipal Code for conformance with State law, and for correction, clarification and enhancement of regulations related to development and use of property within the City, to consider amendments to the Zoning Map for conformance with the General Plan, and to consider an exemption from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) in that the proposed amendments are not a project which has the potential for causing a significant effect on the environment.

Project Planner - Wayland Li, 510-494-4453, wli@fremont.gov
Recommended Action: Continue to April 27, 2017

3. PUBLIC/ORAL COMMUNICATIONS

4. PUBLIC HEARING ITEMS

Item 2. DMV TRUCK TESTING SITE - 280 and 300 Whitney Place - PLN2017-00057 - To consider a Conditional Use Permit to allow an outdoor truck

testing site for the California Department of Motor Vehicles (DMV) involving minor modifications to an existing parking lot 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.** GG LOUNGE - 6020 Stevenson Boulevard - PLN2017-00212 - To consider a Conditional Use Permit for a proposed computer game arcade located in the Bayside Industrial Community Planning area, and to consider a categorical exemption from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities.

Project Planner - James Willis, 510-494-4449, jwillis@fremont.gov
Recommended Action: Approve, based on findings and subject to conditions.

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