



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 email or voice mail message to a particular Commissioner send to:

Commissioners	E-mail	Phone
All Commissioners	Planning_commission@fremont.gov	
Brannin Dorsey	bdorsey@fremont.gov	(510) 494-4491
Reshma Karipineni	rkaripineni@fremont.gov	(510) 494-4492
Alice Cavette	acavette@fremont.gov	(510) 494-4493
Kathryn McDonald	kmcdonald@fremont.gov	(510) 494-4494
Roman Reed	rreed@fremont.gov	(510) 494-4495
Ripple Leung	rleung@fremont.gov	(510) 494-4496
Craig Steckler	csteckler@fremont.gov	(510) 494-4497

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
Erik D. Kaeding, Deputy City Attorney



CITY OF FREMONT
Agenda
Planning Commission Regular Meeting, July 13, 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 - Regular meeting of June 8, 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. MAPLE COMMONS – Maple Street – PLN2016-00397 - To consider a Conditional Use Permit, Discretionary Design Review Permit and Modification of Zoning Standards to allow the construction of a new mixed-use development including 2,820 square feet of commercial space and 11 apartment units with an interior side yard setback reduction from 10 feet to 5.5 feet located in the Centerville Community Plan, and to consider a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332, In-Fill Development Projects. Project Planner, David Wage, (510) 494-4447, dwage@fremont.gov

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

Recommended Action: Continue item to July 27, 2017

3. PUBLIC/ORAL COMMUNICATIONS

4. PUBLIC HEARING ITEMS

Item 2. UPDATE TO RESIDENTIAL ZONING STANDARDS AND CITYWIDE DESIGN GUIDELINES, AND CREATION OF SOLAR ACCESS PRESERVATION ORDINANCE -Citywide - PLN2017-00246 - To consider amendments to Title 18 (Planning and Zoning) of the Fremont Municipal Code and the Citywide Design Guidelines, including: 1) an update to development standards, design rules, and design guidelines that focus on maintaining the character for single-family residential neighborhoods and further assist in achieving compatibility of new, expanded, or reconstructed

homes with surrounding homes in the neighborhood; and 2) creation of a citywide Solar Access Preservation Ordinance so that any increase in the height of an existing building or that any new development does not excessively shade solar zones on adjoining properties, and to consider an exemption from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) in that the proposed amendments do not have the potential for causing a significant effect on the environment. (Continued from June 8, 2017)

Project Planner - Jeff Schwob, 510-494-4527, jschwob@fremont.gov

Recommended Action: Recommend approval to the City Council.

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