



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

<b>Commissioners</b>	<b>E-mail</b>	<b>Phone</b>
All Commissioners	<a href="mailto:Planning_commission@fremont.gov">Planning_commission@fremont.gov</a>	
Brannin Dorsey	<a href="mailto:bdorsey@fremont.gov">bdorsey@fremont.gov</a>	(510) 494-4491
Reshma Karipineni	<a href="mailto:rkaripineni@fremont.gov">rkaripineni@fremont.gov</a>	(510) 494-4492
Alice Cavette	<a href="mailto:acavette@fremont.gov">acavette@fremont.gov</a>	(510) 494-4493
Kathryn McDonald	<a href="mailto:kmcdonald@fremont.gov">kmcdonald@fremont.gov</a>	(510) 494-4494
Roman Reed	<a href="mailto:rreed@fremont.gov">rreed@fremont.gov</a>	(510) 494-4495
Ripple Leung	<a href="mailto:rleung@fremont.gov">rleung@fremont.gov</a>	(510) 494-4496
Craig Steckler	<a href="mailto:csteckler@fremont.gov">csteckler@fremont.gov</a>	(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 Steckler**

#### **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, October 12, 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 meetings of August 24, and September 14, 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.** VALLEY OAK WARM SPRINGS AREA 3 MIXED-USE – 44710 Fremont Boulevard – PLN2017-00316 – To consider Vesting Tentative Tract Map No. 8398 to create 33 lots for condominium purposes, Private Streets, a Preliminary Grading Plan and a Discretionary Design Review Permit to allow development of a mixed-use project that includes 184 townhomes and 77 stacked flats, and 8,761 square feet of retail space proposed by Valley Oak Partners, LLC, and to consider a finding that no further environmental review is required pursuant to the California Environmental Quality Act (CEQA) as a Final Environmental Impact Report (SCH#2013032062) was previously certified for the Warm Springs/South Fremont Community Plan, and a CEQA compliance checklist was prepared for the subsequent Old Warm Springs Boulevard South Master Plan, of which the proposed project is a conforming part.

Project Planner - David Wage, 510-494-4447, [dwage@fremont.gov](mailto:dwage@fremont.gov)  
Recommended Action: Continue to October 26, 2017 Planning Commission Meeting

**3. PUBLIC/ORAL COMMUNICATIONS**

**4. PUBLIC HEARING ITEMS**

**Item 2.** CITY CENTER APARTMENTS - 38631 Fremont Boulevard - PLN2017-00094 - To consider a Discretionary Design Review Permit and request for a density bonus including concessions for reduced setbacks under the Density Bonus and Affordable Housing Incentives Ordinance to allow construction of a 60-unit supportive housing project for low, very-low

and extremely-low income households located in the Centerville Community Plan Area, and to consider a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332, In-Fill Development Projects.

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**

**8. PLANNING COMMISSION REPORTS**