



## **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>	
Craig Steckler	<a href="mailto:csteckler@fremont.gov">csteckler@fremont.gov</a>	(510) 494-4497
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
Robert Daulton	<a href="mailto:rdaulton@fremont.gov">rdaulton@fremont.gov</a>	(510) 494-4493
Reena Rao	<a href="mailto:r Rao@fremont.gov">r Rao@fremont.gov</a>	(510) 494-4492
Ben Yee	<a href="mailto:byee@fremont.gov">byee@fremont.gov</a>	(510) 494-4491
Jose Oropeza	<a href="mailto:joropeza@fremont.gov">joropeza@fremont.gov</a>	(510) 494-4496

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**

**Craig Steckler** - Chairperson  
**Kathryn McDonald** - Vice Chair  
**Roman Reed**  
**Reena Rao**  
**Ben Yee**  
**Jose Oropeza**  
**Robert Daulton**

#### **City Staff**

**Kristie Wheeler**, Planning Commission Secretary  
**Bronwen Lacey**, Sr. Deputy City Attorney



**CITY OF FREMONT**  
**Agenda**  
**Planning Commission Regular Meeting, May 23, 2019**  
**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 April 11, 2019
- 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.** WARM SPRINGS AREA 4 DEVELOPMENT AGREEMENT ANNUAL REVIEW - 45300 Fremont Boulevard - PLN2019-00297 - 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](mailto:jpullen@fremont.gov)  
Recommended Action: Find the applicant in compliance with the applicable provisions of the Development Agreement.

**Item 2.** MISSION FALLS DEVELOPMENT AGREEMENT ANNUAL REVIEW - 47003-47320 Mission Falls Court and 47323-47339 Warm Springs Boulevard - PLN2019-00301 - To consider an annual review of the Development Agreement for the Mission Falls (formerly Parc 55) senior residential development project allowing up to 497 dwelling units and a new public senior community center on 23.5 acres in the Warm Springs 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 - James Willis, 510-494-4449, [jwillis@fremont.gov](mailto:jwillis@fremont.gov)

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

- Item 3.** CENTERVILLE SCHOOL SITE AQUISITION - Eggers Drive and Hastings Street - PLN2019-00312 - To consider a request from the Fremont Unified School District to provide a written report and recommendation concerning the District's acquisition of 4.6 acres at the corner of Eggers Drive and Hastings Street in the Centerville Community Plan Area and a General Plan Conformity Finding pursuant to Public Resources Code 21151.2 and Government Code Section 65402, respectively, 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 in CEQA Guidelines Section 15378.

Project Planner - James Willis, 510-494-4449, jwillis@fremont.gov

Recommended Action: Support acquisition and make finding of General Plan Conformity

**3. PUBLIC/ORAL COMMUNICATIONS**

**4. PUBLIC HEARING ITEMS**

- Item 4.** IRVINGTON BART STATION AREA PLAN - PLN2015-00262 - To consider adoption of the Irvington BART Station Area Plan, which will guide site and building design within approximately a ½ mile radius of the future Irvington BART Station and a General Plan Amendment to eliminate the Irvington BART Special Study Area designation, and to consider a finding that no further environmental review is required pursuant to the California Environmental Quality Act (CEQA) as the proposed project is an implementation measure of the General Plan for which a Final Environmental Impact Report (SCH#2010082060) was previously prepared and certified.

Project Planner - Wayland Li, 510-494-4453, wli@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**