

James Willis

From: Cory Kusich <ckusich@scsdevelopment.com>
Sent: Monday, October 29, 2018 2:26 PM
To: James Willis; Wayne Morris
Cc: jsullivansld@yahoo.com; Kristie Wheeler
Subject: RE: Palmia- Appeal Application submitted this morning

Follow Up Flag: Follow up
Flag Status: Flagged

James,

Our grounds for appeal are as follows:

We disagree with the staff recommendation as well as the Planning Commission vote. We believe that the need for housing within the Bay Area as a whole and the City of Fremont in particular, outweighs staff's desire to add to the market rate rental stock.

We believe staff's analysis with regard to their findings are incorrect and faulty. Our project, whether as rental or for sale, provides much needed housing into the City, particularly for the age restricted community. Staff's belief that we are taking away rental stock from the City, assumes that the rental stock is already present, or is guaranteed to be built if their recommendation for denial is followed. That is not the case. It is economically infeasible for us to move forward with an age restricted market rate rental community. Even if the project was not age restricted, given the costs of construction and amount of fees, we do not believe that market rate apartments are economically feasible.

We wish to pose this question to the City Council... Do they wish to add a great project for the age restricted (55+ years or older) community within the City of Fremont, or leave the site in mothballs until rental rates have risen dramatically or construction costs have fallen drastically?

Thanks in advance,

Cory Kusich

From: JWillis@fremont.gov [<mailto:JWillis@fremont.gov>]
Sent: Monday, October 29, 2018 11:38 AM
To: Cory Kusich <ckusich@scsdevelopment.com>; WMorris@fremont.gov
Cc: jsullivansld@yahoo.com; KWheeler@fremont.gov
Subject: RE: Palmia- Appeal Application submitted this morning

Hi Cory,

I received a copy of the appeal from the clerk's office but it does not appear that you have provided grounds for the appeal. Please provide a written statement explaining your basis for appeal so I can process the appeal application. The required information I need is contained within the appeal application instructions. I have pasted the applicable section below:

What is required to submit an appeal? An appeal shall be s
the decision appealed from, the facts and basis for the appeal,
The written appeal shall be accompanied by the required fee d

Thanks,

James Willis
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Email: jwillis@fremont.gov

-----Original Message-----

From: Cory Kusich [<mailto:ckusich@scsdevelopment.com>]
Sent: Monday, October 29, 2018 11:25 AM
To: Wayne Morris; James Willis
Cc: Jim Sullivan (jsullivan@scsdevelopment.com)
Subject: Palmia- Appeal Application submitted this morning

Wayne and James,

This is just an FYI that we submitted the Appeal Application this morning to the City Clerk. Please find the stamped front page of the application attached.

Thanks in advance,

Cory Kusich

-----Original Message-----

From: scanner@scsdevelopment.com [<mailto:scanner@scsdevelopment.com>]
Sent: Monday, October 29, 2018 12:25 PM
To: Cory Kusich <ckusich@scsdevelopment.com>
Subject: Scanned image from MX-6070V

Reply to: Sharp Scanner <scanner@scsdevelopment.com> Device Name: Not Set Device Model: MX-6070V
Location: Not Set

File Format: PDF (Medium)
Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.
Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.

Adobe(R)Reader(R) can be downloaded from the following URL:

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