



**DRAFT MINUTES
FREMONT PLANNING COMMISSION
REGULAR MEETING OF OCTOBER 25, 2018**

PUBLIC HEARING ITEMS

- Item 4. (01:15:55) **PALMIA AT MISSION FALLS CONDOMINIUM MAP - 47201 Mission Falls Court - (PLN2018-00222)** – To consider an amendment to Planned District P-2017-297 and Tentative Parcel Map No. 10810 to allow a previously-approved 171-unit rental apartment project (Palmia at Mission Falls) for seniors to be changed to a for-sale condominium project for seniors in the Warm Springs Community Plan Area, and to consider a finding that no further environmental review is required as a Mitigated Negative Declaration was previously prepared and adopted for the Parc 55 project (PLN2014-00045) in accordance with the requirements of the California Environmental Quality Act (CEQA), which adequately addressed the potential impacts of the proposed project and no physical changes to the environment are proposed.

Planning Manager Kristie Wheeler introduced the item.

Associate Planner James Willis, with an assist from **Interim Community Development Director Dan Schoenholz**, presented on the project. It was emphasized that the approval of the Planned District for Palmia by the City Council in November 2017 was consistent with the General Plan goal of providing a diverse housing stock and explicitly required that the project provide market rate rental housing for seniors. Mr. Schoenholz stated that by increasing the supply of rental housing, it not only offers housing opportunities for those who cannot afford to purchase, but also helps to moderate rents community-wide by increasing the rental supply.

Chairperson Dorsey opened the public hearing and invited the applicant to speak.

Cory Kusich of SCS Development Co., Inc. presented on the project and his colleague, **Jim Sullivan**, responded to questions and comments from the Commission.

Several Commissioners commented on their recollection of the public hearing for this project with the mutual understanding that the units would be rental housing for seniors, 55 and older. **Commissioner McDonald** quoted from page 12 of the September 28, 2017 staff report, saying, “One of the rationales for approving this

project was that it was *‘offering a rare rental housing opportunity specifically for senior individuals and households that would be located directly next door to a planned public senior community center.’*”

Several Commissioners also suggested that the applicant consider a proposal that would provide a community benefit to the residents of Fremont (e.g., assisted living and/or below market rate housing) and welcomed the applicant to come back with another application.

Chairperson Dorsey closed the public hearing as there were no requests to speak and the applicant waived their opportunity for further comments.

Commissioner McDonald moved to approve staff recommendation for denial and **Vice Chairperson Karipineni** seconded.

IT WAS MOVED (MCDONALD/KARIPINENI) AND CARRIED BY THE FOLLOWING VOTE (7-0-0-0) THE PLANNING COMMISSION – HELD PUBLIC HEARING;

AND

FOUND THAT THE PROJECT IS EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(4), WHICH EXEMPTS PROJECTS THAT WILL BE REJECTED OR DISAPPROVED;

AND

DENIED THE APPLICATION TO AMEND PRECISE PLANNED DISTRICT P-2017-297, BASED ON FINDINGS SPECIFIED IN FMC SECTIONS 18.110.070 AND 18.225.050;

AND

DENIED THE APPLICATION FOR A TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES BASED ON FINDINGS SPECIFIED IN FMC SECTION 17.20.200.

The motion carried by the following vote:

AYES: 7 – Dorsey, Cavette, Karipineni, Leung, McDonald, Reed, Steckler
NOES: 0
ABSTAIN: 0
ABSENT: 0
RECUSE: 0