

## Kim Salazar

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**From:** Trish Cordova  
**Sent:** Thursday, February 27, 2020 12:59 PM  
**To:** Trish Cordova  
**Cc:** David Wage; Courtney Pal; Hang Zhou; Kim Salazar; Cliff Nguyen; Heather Lee; Joel Pullen; Wayland Li  
**Subject:** 2-27-20 PC Response to Commissioners' Questions  
**Attachments:** 200227 TI Docs.pdf  
  
**Categories:** Planning Commission Meeting & Related Items

Good afternoon Commissioners:

Please attached document and email below for your review.

Have a nice evening.

### Trish Cordova

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Planning Commissioners submitted the following questions regarding agenda items for the February 27, 2020 Planning Commission Agenda. Staff responses are included below:

### Item 2. Fremont Bank - PLN2019-00220

#### Commissioner Question: Where is the “rear” of this building?

**Staff Response:** The building is located on a corner lot with street frontages on Fremont Boulevard and Capitol Avenue. The building is architecturally designed to have four-sided architecture, including superior architectural enhancements to the street-oriented facades. The floor plan located the sensitive “back-of-house” functions, utilities, and service areas on the north side of the building that is opposite Fremont Boulevard in a manner that is architecturally integrated. This elevation can be considered as the rear of the building.

#### Commissioner Question: What is the space that is identified as having potential to be future commercial space?

**Staff Response:** The project is designed to be entirely occupied by Fremont Bank.

#### Commissioner Question: What is between the building and Fremont Boulevard? Is this parking?

**Staff Response:** Along Fremont Boulevard, the developer would remove the existing curb, gutter and sidewalk and construct a 16-foot-wide monolithic sidewalk with tree wells and pedestrian lighting in accordance with the Downtown Community Plan and Design Guidelines as shown below.

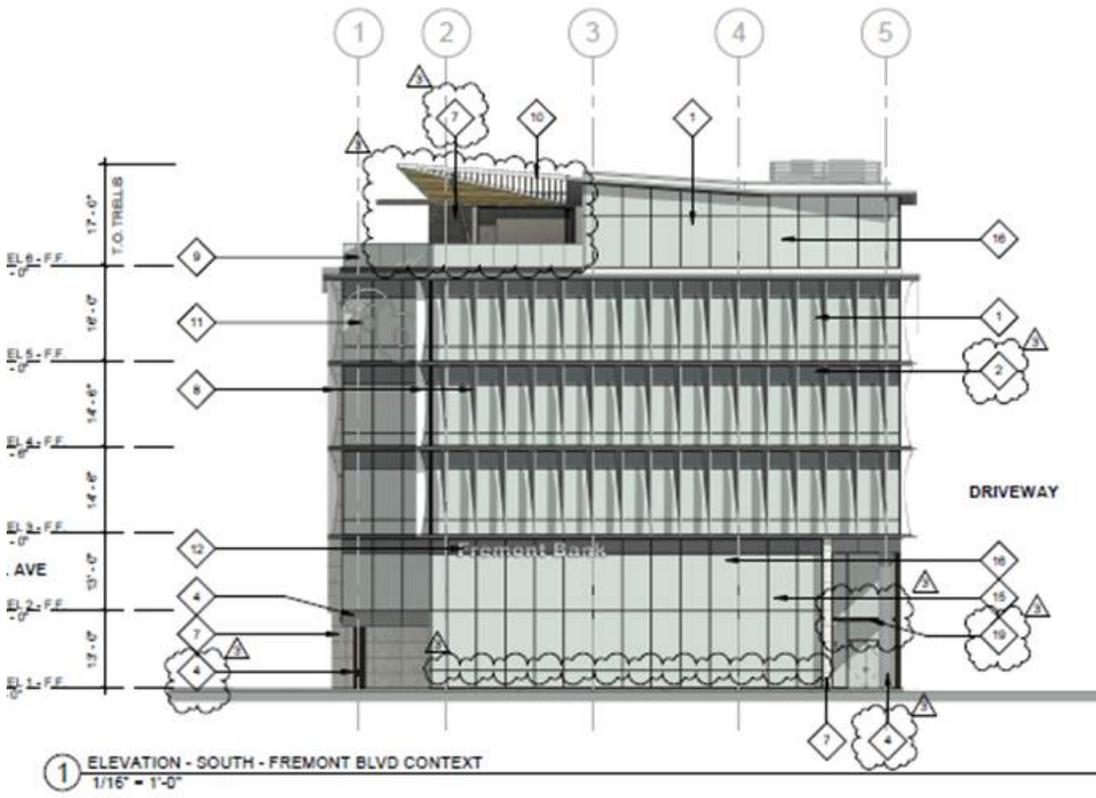


**Commissioner Question:** Roof garden? Any access for the public to an amenity on the roof, given the exceptional view it will have?

**Staff Response:** Representatives for Fremont Bank have said they will host functions for their staff and customers on the roof. The deck may include landscape planters and furniture.

**Commissioner Question:** Please share elevations of the bank building, and conceptual drawings of the perspective from the HUB, especially drawings of Fremont Blvd elevation.

**Staff Response:** Please see the building elevation below.



**Commissioner Question:** Will the bank have safe deposit boxes? What is expected to fill such a large space as the branch? Or on the office floors? Is there a dining room or kitchen on each floor? I recall that only 145 employees were expected on the site. That's ~250 sq ft/employee.

**Staff Response:** The ground floor has a vault, safe deposit boxes and viewing area for safe deposit boxes. Attached is a conceptual floor plan for the ground floor. Upper floors will provide offices for various bank functions such as mortgage lending, wealth management and bank management. There will be kitchen facilities on the 3rd, 4th and 6th levels.

**Commissioner Question:** Please share a plan and elevation specific to the roof shading element.

**Staff Response:** Attached is a rendering of the roof trellis element.

**Commissioner Question:** Does the City have a bond to pay for new fire trucks to serve taller buildings?

**Staff Response:** The City does not currently have a specific 'bond' proposal to fund the purchase of a new fire truck. Bonds are under the purview of City Council and should not be a consideration of evaluating the subject Discretionary Design Review Permit.

**Commissioner Question:** Is there an additional fee for projects that are built higher than the 5 stories our current trucks can accommodate? Is it too late to assess such a fee so that we are not beholden to the residents to pay for these vehicles that will clearly serve a specific purpose?

**Staff Response:** The project construction type is I-B, and includes an elevator with a secondary emergency power source, as well as two sets of stairs that allow for exiting from all floors of the building. The IB construction type requires the stair wells to be designed to include two-hour fire protection rating. This building is designed so that occupants can safely exit the building in an emergency. The City's existing fire ladder trucks are capable of accessing all floors of this

building. The project meets all building and fire code requirements. The project would be required to pay impact fees, which include a component for Fire. The purpose of the Fire impact fees is to fund needed facilities and equipment.

#### **Item 4. Housing Element Annual Progress Report – PLN2020-00188**

**Commissioner Question:** In reviewing the RHNA materials, I noticed that there is no mention of units under 350 sq.ft, or investigation into other options for affordable units, including the group housing/dorm concepts we discussed earlier. I was looking at the \$25 million invested by the city in this last round at the potential of 127 units from the Islander and Allied projects...and the fact that they still need more funding before they can move forward. Is there no way to alter the projects to less costly, higher intensity options, or at least reduce the time to occupation by producing units that can be developed for the money on hand?

**Staff Response:** The purpose of the Housing Element Annual Report is to provide an overview of specific actions taken in the past calendar year. The report does not provide recommendations or speculation regarding future policies. In the future, if policies were to be adopted by City Council that incentivize units under 350 square feet or dorm-style units, then that action would be reported in that year's Housing Element annual report. The California Department of Housing and Community Development does not currently require that cities provide data on individual or average unit size as part of the Housing Element Annual Progress Report, and the City does not track statistics on individual unit size at this time.

Regarding the cost of producing affordable housing, there are many factors that affect the cost of producing new affordable units. In 2019, staff implemented policies to reduce the cost of permitting for affordable projects, such as processing ministerial entitlements in the instances described in the report and reducing building permit review times, in compliance with state law and current Housing Element policies. If Commissioners have suggestions for new policies to address the cost and feasibility of affordable housing production, staff can certainly capture those thoughts for consideration as we complete future Housing Element updates.

PROJECT:  
**FREMONT BANK  
TENANT  
IMPROVEMENTS**  
FREMONT, CA

PROJECT NUMBER:  
**201810**

CLIENT:  
**FREMONT BANK**  
39150 Fremont Blvd,  
Fremont, CA 94538

PROJECT TEAM:  
**ARCHITECT:**  
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**FOOD SERVICE CONSULTANT:**  
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LEVEL 2 - PREMIER BANKING



LEVEL 1 - RETAIL BANKING



LEVEL 1 - RETAIL BANKING



LEVEL 1 - PERSONAL BANKING

REVISION		
NUMBER	DATE	DESCRIPTION

ISSUE:  
**Schematic Design**

DATE:  
**January 23, 2020**

STAMP:

**NOT FOR  
CONSTRUCTION**

SHEET TITLE:  
**PERSPECTIVE  
VIEWS**

SHEET NUMBER:

**AI-002**

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FREMONT, CA

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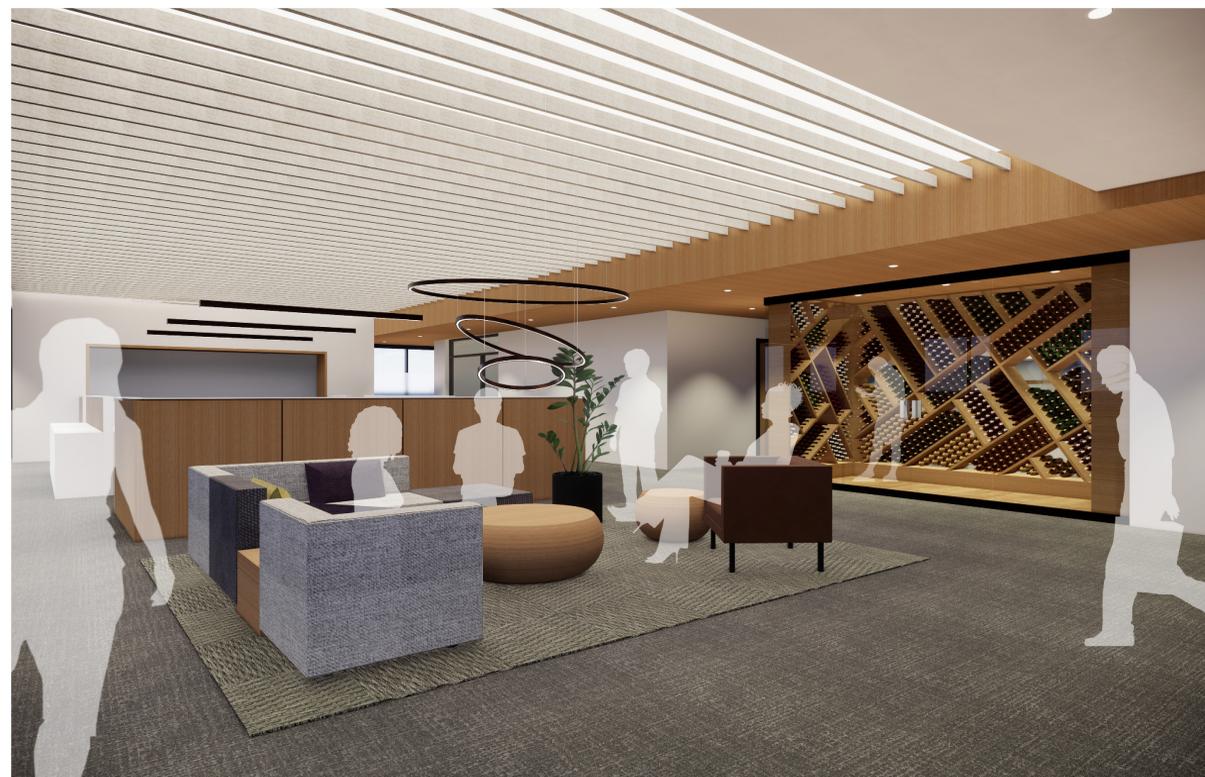
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SHEET TITLE:  
**PERSPECTIVE  
VIEWS**

SHEET NUMBER:  
**AI-004**



LEVEL 6 - BOARD ROOM



LEVEL 5 - VIEW FROM LOUNGE TOWARDS WINE ROOM



LEVEL 2 - PRE-FUNCTION



LEVEL 6 - EXTERIOR VIEW

**SHEET NOTES**

- CONFERENCE, MEETING ROOMS, PRIVATE AND SHARED OFFICES:
  - ALL PARTITIONS SURROUNDING SUCH ROOMS SHOULD BE CONTINUOUS FROM THE SLAB TO THE UNDERSIDE OF THE STRUCTURE ABOVE.
  - ALL PARTITIONS SHALL BE FILLED WITH ACOUSTIC INSULATION FOR MIN. 45 STC RATING.
  - PARTITIONS TO HAVE LEVEL 4 GYP. FINISH AND PAINTED WOOD BASE.
  - WHERE THERE IS A GLASS PARTITION WALL, THE GLASS PARTITION SHALL TERMINATE AT THE FINISHED CEILING. ABOVE THE GLASS PARTITION WALL, THERE SHALL BE PROVIDED A STUD WALL WITH GYPSUM BOARD ON EACH SIDE TO THE UNDERSIDE OF THE DECK ABOVE.
  - ACoustically SEAL ALL PENETRATIONS IN WALLS.
  - PROVIDE FLOOR CORES AT ALL CONFERENCE / MEETING / BOARD ROOM TABLES REFER TO FPEE PLANS TO VERIFY SEAT COUNT:
    - 1 PER SMALL TABLE (6 OR LESS SEATS)
    - 2 PER MEDIUM TABLE (7-12 SEATS)
    - 4 PER LARGE TABLE (13-18 SEATS)
    - 6 PER EXTRA LARGE TABLE (28-30 SEATS)
- SEE ENLARGED PLANS FOR MORE INFORMATION.
- WHERE CARPET FLOORING HAS BEEN SPECIFIED PROVIDE CEMENTITIOUS UNDERLAYMENT FOR CONCRETE AS REQUIRED TO ACHIEVE A LEVEL SURFACE FINISH IN ACCORDANCE WITH CARPET MANUFACTURER'S REQUIREMENTS.
- SPOT ELEVATIONS ON FLOOR PLANS ARE TAKEN FROM THE TOP OF FINISHED FLOOR OF THE ASSOCIATED PLAN LEVEL.

**LEGEND**

- UNDER SEPARATE PERMIT / NOT IN SCOPE
- WALL STUDS AND EXTERIOR FINISH BY OTHERS, N.I.C. INTERIOR FINISH TO BE PROVIDED AS PART OF THE CONTRACT, UNLESS OTHERWISE NOTED.

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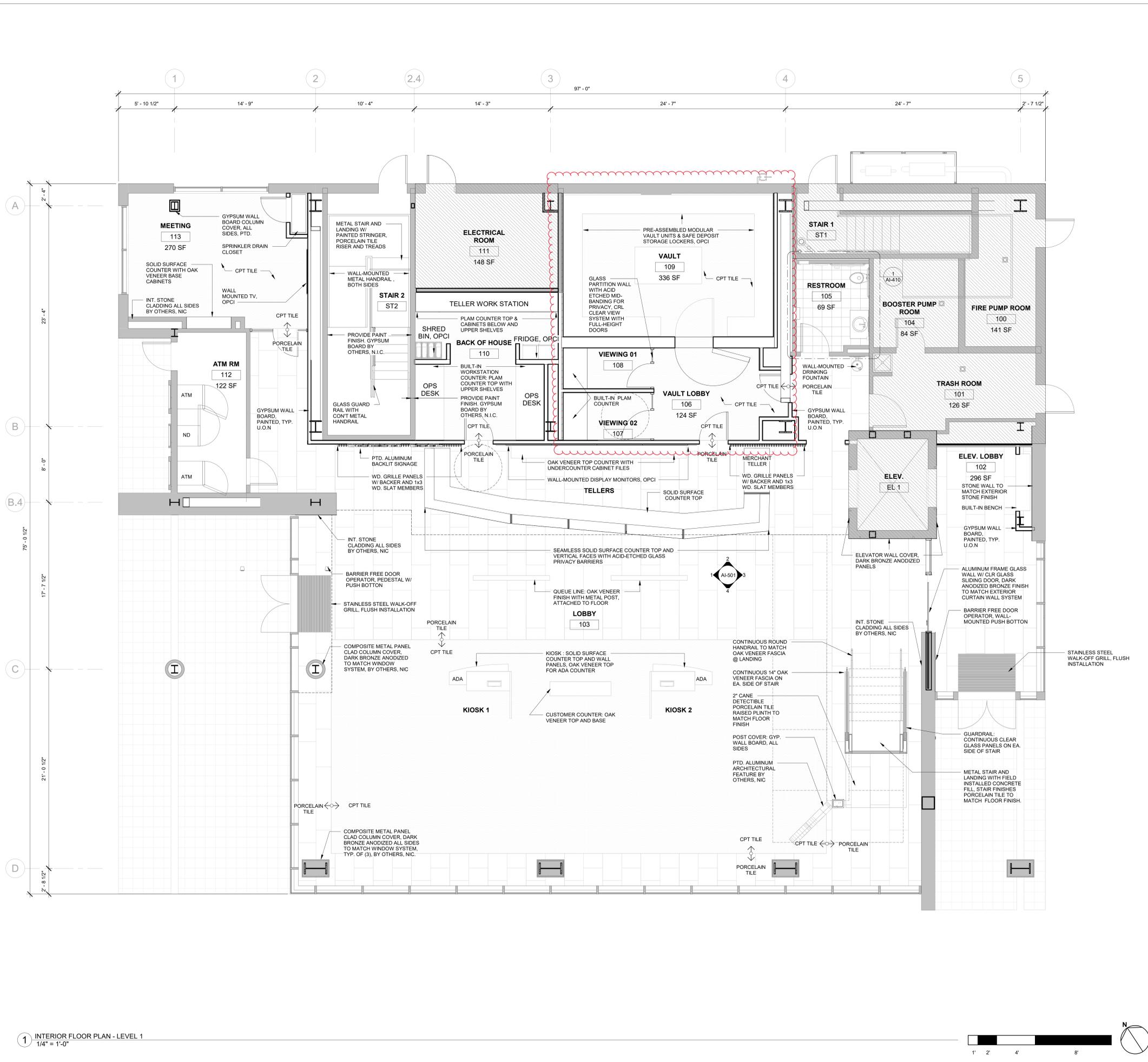
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CONSTRUCTION**

SHEET TITLE:  
**INTERIOR FLOOR  
PLAN - LEVEL 1**

SHEET NUMBER:

**AI-201**



1 INTERIOR FLOOR PLAN - LEVEL 1  
1/4" = 1'-0"