



**MINUTES
FREMONT PLANNING COMMISSION
REGULAR MEETING OF FEBRUARY 25, 2016**

- CALL TO ORDER: Chairperson Salwan called the meeting to order at 7:00 p.m.
- PRESENT: Chairperson Salwan, Commissioners Bonaccorsi, Dorsey, Karipineni, Leung, Pentaleri, Reed
- ABSENT: None
- STAFF PRESENT: Kristie Wheeler, Planning Manager
Prasanna Rasiah, Senior Deputy City Attorney
David Wage, Associate Planner
Chavez Company, Remote Stenocaptioning
Napoleon Batalao, Video Technician
- APPROVAL OF MINUTES: None
- DISCLOSURES: Commissioners Dorsey, Karipineni, Vice Chairperson Leung, and Commissioner Pentaleri met with the applicant for item number two. Commissioner Reed had driven by the site for item number two.

CONSENT CALENDAR

THE CONSENT CALENDAR CONSISTED OF ITEM NUMBERS 1 AND 2.

- Item 1. **HOUSING ELEMENT ANNUAL REPORT - Citywide - PLN2016-00226** - To consider an annual report on the status of implementation of the General Plan and 2015 – 2023 Housing Element. This annual review is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 in that the activity does not meet CEQA's definition of a "project."

IT WAS MOVED (REED / PENTALERI) AND CARRIED BY THE FOLLOWING VOTE (7-0-0-0) THE PLANNING COMMISSION FOUND THE ANNUAL REPORT IS NOT SUBJECT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL

QUALITY ACT (CEQA) PER CEQA GUIDELINES SECTION 15378(B)(5), DEFINITION OF A “PROJECT;”

AND

CONSIDERED THE ANNUAL REPORT AND EXHIBIT A, WHICH DEPICT THE CURRENT STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT, AND DIRECT STAFF TO SUBMIT THE REQUIRED MATERIALS TO OPR AND HCD.

- Item 2 **OLD WARM SPRINGS BOULEVARD SOUTH MASTER PLAN – 44710 FREMONT BOULEVARD, AND 44758 AND 44788 OLD WARM SPRINGS BOULEVARD –PLN2016-00072** – To consider a Master Plan and Tentative Parcel Map to facilitate development of 785 residential units that includes a combination of townhomes, flats and live-work units, and 325,000 square feet of commercial floor area including office space, hotel and a restaurant on a 28.7-acre project site bounded by Travis Place, South Grimmer Boulevard, Fremont Boulevard, and the Union Pacific Railroad within Planning Area 3 and a portion of Planning Area 1 of the Warm Springs/South Fremont Community Plan, and consider a recommendation that no further environmental review is required to meet the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 as the project is consistent with the density and intensity of development established by the Warm Springs/South Fremont Community Plan for which a Final Environmental Impact Report (SCH#2013032062) was previously prepared and certified.

IT WAS MOVED (REED / PENTALERI) AND CARRIED BY THE FOLLOWING VOTE (5-0-0-0-2) THE PLANNING COMMISSION – FOUND THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15183 AS THE PROJECT IS CONSISTENT WITH THE DEVELOPMENT DENSITY AND INTENSITY ESTABLISHED BY THE WS/SF COMMUNITY PLAN FOR WHICH AN FEIR (SCH#2013032062) WAS PREVIOUSLY PREPARED AND CERTIFIED, AND THAT THE PROJECT WATER DEMAND IS CONSISTENT WITH THE PLANNING ASSUMPTIONS INCLUDED IN THE ALAMEDA COUNTY WATER DISTRICT’S WATER SUPPLY ASSESSMENT FOR WARM SPRINGS/SOUTH FREMONT COMMUNITY PLAN DATED SEPTEMBER 2013, AS ANALYZED IN THE ENVIRONMENTAL COMPLIANCE CHECKLIST AS PROVIDED IN EXHIBIT “A,” AND FIND THAT THIS ACTION REFLECTS THE INDEPENDENT JUDGMENT OF THE CITY;

AND

FOUND THAT THE OLD WARM SPRINGS BOULEVARD SOUTH MASTER PLAN A DEPICTED IN EXHIBIT “B,” (MASTER PLAN), IS CONSISTENT WITH THE GENERAL PLAN, WS/SF COMMUNITY PLAN AND FREMONT MUNICIPAL CODE (FMC) CHAPTER 18.49 (WARM SPRINGS INNOVATION (“WSI”) DISTRICT) AS DESCRIBED IN THIS REPORT;

AND
ADOPTED OF A RESOLUTION APPROVING THE OLD WARM SPRINGS BOULEVARD SOUTH MASTER PLAN AS DEPICTED IN EXHIBIT "B," (MASTER PLAN), BASED ON FINDINGS AND CONDITIONS OF APPROVAL AS SHOWN IN EXHIBIT "D;"

AND
APPROVED A VESTING TENTATIVE PARCEL MAP NO. 10413, TO ALLOW A SUBDIVISION TO CREATE FOUR NEW LOTS AS SHOWN IN EXHIBIT "C," BASED ON FINDINGS AND SUBJECT TO CONDITIONS OF APPROVAL AS PROVIDED IN EXHIBIT "D."

The motion carried by the following vote:

AYES: 5 – Dorsey, Karipineni, Leung, Pentaleri, Reed
NOES: 0
ABSTAIN: 0
ABSENT: 0
RECUSE: 2 – Salwan, Bonaccorsi

PUBLIC/ORAL COMMUNICATIONS - None

PUBLIC HEARING ITEMS - None

DISCUSSION ITEMS - None

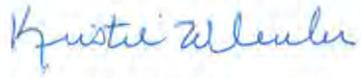
MISCELLANEOUS ITEMS

Information from Commission and Staff:

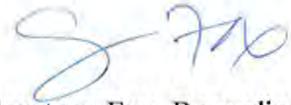
- Information from staff: Staff will report on matters of interest.
 - Report on actions of City Council Regular Meeting
 - Planning Manager Wheeler stated that City Council adopted the Municipal Code Amendments as recommended by the Planning Commission but further limited tandem parking to 20%. The first reading of ordinance was on February 16, 2016, and the second will be on March 1, 2016. The Parc 55 project was also approved as recommended by the Planning Commission. The next Planning Commission meeting is on March 10, 2016, and there will be a work session at 5:30 pm prior to the meeting. At the work session, the Community Development Director will provide a presentation about a proposed policy on prioritization of General Plan Amendments.
- Information from Commission: Commission members may report on matters of interest.

Meeting adjourned at 7:05 p.m.

SUBMITTED and APPROVED BY:



Kristie Wheeler, Secretary
Planning Commission



Courtney Fox, Recording Clerk
Planning Commission