FREMONT PLANNING COMMISSION
REGULAR MEETING OF APRIL 8, 2021

This meeting was conducted utilizing the teleconferencing software Zoom and is consistent with the State of California Executive Order N-29-20 dated March 17, 2020 regarding the Coronavirus (COVID-19) pandemic.

CALL TO ORDER: Chairperson Yee called the meeting to order at 7:00 p.m.

PRESENT: Chairperson Yee
Vice Chairperson Rao
Commissioners Cardenas, Daulton, Liu, McDonald, Steckler

ABSENT: None

STAFF PRESENT: Joel Pullen, Planning Manager
Heather Lee, Senior Deputy City Attorney
Courtney Pal, Planner II
Trish Cordova, Recording Clerk
Maria Salinas, Recording Clerk
Chavez Company, Remote Stenocaptioning
Napoleon Batalao, Video Technician

APPROVAL OF MINUTES: None

DISCLOSURES: Chairperson Yee visited the project site for Item 1 (PLN2021-00135). He also spoke with the Community Manager and some of the residents of the Pauline Weaver Senior Apartment Center located at 47003 Mission Falls Court.

Vice Chairperson Rao drove by the project site for Item 1 (PLN2021-00135).

Commissioner McDonald visited the project site for Item 1 (PLN2021-00135).

Commissioner Steckler visited the project site for Item 1 (PLN2021-00135) and walked the property.

Commissioner Cardenas visited the project site for Item 1 (PLN2021-00135) and walked the property.
Commissioner Daulton visited the project site for Item 1 (PLN2021-00135), walked the property, and spoke with some of the people living there.

Commissioner Liu visited the project site for Item 1 (PLN2021-00135), walked the property, and spoke with some employees of the company in a building across the street.

timestamps from the video webcast are listed below each Public Hearing Item Number and are in hours format, as follows: (hours:minutes:seconds). Video webcasts of Planning Commission meetings can be found at: https://fremontca.viebit.com/#

CONSENT CALENDAR None

PUBLIC/ORAL COMMUNICATIONS None

PUBLIC HEARING ITEMS

Item 1. **JOYWELL HOTEL – 47031 KATO ROAD – PLN2021-00135** – To consider a Conditional Use Permit, Discretionary Design Review, and Modification of Zoning Standards for a Floor Area Ratio (FAR) Increase for a 1,900 square foot addition, remodel, and site improvements to an existing hotel located in the Bayside Industrial Community Plan Area, and to consider exemptions from the requirements of the California Environmental Quality Act (CEQA) pursuant to, without limitation, CEQA Guidelines Section 15301, Existing Facilities; CEQA Guidelines Sections 15162, in that the project is consistent with a previously adopted Negative Declaration EIR-85-46 which was prepared for the hotel use at the subject site, and none of the circumstances requiring calling for the preparation of a subsequent or supplemental EIR have occurred; and CEQA Guidelines Section 15183, in that the project is consistent with the general plan and zoning. Each of the foregoing provides a separate and independent basis for CEQA compliance.

Planning Manager Joel Pullen introduced the item and Project Planner Courtney Pal gave a presentation.

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

Thuy Vi Vu, applicant and co-owner, initially spoke to the project and Pauly De Bartolo, Architect with DBRDS, gave a presentation on the design of the project. Mr. De Bartolo and Ms. Vu then responded to questions from the Commission, with assistance from Brian Jalowiec of Ace Parking, regarding the number of employees, shared and overflow parking, the hotel’s four-star rating, use of the rooftop, amenities, and their connection to Hilton Hotels.
Chairperson Yee closed the public hearing.

Project Planner Courtney Pal responded to questions from the Commission, with assistance from Planning Manager Joel Pullen, regarding floor area ratio, Transient Occupancy Tax, tree removal and mitigation trees.

Commissioner Daulton moved to approve staff recommendation and Commissioner McDonald seconded.

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

AND

FOUND THAT THE PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO, WITHOUT LIMITATION, CEQA GUIDELINES SECTION 15301, EXISTING FACILITIES; CEQA GUIDELINES SECTIONS 15162, IN THAT THE PROJECT IS CONSISTENT WITH A PREVIOUSLY ADOPTED NEGATIVE DECLARATION EIR-85-46 WHICH WAS PREPARED FOR THE HOTEL USE AT THE SUBJECT SITE, AND NONE OF THE CIRCUMSTANCES REQUIRING CALLING FOR THE PREPARATION OF A SUBSEQUENT OR SUPPLEMENTAL EIR HAVE OCCURRED; AND CEQA GUIDELINES SECTION 15183, IN THAT THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING. EACH OF THE FOREGOING PROVIDES A SEPARATE AND INDEPENDENT BASIS FOR CEQA COMPLIANCE;

AND

APPROVED A CONDITIONAL USE PERMIT, DISCRETIONARY DESIGN REVIEW, AND MODIFICATION OF ZONING STANDARDS FOR A FLOOR AREA RATIO (FAR) INCREASE FOR A 1,900 SQUARE FOOT ADDITION, REMODEL, AND SITE IMPROVEMENTS TO AN EXISTING HOTEL AT 47031 KATO ROAD.

The motion carried by the following vote:
AYES: 7 – Cardenas, Daulton, Liu, McDonald, Rao, Steckler, Yee
NOES: 0
ABSTAIN: 0
ABSENT: 0
RECUSE: 0

DISCUSSION ITEMS

MISCELLANEOUS ITEMS
Information from Commission and Staff:

• Information from staff, as reported by Planning Manager Joel Pullen:
  
  o The April 22, 2021 Planning Commission meeting will be cancelled, due to a lack of agenda items.
  o The Community-based Safe Parking Sites Ordinance is scheduled to be heard at the May 13, 2021 Planning Commission meeting.

• Actions from City Council Regular Meetings, as reported by Planning Manager Joel Pullen:
  
  o The Niles Gateway project was approved at the April 6, 2021 City Council meeting.
  o The Spring 2021 Code and Map Amendments was also approved at the April 6, 2021 City Council meeting, with the exception of the Downtown Commercial Use. Council asked staff to revisit this area to provide a more holistic pedestrian experience.

• Information from Commission:
  
  o Commissioner Daulton encouraged his fellow Commissioners to view the recording of the April 6, 2021 City Council meeting in order to hear their discussion on the Spring 2021 Code and Map Amendments.

ADJOURNMENT

Meeting adjourned at 8:30 p.m.

SUBMITTED and APPROVED BY:

Kim Salazar, Recording Clerk
Planning Commission

Joel Pullen, AICP, Secretary
Planning Commission