



**MINUTES  
FREMONT PLANNING COMMISSION  
REGULAR MEETING OF APRIL 11, 2019**

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

**PRESENT:** Chairperson Steckler  
Vice Chairperson McDonald  
Commissioners Daulton, Oropeza, Reed, Yee  
Commissioner Rao (arrived at 7:09 p.m.)

**ABSENT:** None

**STAFF PRESENT:** Kristie Wheeler, Planning Manager  
Bronwen Lacey, Senior Deputy City Attorney  
Spencer Shafsky, Planner II  
Kim Salazar, Recording Clerk  
Chavez Company, Remote Stenocaptioning  
Napoleon Batalao, Video Technician

**APPROVAL OF MINUTES:** **Vice Chairperson McDonald** moved to approve minutes from the February 14 and February 28, 2019 regular meetings. **Commissioner Reed** seconded and motion unanimously carried by all present.

**DISCLOSURES:** **Commissioner Daulton** drove by item 3.  
**Commissioner Reed** drove by item 3.  
**Commissioner Oropeza** drove by item 3.  
**Vice Chairperson McDonald** drove by items 1, 2 and 3.  
**Commissioner Yee** rode his bike around items 1, 2 and 3.  
**Chairperson Steckler** drove by item 3, as well as the Montessori school located at 155 Washington Avenue, which serves as the pick-up/drop-off location, where students catch a shuttle for transportation to/from Alson Montessori on Witherly Lane.

*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

THE CONSENT CALENDAR CONSISTED OF ITEM NUMBERS 1 AND 2.

IT WAS MOVED (MCDONALD/YEE) AND UNANIMOUSLY CARRIED BY ALL PRESENT THAT THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON ITEM NUMBERS 1 AND 2.

- Item 1. **DHAM FAMILY ABODE – 45162 Rutherford Terrace – PLN2019-00116** – To consider a Discretionary Design Review Permit to allow construction of a new 9,270-square-foot two-story single-family home on a vacant 0.5-acre lot in the Mission San Jose Community Planning Area, and to consider a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303, New Construction of Conversion of Small Structures.

REMOVED FROM AGENDA.

- Item 2. **PACIFIC COMMONS DEVELOPMENT AGREEMENT ANNUAL REVIEW – PLN2019-00222** - To consider an annual review of the Pacific Commons Development Agreement for the approximately 840 acres of land west of Interstate 880, between Auto Mall Parkway and Cushing Parkway in the Bayside Industrial Community Plan Area, and to consider an exemption from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378 as the annual review does not meet CEQA's definition of a "project."

FOUND THE DEVELOPER IN COMPLIANCE.

The motion carried by the following vote:

AYES: 6 – Daulton, McDonald, Oropeza, Reed, Steckler, Yee  
NOES: 0  
ABSTAIN: 0  
ABSENT: 1 – Rao  
RECUSE: 0

**PUBLIC/ORAL  
COMMUNICATIONS** None

## PUBLIC HEARING ITEMS

- Item 3. **ALSION MONTESSORI – 750 Witherly Lane – PLN2018-00344** – To consider a Conditional Use Permit (CUP) Amendment to allow an increase in students from 40 to 90 for an existing private school in the Mission San Jose Community Plan Area, and to consider a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities.  
(00:05:00)

**Planning Manager Kristie Wheeler** introduced the item. **Planner II Spencer Shafsky** gave a brief presentation and answered questions from the Commission.

**Chairperson Steckler** opened the public hearing and invited the applicant to speak.

**Joseph “Joey” Morrison**, Head of School at Alston Montessori, gave a brief presentation and responded to questions from Planning Commissioners.

**Chairperson Steckler** invited public comments.

**Eron Bringhurst**, Chairman of the Alston Board of Directors, spoke to the intent and purpose of the school’s program, and offered clarification on their cultivation of students starting at the seventh grade.

**Chairperson Steckler** closed the public hearing.

**Vice Chairperson McDonald** moved to approve staff recommendation and **Commissioner Rao** seconded.

**Commissioner Daulton** offered a friendly amendment to add a condition that would require the Planning Commission to review the CUP, should any changes in ownership of the school take place in the future.

Both **Vice Chairperson McDonald** and **Commissioner Rao** accepted the friendly amendment.

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

AND

FOUND THE PROJECT IS CATEGORICALLY EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER CEQA GUIDELINES SECTION 15301, EXISTING FACILITIES;

AND

APPROVED CONDITIONAL USE PERMIT AMENDMENT PLN2018-00344, AS SHOWN ON EXHIBIT “A,” BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT “B.”

The motion carried by the following vote:

AYES: 7 – Daulton, McDonald, Oropeza, Rao, Reed, 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 Kristie Wheeler:**
  - The April 25 and May 9, 2019 Planning Commission meetings will be cancelled, due to a lack of agenda items.
  - The next regular meeting date is scheduled for May 23, 2019.
- Actions from City Council Regular Meetings: None
- Information from Commission: None

## ADJOURNMENT

Meeting adjourned at 7:35 p.m.

SUBMITTED and APPROVED BY:



Kim Salazar, Recording Clerk  
Planning Commission



Kristie Wheeler, Secretary  
Planning Commission