



**MINUTES  
FREMONT PLANNING COMMISSION  
REGULAR MEETING OF JULY 25, 2019**

- CALL TO ORDER:** Chairperson Steckler called the meeting to order at 7:00 p.m.
- PRESENT:** Chairperson Steckler  
Commissioners Daulton, Rao, and Yee
- ABSENT:** Vice Chairperson McDonald, Commissioner Reed, and one vacancy pending appointment.
- STAFF PRESENT:** Kristie Wheeler, Planning Manager  
Bronwen Lacey, Senior Deputy City Attorney  
Joel Pullen, Principal Planner  
Kim Salazar, Recording Clerk  
Chavez Company, Remote Stenocaptioning  
Napoleon Batalao, Video Technician
- APPROVAL OF MINUTES:** **Commissioner Yee** moved to approve minutes from the June 13 and June 27, 2019 regular meetings. **Commissioner Daulton** seconded and motion carried by all present.
- DISCLOSURES:** **Commissioner Daulton** visited Cushing Parkway to view the development of the Fremont Technology Business Center.  
**Commissioner Yee** visited all three project sites for items 1, 2, and 3 to evaluate their situations.  
**Chairperson Steckler** visited and viewed the site for item 3, the Fremont Technology Business Center Development.

*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, 2, AND 3.

IT WAS MOVED (DAULTON/YEE) AND UNANIMOUSLY CARRIED BY ALL PRESENT THAT THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON ITEM NUMBERS 1, 2, AND 3.

- Item 1. **FREMONT CONFERENCE/CONVENTION CENTER – 46399 Fremont Boulevard – PLN2018-00263** – To consider a Conditional Use Permit, Discretionary Design Review Permit and Modification of Zoning Standard (FAR increase) to allow development of a 56,044-square-foot conference/convention and banquet facility at 46399 Fremont Boulevard in the Bayside Industrial 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 Springhill Suites project (PLN2015-00241) in accordance with the California Environmental Quality Act (CEQA) for which the proposed project is a conforming part.

CONTINUED ITEM TO THE AUGUST 22, 2019 PLANNING COMMISSION MEETING.

- Item 2. **CHALLENGE PRESCHOOL – 41386 Fremont Boulevard – PLN2019-00257** – To consider a Conditional Use Permit to allow the establishment of a day care facility for up to 48 children at an existing building located at 41386 Fremont Boulevard in the Irvington Community Plan Area, and to consider a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities.

REMOVED ITEM FROM THE AGENDA.

- Item 3. **FREMONT TECHNOLOGY BUSINESS CENTER DEVELOPMENT AGREEMENT ANNUAL REVIEWS – Cushing Parkway South of Bunche Drive and West of Christy Street – PLN2019-00376** – To consider annual reviews of the Fremont Technology Business Center Development Agreements for a project consisting of 2.53 million square feet of industrial buildings and 100,000 square feet of auto mall buildings on 153 acres located on both sides of Cushing Parkway south of Nobel Drive and Bunche Drive and west of Christy Street in the Bayside Industrial Community Plan Area, and to consider a finding that no environmental review is required pursuant to the California Environmental Quality Act (CEQA) as annual review of Development Agreements does not constitute a project as defined by CEQA Guidelines Section 15378.

FOUND THE APPLICANTS IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE DEVELOPMENT AGREEMENTS.

The motion carried by the following vote:

AYES: 4 – Daulton, Rao, Steckler, Yee  
NOES: 0  
ABSTAIN: 0  
ABSENT: 2 – McDonald, Reed

RECUSE: 0  
VACANCY: 1 – pending appointment

## **PUBLIC/ORAL COMMUNICATIONS**

**Thomas Cabral**, Fremont resident, requested that the property he owns on Adams Avenue be rezoned to R-3-27 or something more compatible with a transit-oriented development (TOD). **Chairperson Steckler** explained that the Commission was not able to take action on public comments without it being agendaized. **Planning Manager Kristie Wheeler** said she would contact Mr. Cabral to discuss off-line.

**PUBLIC HEARING ITEMS** None

## **DISCUSSION ITEMS**

### Item 4. **PLANNING COMMISSION REFERRAL PROCESS**

**Planning Manager Kristie Wheeler** reviewed the instructions on how members of the Planning Commission would go about making a referral to the City Council, as outlined on page 155 of the agenda packet.

## **MISCELLANEOUS ITEMS**

Information from Commission and Staff:

- Information from staff:
  - **Planning Manager Kristie Wheeler** stated that the next regular meeting would take place on August 22, 2019, following a brief recess.
  - **Ms. Wheeler** also announced that she has taken a position with the City of Dublin as their Assistant Community Development Director and that her last day with the City of Fremont would be August 8, 2019. Principal Planner Joel Pullen will take over as Secretary of the Planning Commission, until further notice.
- Actions from City Council Regular Meetings:
  - **Planning Manager Wheeler** said that the City Council had approved the Irvington BART Station Area Plan and that the Council appreciated the recommendations proposed by this Commission.
- Information from Commission:
  - **Commissioner Daulton** said that he had attended last week's Human Relations Commission (HRC) meeting, at which they discussed the consideration of a vacancy tax.

He also said that the HRC intends to invite the Planning Commission to their next meeting in September.

- **Commissioners Daulton** and **Yee** expressed their displeasure with missing the Mission San Jose Study Community Meeting, due to a scheduling conflict with tonight's Planning Commission meeting. **Planning Manager Wheeler** said she had acknowledged this conflict to Deputy Community Development Director, Wayne Morris, who is heading up the Study, and that Mr. Morris is scheduled to present an update to this Commission at their August 22, 2019 regular meeting.

## ADJOURNMENT

Meeting adjourned at 7:15 p.m.

SUBMITTED and APPROVED BY:



Kim Salazar, Recording Clerk  
Planning Commission



Kristie Wheeler, Secretary  
Planning Commission