

**Alberto Quintanilla**

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**From:** Vineet Maheshwari <vineetmahe89@gmail.com>  
**Sent:** Friday, February 26, 2021 5:27 PM  
**To:** citycouncil  
**Subject:** Public Comment for the Upcoming City Council Meeting 03/02/21

Hi,

I am a Fremont resident and homeowner. I would like to provide my comments for the following meeting agenda topic in the upcoming City Council meeting on 03/02/21:

**FREMONT AND CAPITOL MIXED-USE - 39176 Fremont Boulevard - PLN2021-00179**

**My comments:**

1. The proposed project modification increases the height of the development from 5 floors to 6 floors. However in this process, it decreases the total number of total dwelling units from 248 to 240. A POSITIVE change in number of floors must accompany a POSITIVE change in the number of dwelling units if no major architectural changes are made. A NEGATIVE change in number of DU's indicates that significant architectural changes were made in this project, which are evident from the image below from the developer's project amendment narrative:

	Proposed	
	Avg SF	DU
Studio Subtotal	570	50

It is clear from the table above that this project amendment has resulted into the removal of 35 Studio units (almost a 40% reduction), accompanied by an addition of 17 two-bedroom units (almost 25% increase). This significantly changes the overall design of this project and skews the project in favor of higher paying tenants, effectively eliminating a big chunk of more affordable housing. Not only that, this amendment also shrinks the Avg SF for 2-bedroom units by over 16% without affecting much the Avg SF of smaller units, clearly demonstrating the developer's intent behind this proposal of making this project a more profitable venture.

2. The proposed project modification changes the distribution of open space between private and common types. It cuts down the common open space and adds more private balconies. Please see the image below from the developer's project amendment narrative:

<b>Common Area Open Space</b>	
	Sub-total Common Area Open

It is clear from the table above that the developer's intent is to make the higher-rent 2-bedroom units more desirable by offering more private balconies, at the expense of common open space available for tenants in cheaper-to-rent studios. Again, a profit-oriented move without consideration for the general good.

3. Increasing the overall height of the project will make this development "stand-out" from the adjoining buildings, most noticeably from the newly-constructed State Street Condos (3768 Capitol Ave) which is a 5-storey building. Not only is this against the "flavor" of the neighborhood as it brings a mix of different heights of adjacent buildings in the neighborhood, but it is also unfair to the residents of other newly constructed buildings around the project site. A new homebuyer does a lot of research on not just on the project itself, but also on the nearby planned development before making the decision to invest his/her hard-earned money. Any sudden change in the planned development across the street, particularly an increase in planned building height, is very disappointing and unfair to a new home-buyer.

My request to the City Council would be to review this proposal with more scrutiny and recognize the profit-driven motive behind it. Although nothing in the project modification proposal appears to me as flouting building/planning code requirements, it is definitely not a good change and must be blocked.

Thanks,

Vineet Maheshwari



**BAYROCK APARTMENTS**

	UNITS	SF		
STUDIO	4	494	1,976	
	3	458	1,374	
	20	475	9,500	27 STUDIO
JR 1 BR	32	500	16,000	
JR 1 BR W/ OFFICE	24	650	15,600	
LOFT W/ MEZZANINE	8	625	5,000	
1 BR	16	663	10,608	
	88	700	61,600	168 1 BR
2 BR	30	967	29,010	
	8	927	7,416	
	15	840	12,600	53 2 BR
	248	170,684		

**FOR UNITS <=700**      UNITS    % UNITS      SF      %SF  
    195      79%      121,658    71%

BAYROCK HAD 26 (13%) MORE <=700 SF APTS  
 BAYROCK HAD 10,876 MORE SF FOR <=700 SF APTS

**FREMONT RESIDENCES**

	UNITS	SF		
	17	549	9,333	
	35	581	20,335	
	4	568	2,272	56 STUDIO
	75	698	52,350	
	5	685	3,425	
	33	699	23,067	
	1	761	761	114 1 BR
	54	1,095	59,130	
	1	924	924	
	5	1,009	5,045	
	10	1,223	12,230	70 2 BR
	240	188,872		

UNITS    % UNITS      SF      %SF  
 169      70%    110,782    59%

18,188 ADDED RES SF FOR 6TH RES FLOOR