

# Planning Application



Community Development Department  
 39550 Liberty Street, P.O. Box 5006, Fremont, CA 94537-5006  
 510 494-4440 information | 510 494-4443 appointments

For Finance Staff Use Only

Case Number: \_\_\_\_\_

Work Order Number: \_\_\_\_\_

**PART I**

**APPLICANT - PLEASE PRINT CLEARLY AND FILL IN ALL APPLICABLE SECTIONS**

Total Deposit Fee: \$ \_\_\_\_\_

Project Name: \_\_\_\_\_  
(one letter per box)

Project Site Address: \_\_\_\_\_

APN \_\_\_\_\_

APN \_\_\_\_\_

APN \_\_\_\_\_

APN \_\_\_\_\_

Project Description(Attach additional sheets if needed): \_\_\_\_\_

**APPLICANT:** Name and mailing address of person requesting the filing of this application.

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone #: (\_\_\_\_) \_\_\_\_\_ Fremont Tax ID: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

**MAIN CONTACT PERSON:** Person to be contacted other than applicant regarding this application

Architect

Engineer

Tenant

Other \_\_\_\_\_

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone #: (\_\_\_\_) \_\_\_\_\_ Fremont Tax ID: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**PROPERTY OWNER AUTHORIZATION:**

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone #: (\_\_\_\_) \_\_\_\_\_ Fremont Tax ID: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Upon three days prior notice by City of Fremont staff, I shall provide access to the subject site for City officials, staff, their agents, and consultants for the purpose of planning and development application review and inspection. Myself or my agent may accompany such persons while they access the site. If I fail to respond to a request for access within three days, City officials, staff, their agents and consultants are authorized to enter onto the site for such review and inspection.

**CHOOSE ONE:**

- I am the sole owner and hereby authorize the filing of this application
- I own the project site jointly with one or more persons and am empowered to authorize the filing of this application on behalf of my fellow property owners; or,
- I own the project site in conjunction with one or more persons who are listed with their acknowledgement and authorization for the filing of this application attached for additional property owner authorization/acknowledgements.

**SIGNATURE:** \_\_\_\_\_

**Staff use only**

<p><b>ADM</b></p> <p><input type="checkbox"/> PRP \$8,400</p> <p><b>DESIGN</b></p> <p><input type="checkbox"/> Discretionary \$14,400</p> <p><input type="checkbox"/> Ministerial \$5,160</p> <p style="padding-left: 20px;"><input type="checkbox"/> Limited \$3,120</p> <p style="padding-left: 20px;"><input type="checkbox"/> Wireless \$1,800</p> <p style="padding-left: 20px;"><input type="checkbox"/> Second-Story \$3,000</p> <p><input type="checkbox"/> HARB \$6,000</p> <p><b>USE</b></p> <p><input type="checkbox"/> Conditional Use Permit – New \$7,680</p> <p><input type="checkbox"/> Conditional Use Permit – Amend/Extension \$6,000</p> <p><input type="checkbox"/> ZA – New \$2,880</p> <p><input type="checkbox"/> ZA – Amend/Extension \$1,680</p> <p><b>REZ</b></p> <p><input type="checkbox"/> Plan. District</p> <p style="padding-left: 20px;"><input type="checkbox"/> Preliminary \$8,400</p> <p style="padding-left: 20px;"><input type="checkbox"/> Precise \$8,400</p> <p style="padding-left: 20px;"><input type="checkbox"/> Prelim. &amp; Precise \$16,800</p> <p style="padding-left: 20px;"><input type="checkbox"/> PD Amend # _____ \$9,360</p> <p><input type="checkbox"/> Rezoning \$6,120</p> <p><input type="checkbox"/> Modifications &amp; Interpretations \$5,400</p> <p><b>SPECIAL PLANNING AREAS</b></p> <p><input type="checkbox"/> Downtown Design Review - Std. \$14,400</p> <p><input type="checkbox"/> Downtown Design Review - Ltd. \$5,160</p> <p><input type="checkbox"/> Warm Springs Innovation District</p> <p style="padding-left: 20px;"><input type="checkbox"/> Master Plan – Sites 5 - 15 Acres \$8,400</p> <p style="padding-left: 20px;"><input type="checkbox"/> Master Plan – Sites &gt; 15 Acres \$16,800</p>	<p><b>VAR</b></p> <p><input type="checkbox"/> Variance \$2,400</p> <p><b>ENV</b></p> <p><input type="checkbox"/> EIA \$5,400</p> <p><input type="checkbox"/> EIR \$ _____</p> <p><input type="checkbox"/> Consultant Services \$ _____</p> <p><b>PUD</b></p> <p><input type="checkbox"/> PUD – New \$3,840</p> <p><input type="checkbox"/> PUD – Amend \$1,560</p> <p><b>GEN</b></p> <p><input type="checkbox"/> GPA \$8,520</p> <p><b>DEV</b></p> <p><input type="checkbox"/> Dev. Agreement – New \$6,480</p> <p><input type="checkbox"/> Dev. Agreement – Annual Review \$3,240</p> <p><b>ANX</b></p> <p><input type="checkbox"/> Ag. Preserve – New/Amend/Cancel \$2,520</p> <p><b>SUB</b></p> <p><input type="checkbox"/> Certificate of Compliance \$1,320</p> <p><input type="checkbox"/> Prelim. Grading \$8,400</p> <p><input type="checkbox"/> Private Street \$6,240</p> <p><input type="checkbox"/> Lot Combo / Merger \$2,400</p> <p><input type="checkbox"/> Lot Line Adjustment \$3,600</p> <p><input type="checkbox"/> (Vest or Non-Vest) Tentative Parcel Map No. _____ \$6,360</p> <p><input type="checkbox"/> (Vest or Non-Vest) Tentative Tract Map No. _____ \$9,480</p> <p><input type="checkbox"/> Map Extension \$2,880</p>	<p><b>OTHER</b></p> <p><input type="checkbox"/> Easement Abandonment \$6,600</p> <p><input type="checkbox"/> Street Abandonment \$6,600</p> <p><input type="checkbox"/> Appeals to City Council \$3,000</p> <p><input type="checkbox"/> Appeals to Planning Commission \$1,800</p> <p><input type="checkbox"/> MSP New/Amend \$ 400/Flat</p> <p><input type="checkbox"/> Cost for Research \$ 29 per 15 min.</p> <p><input type="checkbox"/> Over the Counter Plan Check \$ 29 per 15 min.</p> <p>PLN DEPOSIT FEE SUBTOTAL \$ _____</p> <p>MIS FLAT FEE SUBTOTAL \$ _____</p> <p>RECORD RETENTION FEE \$ <u>225</u></p> <p>(ALL APPLICATIONS)</p> <p>TOTAL DEPOSITS AND/OR FLAT FEES \$ _____</p>
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**PREVIOUS ACTIONS AND APPLICATION FILE NUMBERS:** \_\_\_\_\_

**COMMENTS:** \_\_\_\_\_

**ABOVE TOE OF HILL?**  YES  NO \_\_\_\_\_

<b>ATLAS PAGE:</b> 5 _____ -C - 3 _____	<b>REVIEWED BY:</b> <input type="checkbox"/> ADMIN <input type="checkbox"/> CDD <input type="checkbox"/> PD <input type="checkbox"/> ZA <input type="checkbox"/> HARB <input type="checkbox"/> PC <input type="checkbox"/> CC	<b>REC. DATE:</b> ____ / ____ / ____ <b>BY:</b> _____
<b>NOTIFICATION REQUIRED?</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>BUFFER DISTANCE:</b> _____ <input type="checkbox"/> FEET <input type="checkbox"/> MILE	<b>PROJECT MANAGER:</b> _____

**Reimbursement Agreement**  
PART II

CASE NO. \_\_\_\_\_

I, \_\_\_\_\_, the undersigned billing party, am depositing \$ \_\_\_\_\_ to cover staff review, coordination and processing costs based on real time expended. I understand and agree to the following conditions of this agreement:

1. Staff time from some City of Fremont departments spent processing my request will be billed against the deposit fee. *“Staff time” includes, but is not limited to, time spent reviewing application materials; site visits; responding by phone or in writing to inquiries from the applicant, the applicant’s representatives, neighbors, interested parties; attendance and participation at meetings and public hearings; preparation of staff reports and other correspondence; and engineering, landscape and planning construction inspections for compliance with approved plans.*
2. This deposit typically covers only a portion of the total processing costs. Actual costs for staff time are based on individual hourly rates and service/material costs such as publication and postage. These costs apply even if the application is withdrawn or not approved. **In the likely event that costs exceed the deposit, I will receive periodic invoices payable upon receipt. Unpaid invoices will be considered late after 30 days.** Invoices are sent to the designated billing party on a:
  - a. **monthly** basis when the deposit has been exceeded by \$500.00.
3. I may, in writing, request a further breakdown of billed charges, but such a request is independent of the payment time frames.

Nonpayment of billed charges may result in any of the following actions until outstanding charges are paid in full:

  - a. Temporary cessation of processing my application;
  - b. Withholding final action on my application;
  - c. Cessation of work on all project-related applications and actions including any engineering, landscape or planning inspection of the work;
  - d. A determination that my application has been withdrawal without prejudice and closure of my file. ;
  - e. Outstanding invoices being sent to a City-designated collection agency;
  - f. Withholding of any approval documentation/subsequent processing of entitlements until full payment is received.
4. I authorize the City to offset any shortages in another account(s) on the same application or in any other accounts I might have with the City with excess funds from this account.
5. When the project has been completed and the final cost exceeds deposit fee by more than \$15.00, a final invoice will be sent; and **I will pay the difference.** Final costs at or under \$15.00 will not be invoiced. When the final cost is less than the deposit fee, the unused portion of the deposit will be refunded to me.
6. I agree to pay the City of Fremont the cost of placing a legal advertisement (if one is required) in a newspaper of general circulation as required by state law and local ordinance.
7. The City of Fremont may refer my application to outside consultants for the completion of site specific environmental or technical analyses/studies and/or may submit any study submitted with my application to an outside consultant for peer review. Should this type of work be necessary, I will be notified of the scope and cost of the work. I understand that the City of Fremont will set up a separate trust account to pay for this work. Consultant fees are separate and in addition to City deposit fees and shall be paid prior to the commencement of work by the consultant. Selection of the consultant is at the sole discretion of the City, but is typically based upon completeness of the proposal, followed by lowest price and/or expedient timeframe for completion of work.

**PART II (REIMBURSEMENT AGREEMENT)**

- 8. I agree to pay all staff costs related to condition compliance/mitigation monitoring as specified in any conditions of approval for my permit/entitlement.
  
- 9. CA FISH AND GAME FEES Under the California Environmental Quality Act (CEQA), the City must conduct environmental review for all projects. Projects that result in adoption of a Negative Declaration or Mitigated Negative Declaration (a statement of no significant effect on the environment) or an Environmental Impact Report requires payment of applicable Department of Fish and Game fees per California State Assembly Bill 3158. Failure to make payment of required fees will prevent your project from being operative, vested or final. No building permits may be issued for the project without payment of the fees. Your project planner will prepare the required documentation and calculate the required fee at the of project approval. If the applicant has obtained a written waiver from the state Department of Fish and Game prior to project approval, please provide a copy to you project planner and discuss the filing requirements for a waiver. Within Alameda County, the Alameda County Clerk is charged with the responsibility for collecting applicable fees. As such, your filing fee/check should be made out to the "Alameda County Clerk" and forwarded to your project planner for filing and payment. I agree to remit a cashier's check or money order in the required amount, payable to the Alameda County Clerk, to the Planning Division prior to any legal notifications regarding public hearings before the decision making body on my application.

\_\_\_\_\_  
Name of Billing Party  
(Please print)

\_\_\_\_\_  
Phone Number:

\_\_\_\_\_  
Name of Company or Corporation (if applicable):

*If a corporation, please attach a list of the names and titles of corporate officers authorized to act on behalf of the corporation.*

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
CITY, STATE and ZIP CODE

\_\_\_\_\_  
Signature:\*

\_\_\_\_\_  
Date:

**\*ATTENTION: The billing party (or Corporation principal) will be held responsible for all charges.**

**Consultant List**

**CASE NO.** \_\_\_\_\_

**PART III**

Have consultants been identified to assist with this project?  No  
 Yes (if yes, please list the consultants below)

By: \_\_\_\_\_  
Name of Person Completing this Form Capacity Date

Consultants include, but are not limited to, architects, designers, contractors, landscape architects, engineers, planners, real estate agents, and environmental consultants. It is important this form be filled out completely. It enables members of the City Council, Planning Commission and staff to avoid potential conflicts of interest, which could otherwise invalidate your project's approval.

\_\_\_\_\_  
Name: \_\_\_\_\_ Capacity: \_\_\_\_\_  
Company: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Address: \_\_\_\_\_ Fremont Business Tax ID# \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_ Capacity: \_\_\_\_\_  
Company: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Address: \_\_\_\_\_ Fremont Business Tax ID# \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_ Capacity: \_\_\_\_\_  
Company: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Address: \_\_\_\_\_ Fremont Business Tax ID# \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_ Capacity: \_\_\_\_\_  
Company: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Address: \_\_\_\_\_ Fremont Business Tax ID# \_\_\_\_\_

**If more room is necessary, you may complete and attach additional copies of this form.**

City of Fremont Municipal Code Title 5 requires everyone, including consultants, who render services in or from the City of Fremont to have a valid business tax/license. Please contact the Revenue Division at 510-494-4790 for instructions on how to obtain a Fremont Business Tax ID number.

**Hazardous Waste and Substances Statement**

**CASE NO.** \_\_\_\_\_

**PART IV**

Pursuant to California Government Code Section 65962.5 (AB 3750 – Cortese)

Government Code Section 65962.5 requires that “before a lead agency accepts as complete an application for any development project, ...the applicant shall consult the [Cortese] list and shall submit a signed statement...indicating whether the project and any alternatives are located on a site that is included on [the list].” This form is provided for that purpose.

TO: Community Development Department  
City of Fremont  
P.O. Box 5006  
Fremont, CA 94537

I have consulted the current Hazardous Waste and Substances Sites List, consolidated by the California Environmental Protection Agency pursuant to Government Code Section 65962.5 at <http://www.calepa.ca.gov/SiteCleanup/CorteseList/> and yearly printed by the City of Fremont available online at [www.fremont.gov](http://www.fremont.gov) or available at the Development Center, regarding the development project application herewith submitted.

Based on my consultation, the location of the project, shown below,

( ) IS ( ) IS NOT

on a site which is included on the attached most recent Hazardous Waste and Substances Sites List.

Project location:

If located on such a site, print the sources of that information as shown on the list:

\_\_\_\_\_

I declare under penalty of perjury that the foregoing is true. Executed this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, in \_\_\_\_\_  
(date) (month) (year) (city and state)

X \_\_\_\_\_  
Signature of applicant (or agent)

\_\_\_\_\_   
Print applicant name, with agent name and title, if any

# Development Statistics

CASE NO: \_\_\_\_\_

## PART V

*Please print clearly and fill in all applicable sections*

### SECTION 1: ZONING AND GENERAL PLAN INFORMATION

- a. What is the property currently designated for:  
ZONING: \_\_\_\_\_  
GENERAL PLAN: \_\_\_\_\_
- b. Are any changes being proposed to either the Zoning or General Plan?  NO  YES. IF YES, list the new Zoning District or, General Plan designation(s) as appropriate --  
ZONING: \_\_\_\_\_ and/or  
GENERAL PLAN: \_\_\_\_\_

### SECTION 2: SIZE OF DEVELOPMENT AND NUMBER OF LOTS

- a. What is the total land area of the project site? \_\_\_\_\_  SQ. FT./ ACRES.
- b. How many lots does the project area currently contain? \_\_\_\_\_ LOTS
- c. Do you propose to subdivide the project site and thereby increase the number of lots?  NO  YES. - If yes, are the total number of lots? \_\_\_\_\_ lots
- d. Is the site currently vacant?  NO  YES.

### SECTION 3: HISTORIC INFORMATION

- a. Were any structures located on the project site constructed prior to 1956?  NO  YES – If YES, when was the structure built?  
Year built. \_\_\_\_\_
- b. How is this structure being used? \_\_\_\_\_
- c. Describe generally where this structure is located on the project site? \_\_\_\_\_  
\_\_\_\_\_
- d. Is the site or any of the structures considered to be historically significant?  NO  YES.
- e. What type of historic designation? (check one)  Federal;  State;  Landmark; or,  Local
- f. Is the site or structures known by a particular name?  No  Yes – If Yes, list its name –  
 Site \_\_\_\_\_  Building \_\_\_\_\_

### SECTION 4: EXISTING RESIDENTIAL

- a. Does the project site currently contain any residential dwellings?  NO  YES.  
If YES, what is the total number of units? \_\_\_\_\_ Units.
- b. Indicate the number of units by type: \_\_\_\_\_ Single Family Detached; \_\_\_\_\_ Single Family Attached; \_\_\_\_\_ Townhouses;  
\_\_\_\_\_ Condominiums; \_\_\_\_\_ Apartments
- c. Are there any existing affordable housing units on the project site?  NO  YES. If YES, how many affordable housing units does the development contain? \_\_\_\_\_ Affordable Units.

**SECTION 5: NEW RESIDENTIAL:  
PROPOSED OR CHANGES TO EXISTING**

- a. Do you propose to increase the number of affordable units?  NO  YES. – If YES, how many units? \_\_\_\_\_ Affordable units
- b. Do you propose to add any new units to the project site?  NO  YES. If YES, what are the types and number of units:  
 \_\_\_\_\_ Single Family Detached; \_\_\_\_\_ Single Family Attached; \_\_\_\_\_ Townhouses; \_\_\_\_\_ Condominiums; \_\_\_\_\_ Apartments
- Do you propose to delete any residential units from the project?  NO  YES. If YES, what are the types and number of units:  
 Single Family Detached; \_\_\_\_\_ Single Family Attached; \_\_\_\_\_ Townhouses; \_\_\_\_\_ Condo.; \_\_\_\_\_ Apartments

**SECTION 6: RESIDENTIAL PARKING INFORMATION**

- a. How many COVERED parking spaces are currently being provided per dwelling unit? \_\_\_\_\_ spaces
- b. How many UNCOVERED parking spaces per unit? \_\_\_\_\_ spaces
- c. Given the total amount of parking spaces being provided, list the number of spaces by their types:
- COVERED:*  \_\_\_\_\_ No. of Standard;  \_\_\_\_\_ No. of Compact;  \_\_\_\_\_ No. of Handicapped Van;  \_\_\_\_\_ No. of Handicapped Car;  \_\_\_\_\_ No. of Bicycle Spaces;  \_\_\_\_\_ No. of Motorcycle;  \_\_\_\_\_ No. of Off-Site;  \_\_\_\_\_ No. of Other
- UNCOVERED:*  \_\_\_\_\_ No. of Standard;  \_\_\_\_\_ No. of Compact;  \_\_\_\_\_ No. of Handicapped Van;  \_\_\_\_\_ No. of Handicapped Car;  \_\_\_\_\_ No. of Bicycle Spaces;  \_\_\_\_\_ No. of Motorcycle;  \_\_\_\_\_ No. of Off-Site;  \_\_\_\_\_ No. of Other
- d. Are any changes being proposed to the number of available parking spaces?  NO;  YES. If YES, will there be an increase or decrease in the total number of spaces.  Increased by \_\_\_\_\_ spaces;  Decreased by \_\_\_\_\_ spaces.
- e. Indicate the revised composition:
- COVERED:*  \_\_\_\_\_ No. of Standard;  \_\_\_\_\_ No. of Compact;  \_\_\_\_\_ No. of Handicapped Van;  \_\_\_\_\_ No. of Handicapped Car;  \_\_\_\_\_ No. of Bicycle Spaces;  \_\_\_\_\_ No. of Motorcycle;  \_\_\_\_\_ No. of Off-Site;  \_\_\_\_\_ No. of Other
- UNCOVERED:*  \_\_\_\_\_ No. of Standard;  \_\_\_\_\_ No. of Compact;  \_\_\_\_\_ No. of Handicapped Van;  \_\_\_\_\_ No. of Handicapped Car;  \_\_\_\_\_ No. of Bicycle Spaces;  \_\_\_\_\_ No. of Motorcycle;  \_\_\_\_\_ No. of Off-Site;  \_\_\_\_\_ No. of Other

**SECTION 7: EXISTING NON-RESIDENTIAL**

- a. Are there any existing non-residential buildings on the project site?  No  Yes. - If yes, what is the combined total floor area of the buildings \_\_\_\_\_  Sq. Ft.
- b. Indicate which non-residential uses are currently existing on the project site:  General Office;  Medical Offices/Clinics;  Warehouse;  Retail;  Industrial R&D;  Industrial Speculative Bldg.;  Religious Institutions/Facilities;  Child Day Care;  Hotel/Motel;  Services;  Other
- c. Please provide the following information on existing land uses, where applicable: Number of -  \_\_\_\_\_ Seats (Religious Institutions, Restaurants);  \_\_\_\_\_ Children (Child Day Care);  \_\_\_\_\_ Students (Schools);  \_\_\_\_\_ Beds (Residential Care Facilities);  \_\_\_\_\_ Rooms (Hotel/Motel).



**SECTION 8: NEW NON-RESIDENTIAL:  
PROPOSED OR CHANGES TO EXISTING**

- a. Are any new land uses being proposed for the project site?  NO  YES. If YES, Indicate which uses are being proposed –  
 General Office;  Medical Offices/Clinics;  Hotel/Motel;  Retail;  Warehouse;  Services;  Industrial R&D;  Industrial Speculative Bldg.;  Religious Institutions/Facilities;  Child Day Care;  Other
- b. Do you plan to add any new floor area?  NO  YES - If YES, how much additional floor area? : \_\_\_\_\_ Sq. Ft.
- c. Please provide the following information for the proposed uses, where applicable: Number of -  \_\_\_\_\_ Seats (Religious Institutions, Restaurants);  \_\_\_\_\_ Children (Child Day Care);  \_\_\_\_\_ Students (Schools);  \_\_\_\_\_ Beds (Residential Care Facilities);  \_\_\_\_\_ Rooms (Hotel/Motel).
- d. Are any uses being removed/deleted from the site?  NO  YES. If YES, indicate which uses are proposed to be removed/deleted -  General Office;  Medical Offices/Clinics;  Hotel/Motel;  Retail;  Warehouse;  Services;  Industrial R&D;  Industrial Spec Bldg.;  Religious Institutions/Facilities;  Child Day Care;  Other
- e. Do you plan to reducing the amount of floor area devoted for non-residential use?  NO  YES - If YES, what is remaining amount of non-residential floor area? : \_\_\_\_\_ Sq. Ft. of non-residential use.

**SECTION 9: NON-RESIDENTIAL PARKING INFORMATION**

- a. What is the total number of parking spaces currently available for the project? \_\_\_\_\_ Total spaces
- b. Given the number of available spaces, how many are: \_\_\_\_\_ On-site; \_\_\_\_\_ Off-site
- c. List the number of existing parking spaces by their types:  \_\_\_\_\_ No. of Standard;  \_\_\_\_\_ No. of Compact;  \_\_\_\_\_ No. of Handicapped Van;  \_\_\_\_\_ No. of Handicapped Car;  \_\_\_\_\_ No. of Bicycle Spaces;  \_\_\_\_\_ No. of Motorcycle;  \_\_\_\_\_ No. of Off-Site;  \_\_\_\_\_ No. of Other
- d. Are any changes being proposed to the number of available parking spaces?  NO;  YES. If YES, will there be an increase or a decrease in the total number of spaces.  Increased by \_\_\_\_\_ spaces;  Decreased by \_\_\_\_\_ spaces.
- e. Indicate the revised composition: :  \_\_\_\_\_ No. of Standard;  \_\_\_\_\_ No. of Compact;  \_\_\_\_\_ No. of Handicapped Van;  \_\_\_\_\_ No. of Handicapped Car;  \_\_\_\_\_ No. of Bicycle Spaces;  \_\_\_\_\_ No. of Motorcycle;  \_\_\_\_\_ No. of Off-Site  \_\_\_\_\_ No. of Other \_\_\_\_\_

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## Affordable Housing Plan Proposal

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**Applicability:** Residential projects containing two or more net new living units or residential lots, or a combination of living units and residential lots, are required to provide the affordable housing per Fremont Municipal Code (FMC) Chapter 18.155, Affordable Housing. Compliance with the affordable housing ordinance can be achieved through the basic requirement or, if approved, use of an alternative to the basic requirement. Below, identify how the residential project proposes to comply with the affordable housing ordinance by placing a “✓” in the appropriate section.

**Basic Requirements:** The affordable housing obligation is achieved differently for for-sale and rental residential projects, as described below:

\_\_\_\_\_ *For-sale projects:* At least 3.5% of all attached or 4.5% of all detached housing units shall be made available at affordable cost as prescribed in FMC §18.155.070(a) to mitigate for the moderate-income housing needs and additionally pay an affordable housing fee to mitigate for lower-income housing needs as set forth in FMC §18.155.090.

\_\_\_\_\_ *Rental projects:* Rental projects not receiving any City assistance comply with the affordable housing obligation through payment of the affordable housing fee prescribed in FMC §18.155.090.

**Alternatives to Basic Requirements:** If one or more of the allowed alternatives to the basic requirement is proposed, identify the alternative(s) below and describe how the project would comply with the specific requirements for the selected alternative(s):

\_\_\_\_\_ *Voluntary Provision of Rental Units:* Where ownership affordable units are required to comply with the basic requirement, the applicant may construct affordable rental units in conformance with FMC §18.155.080(a).

\_\_\_\_\_ *Off-site Construction:* The applicant may propose to construct affordable units on another site in conformance with FMC §18.155.080(b).

\_\_\_\_\_ *Property Dedication:* The applicant may propose to dedicate, without cost to the City, property within or contiguous to the residential project sufficient to accommodate at least the required number of affordable units for the residential project in conformance with FMC §18.155.080(c).

\_\_\_\_\_ *Purchase of Existing Market-Rate Units:* The applicant may propose to purchase existing market-rate units not subject to any affordability covenants and convert them to affordable housing, or to purchase affordability covenants for existing market-rate units, to provide the required affordable housing in conformance with FMC §18.155.080(d).

\_\_\_\_\_ *Preservation of Affordable Units at Risk of Loss:* The applicant may propose to preserve existing affordable units at risk of loss to provide the required affordable housing in conformance with FMC §18.155.080(e).

\_\_\_\_\_ *In-lieu fee Payment:* The applicant may pay a fee in-lieu of construction of affordable units on site in conformance with FMC §18.155.080(f).

\_\_\_\_\_ *Production of On-Site Ownership Units for Lower-income Households:* The applicant, in addition to the provision of moderate income units as provided in FMC §18.155.030(a), may propose to provide on-site ownership units to meet low-, very low-, and extremely low-income needs in conformance with FMC §18.155.080(g).

