

From: [Kelly](#)
To: [Joel Pullen](#); [Dan Schoenholz](#)
Cc: [Charles Liu](#); [Wayland Li](#); [Raj Salwan](#); [Kim Salazar](#); [Jessica Nepacena](#); [Kenneth Nagar](#); [Howard Hancock](#); [James Willis](#); [Marc Cleveland](#); [William Yragui](#); [Jenny Kassar](#); [Desrie Campbell](#); [Yang Shao](#)
Subject: Consolidate the permitting for a single-family residential compound
Date: Wednesday, March 22, 2023 9:01:03 AM

Dear Mr. Pullen and Mr. Schoenholz,

As you know, PLN2023-00206 (project name "Liang Residence") proposes a residence and an ADU on two expansive acres with a grand hillside view. Coincidentally, project PLN2023-00138 on the March 23, 2023, agenda of the planning commission is located right next door — also named the Liang Residence. This envisions a 15,000 sq ft residence without any ADU (as of right now) on two-and-a-half acres.

It appears that both these projects are components of the sprawling "Liang Residence," a three-unit subdivision that together comprises one gigantic family compound in the hills overlooking the lowlands and lower life forms of Fremont. Despite sharing a common project name, the two projects are both classified as "single-family" residential.

While visitors to Stanford Ave and uninhabited Weibel Dr near Mission Peak currently are currently forced to contend with draconian parking tickets and temporary parking restrictions that are due to expire in July 2023, visitors to the Liang Family compound near Mission Peak and Monument Peak won't have to worry about parking because these "single-family" residences are conveniently situated within a gated community that features private streets and an abundance of private parking.

The two residences and the one accessory dwelling unit will have a lovely, ephemeral creek/stream in their backyards that will offer fantastic views of the wildlife habitat at Mission Peak including hawks, burrowing owls, golden eagles, bobcats, and coyotes. Let's not even think about the hefty CO2 emissions and EV charging that the extended family will require to drive up and down the mountain to access their three-unit compound.

It seems that here in Fremont, as the famous author William Gibson said, "The future [housing] is already here — it's just not very evenly distributed."

Why can't the planning department plan ahead and combine both parcels into one jumbo project for easier review and streamlined permitting? Partitioning this "single-family" compound into small pieces, piecemealing it into tiny micro-elements, invites waste and duplication in the planning dept and slows down the work of city staff.

Regards,
Kelly
Mission Peak Conservancy