



**MINUTES
FREMONT PLANNING COMMISSION
REGULAR MEETING OF FEBRUARY 13, 2020**

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

PRESENT: Chairperson McDonald
Vice Chairperson Yee
Commissioners Daulton, Rao, Steckler

ABSENT: None
Two vacancies pending appointment.

STAFF PRESENT: Joel Pullen, Planning Manager
Heather Lee, Senior Deputy City Attorney
Wayland Li, Principal Planner
Bill Roth, Senior Planner
Kim Salazar, Recording Clerk
Chavez Company, Remote Stenocaptioning
Napoleon Batalao, Video Technician

APPROVAL OF MINUTES: None

DISCLOSURES: **Vice Chairperson Yee** said that he was currently building an Accessory Dwelling Unit (ADU) and had spoken with staff to see if he was permitted to hear this item without prejudice, to which **Planning Manager Joel Pullen** confirmed he could.

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 None

**PUBLIC/ORAL
COMMUNICATIONS** None

PUBLIC HEARING ITEMS

Item 1.
(00:07:19)

ACCESSORY DWELLING UNIT ORDINANCE UPDATE – Citywide –

PLN2020- 00176 – To consider a City-initiated Zoning Code Amendment to Fremont Municipal Code Title 18 (Planning and Zoning) to ensure compliance with recently adopted California State Laws pertaining to Accessory Dwelling Units, and to consider an exemption from the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17, which states that CEQA does not apply to a city’s adoption of an ordinance to implement the provisions of Government Code Section 65852.2.

Planning Manager Pullen introduced the item and **Senior Planner Bill Roth** gave a brief presentation. Mr. Roth then responded to questions from the Commission with assistance from Mr. Pullen and **Principal Planner Wayland Li**.

Chairperson McDonald opened and closed the public hearing, as there was no one present from the public requesting to speak.

Commissioner Steckler moved to recommend approval to the City Council and **Commissioner Daulton** seconded.

IT WAS MOVED (STECKLER/DAULTON) AND CARRIED BY THE FOLLOWING VOTE (5-0-0-0-2) THE PLANNING COMMISSION – HELD PUBLIC HEARING;

AND

RECOMMENDED THAT CITY COUNCIL:

FIND THAT THE PROPOSED AMENDMENTS ARE STATUTORILY EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17, WHICH STATES THAT CEQA DOES NOT APPLY TO A CITY’S ADOPTION OF AN ORDINANCE TO IMPLEMENT THE PROVISIONS OF GOVERNMENT CODE SECTION 65852.2;

AND

FIND THAT THE PROPOSED AMENDMENTS ARE CONSISTENT WITH THE GENERAL PLAN, INCLUDING THE LAND USE ELEMENT IMPLEMENTATION MEASURE DISCUSSED IN THE STAFF REPORT;

AND

FIND THAT THE PROPOSED AMENDMENTS FURTHER THE PUBLIC INTEREST, CONVENIENCE, AND GENERAL WELFARE OF THE CITY BY ENSURING CONSISTENCY OF THE FMC WITH STATE LAW, AND PROVIDE FOR ZONING DISTRICT USES AND DEVELOPMENT STANDARDS THAT ARE RELEVANT TO CURRENT DEVELOPMENT TRENDS, EASY TO USE, FLEXIBLE AND EQUITABLE, AND ENSURE THE HEALTH AND SAFETY OF FREMONT RESIDENTS;

AND

INTRODUCE AN ORDINANCE APPROVING AMENDMENTS TO FMC TITLE 18 (PLANNING AND ZONING) FOR CONFORMANCE WITH THE GENERAL PLAN.

The motion carried by the following vote:

AYES: 5 – Daulton, McDonald, Rao, Steckler, Yee
NOES: 0
ABSTAIN: 0
ABSENT: 0
RECUSE: 0
VACANCY: 2 – pending appointment

DISCUSSION ITEMS

MISCELLANEOUS ITEMS

Information from Commission and Staff:

- Information from staff: None
- Actions from City Council Regular Meetings: None
- Information from Commission: None

ADJOURNMENT

Meeting adjourned at 7:38 p.m.

SUBMITTED and APPROVED BY:


Kim Salazar, Recording Clerk
Planning Commission


Joel Pullen, AICP, Secretary
Planning Commission