

**MINUTES
FREMONT CITY COUNCIL MEETING
MARCH 1, 2016
FREMONT CITY HALL
7:00 P.M.**

1. PRELIMINARY

- A. Call to Order:** Mayor Harrison called the meeting to order.
- B. Flag Salute:** Vice Mayor Mei led the salute to the flag.
- C. Roll Call:** Present: Mayor Harrison, Vice Mayor Mei, Councilmembers: Chan, Bacon, and Jones.
- D. Announcements by Mayor/City Manager**

2. CONSENT CALENDAR

- * **A. Waive Reading of Ordinances:** The City Attorney read the titles of ordinances to be considered.

On a motion by Vice Mayor Mei, seconded by Councilmember Jones, the City Council waived further readings of proposed ordinances.

Ayes: Mayor Harrison, Vice Mayor Mei,
Councilmembers: Chan, Bacon, and Jones.
Noes: None
Absent: None
Abstain: None

- * **B. Approval of Minutes – None.**
- * **C. Mayor Harrison opened consideration of Second Reading and Adoption of an Ordinance of the City of Fremont Amending Fremont Municipal Code Title 12 (Streets, Sidewalks and Public Property) to Update Zoning District References, Amending Title 15 (Buildings and Construction) to add Chapter 15.64 to Create a Permitting Process for Electric Vehicle Charging Stations, Amending Title 17 (Subdivisions) to Update Park Dedication Standards, and Amending Title 18 (Planning And Zoning) to Update Definitions, Standardize Use Tables, and Update and Clarify Zoning Standards**

*This item was removed from the Consent Calendar.

Mayor Harrison re-opened the public hearing. John Weed shared a variety of concerns regarding retail space. Mark Robson shared information regarding tandem parking from a developers' perspective. Dave Jacobs expressed concerns with first-floor retail and live/work units. Chris Cavette cited potential problems regarding tandem parking. There were no

additional speakers. Mayor Harrison closed the public hearing. Staff responded to questions from Councilmembers. Councilmembers provided comment.

On a motion by Vice Mayor Mei, seconded by Councilmember Chan, to approved everything on the ordinance, but remove the section related to tandem parking. The City Council adopted Ordinance No. 04-2016.

Ayes: Mayor Harrison, Vice Mayor Mei,
Councilmembers: Chan, Bacon, and Jones.
Noes: None
Absent: None
Abstain: None

Staff responded to questions from Councilmembers regarding tandem parking. On a motion by Mayor Harrison, seconded by Councilmember Chan, the City Council re-introduced an ordinance Amending Title 18 (Planning and Zoning) Section 18.90.030 related to tandem parking (Changed to: Tandem parking spaces may be authorized for up to 30% of the required parking for all new residential units in R-3 zoning districts or TOD Overlay Districts only).

Ayes: Mayor Harrison, Councilmembers: Chan and Jones.
Noes: Vice Mayor Mei and Councilmember Bacon
Absent: None
Abstain: None

- * **D. Mayor Harrison opened consideration of Second Reading and Adoption of an Ordinance of the City of Fremont Rezoning Property Located at 47003-47320 Mission Falls Court and 47323-47339 Warm Springs Boulevard from Restricted Industrial (I-R) to Preliminary Planned District (P-2014-45) and Multifamily Residence District (R 3 50), and Second Reading and Adoption of an Ordinance of the City of Fremont Adopting Development Agreement (DA-PLN2014-00045) between the City of Fremont and East Warren Park, LLC related to the Development of the Approximately 23.5 Acre Property Located at 47003-47320 Mission Falls Court and 47323-47339 Warm Springs Boulevard**

On a motion by Vice Mayor Mei, seconded by Councilmember Jones, the City Council adopted Ordinance No. 05-2016 approving a Development Agreement, and adopted Ordinance No. 06-2016 approving the rezoning from I-R Restricted Industrial to Preliminary Planned District P-2014-45 and R-3-50, approving the Preliminary Plans, and the use and development provisions, based on the findings and subject to the conditions set forth, for the project.

Ayes: Mayor Harrison, Vice Mayor Mei,
Councilmembers: Chan, Bacon, and Jones.
Noes: None
Absent: None
Abstain: None

*** E. Mayor Harrison opened consideration of a Request for Approval to Enter into Contract with Eden Housing Resident Services, Inc., to Provide Senior Service Coordinator Services at Senior Housing Facilities in Fremont (Senior Housing Coordination Contract)**

On a motion by Vice Mayor Mei, seconded by Councilmember Jones, the City Council:

1. Authorized the City Manager, or his designee, to execute an agreement with Eden Housing Resident Services, Inc., in an amount not to exceed \$128,155, for the City to provide supportive senior/disabled services at Cottonwood Senior Housing, Redwood Lodge Apartments and Sequoia Manor for the period of January 1, 2016 through December 31, 2016.
2. Authorized the City Manager, or his designee, to renew the agreement for up to three additional one-year terms (calendar years 2017, 2018 and 2019) in an amount not to exceed \$150,000 per year.

Ayes: Mayor Harrison, Vice Mayor Mei,
Councilmembers: Chan, Bacon, and Jones.
Noes: None
Absent: None
Abstain: None

*** F. Mayor Harrison opened consideration of Approval of Final Map, Agreements for Construction of Public Street Improvements and Private Common Area Improvements, and Dedication of Land and Public Easements for Tract 8228, located at Northeast Quadrant of Ardenwood Boulevard and Paseo Padre Parkway (Patterson Ranch)**

On a motion by Vice Mayor Mei, seconded by Councilmember Jones, the City Council adopted Resolution No. 2016-08 to:

1. Approve the Final Map and the Improvement Plans for Tract 8228.
2. Approve the Agreement for Public Improvements entitled “Public Improvement Agreement, Tract 8228”, with the developer, Fremont Pat Ranch, LLC, and authorize the City Manager to execute the agreement on behalf of the City.
3. Approve the Agreement for Private Improvements entitled “Private Improvement Agreement, Tract 8228”, with the developer, Fremont Pat Ranch, LLC, and authorize the City Manager to execute the agreement on behalf of the City.
4. Accept the developer’s offer of dedication of real property interests, as identified on the Final Map, provided that the acceptance of any property on which the developer is required to construct public improvements shall be conditioned upon the developer’s completion of the improvements to the satisfaction of the City Engineer.

Ayes: Mayor Harrison, Vice Mayor Mei,
Councilmembers: Chan, Bacon, and Jones.
Noes: None
Absent: None
Abstain: None

3. CEREMONIAL ITEMS – None.

4. PUBLIC COMMUNICATIONS

A. Oral and Written Communications

Lisette Poole, who teaches journalism at Cal State East Bay, shared an initiative that she and her peers have embarked on to help educate the community about Islam-phobia and discrimination (provided a hand-out regarding the Islamic Studies Mission Statement College of the Humanities and the Arts San Jose State University).

5. SCHEDULED ITEMS – None.

6. REPORT FROM CITY ATTORNEY – None.

7. OTHER BUSINESS – None.

8. COUNCIL COMMUNICATIONS

A. Council Referrals

1. Mayor Harrison opened consideration of Mayor Harrison Referral: Appointment to Advisory Body

Appointment:

<i>Advisory Body</i>	<i>Appointee</i>	<i>Term Expires</i>
Economic Development Advisory Commission (At Large position)	Yogesh Chugh	December 31, 2017

The City Council approved appointment.

- Ayes: Mayor Harrison, Vice Mayor Mei, Councilmembers: Chan, Bacon, and Jones.
- Noes: None
- Absent: None
- Abstain: None

B. Oral Reports on Meetings and Events – None.

9. ADJOURNMENT: There being no further business, Mayor Harrison adjourned the meeting at 7:50 p.m.

Attest:

Approved:

Susan Gauthier, City Clerk

BILL HARRISON, Mayor

*Consent Items