

**MINUTES  
FREMONT CITY COUNCIL MEETING  
APRIL 20, 2021  
FREMONT CITY HALL  
VIRTUAL MEETING VIA ZOOM  
7:00 P.M.**

**1. PRELIMINARY**

- A. Call to Order:** Mayor Mei called the meeting to order at 7:02 p.m.
- B. Flag Salute:** Councilmember Salwan led the salute to the flag.
- C. Roll Call:** Present: Mayor Mei, Vice Mayor Shao, Councilmembers: Keng, Jones, Kassan, Salwan, and Cox
- D. Announcements by Mayor/City Manager**

Mayor Mei announced the Boards and Commissions vacancies.

**2. CONSENT CALENDAR**

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

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

Ayes: Mayor Mei, Vice Mayor Shao, Councilmembers: Keng,  
Jones, Kassan, Salwan, and Cox  
Noes: None  
Absent: None  
Abstain: None

- \* **B. Approval of Minutes – None.**
- \* **C. Mayor Mei opened consideration of Second Reading and Adoption of an Ordinance of the City of Fremont Repealing and Replacing Fremont Municipal Code Title 9 Public, Peace, Morals and Welfare, Chapter 9.25 Noise (Noise Ordinance)**

On a motion by Councilmember Jones, seconded by Councilmember Cox, the City Council approved Ordinance No. 04-2021.

Ayes: Mayor Mei, Vice Mayor Shao, Councilmembers: Keng,  
Jones, Kassan, Salwan, and Cox  
Noes: None  
Absent: None  
Abstain: None

\*Consent Items

- \* **D. Mayor Mei opened consideration of Second Reading and Adoption of an Ordinance of the City of Fremont Amending Various Chapters of Fremont Municipal Code Title 10 (Vehicles and Traffic) and Title 18 (Planning and Zoning) to Clarify and Enhance Definitions, Procedures, and Standards Related to Development and Use of Property Within the City and Zoning Map Amendments to Clarify the Boundaries of Various Zoning Districts (PLN2021-00133)**

This item was removed from the Consent Calendar. Mayor opened the public comment period. Kelly Abreu and Suresh shared a variety of concerns. There were no additional speakers. Mayor Mei closed the public comment period.

On a motion by Vice Mayor Shao, seconded by Councilmember Jones, the City Council approved Ordinance No. 05-2021.

Ayes: Mayor Mei, Vice Mayor Shao, Councilmembers: Keng, Jones, Kassan, Salwan, and Cox  
Noes: None  
Absent: None  
Abstain: None

- \* **E. Mayor Mei opened consideration of Evaluation of Revised Affordable Housing Proposal Received in Response to the 2019 Notice of Funding Availability (NOFA); Request for Council to: 1) Adopt a Resolution Authorizing the Execution of Loan Documents with the Pacific Companies and Maracor Development; and 2) Appropriate Funds to the Osgood Apartments Project (Affordable Housing Award)**

On a motion by Councilmember Jones, seconded by Councilmember Cox, the City Council approved the following actions:

1. Adopted Resolution No. 2021-16 authorizing the City Manager or his designee to execute loan documents and take such other actions as required to provide a loan of \$6.0 million (in the form of a 55-year loan at a rate of 3% simple interest, as stated in the NOFA) to TCP/ Maracor and making findings of CEQA exemption;
2. Appropriated \$6.0 million to the Osgood Apartments projects from Fund 196 (Affordable Housing fees).

Ayes: Mayor Mei, Vice Mayor Shao, Councilmembers: Keng, Jones, Kassan, Salwan, and Cox  
Noes: None  
Absent: None  
Abstain: None

- \* **F. Mayor Mei opened consideration of Information Regarding the Executive Order for an Emergency Outdoor Park Business Operating Permit Program**

On a motion by Councilmember Jones, seconded by Councilmember Cox, the City Council accepted this informational update that acknowledges that the City of Fremont intends to

extend the Emergency Park Business Operating Permit Program past March 31, 2021 which was the originally stated timeframe and will issue amended permits to applicants until the City of Fremont is no longer under a local emergency response to the COVID-19 pandemic. This will allow for businesses to apply for continued permits to provide outdoor fitness classes in Fremont parks during the locally declared COVID-19 pandemic.

Ayes: Mayor Mei, Vice Mayor Shao, Councilmembers: Keng, Jones, Kassan, Salwan, and Cox  
Noes: None  
Absent: None  
Abstain: None

**\* G. Mayor Mei opened consideration to Adopt A Resolution Ratifying Executive Order of the Director of Emergency Services Allowing for Street Banners for the Purpose of COVID-19 Vaccination Outreach (Emergency Vaccine Outreach Banner Program)**

On a motion by Councilmember Jones, seconded by Councilmember Cox, the City Council adopted Resolution No. 2021-17 ratifying the executive order allowing for vaccination outreach street banners as authorized by Mark Danaj, City Manager and Director of Emergency Services on April 9, 2021.

Ayes: Mayor Mei, Vice Mayor Shao, Councilmembers: Keng, Jones, Kassan, Salwan, and Cox  
Noes: None  
Absent: None  
Abstain: None

**3. CEREMONIAL ITEMS – None.**

**4. PUBLIC COMMUNICATIONS**

**A. Oral and Written Communications**

Email submitted to the City Clerk were compiled, distributed to the City Council and staff, and published in the City's Agenda Center on fremont.gov, and were placed on file.

Dr. Sonia Khan shared comments and concerns.

**5. SCHEDULED ITEMS – None.**

**A. Mayor Mei opened consideration of Public Hearing (Published Notice) in Accordance with the Tax Equity and Fiscal Responsibility Act (TEFRA) to Consider the Issuance of Tax-Exempt Bonds by California Statewide Communities Development Authority (CSCDA) for St. Anton Communities**

On a motion by Councilmember Jones, seconded by Councilmember Keng, the City Council approved the following actions:

\*Consent Items

1. Held public hearing.
2. Adopted Resolution No. 2021-18 approving the Issuance of Multifamily Housing Revenue Bonds by the California Statewide Communities Development Authority for the purpose of financing an affordable housing project in the City of Fremont to be developed by St. Anton Communities, LLC.

**B. Mayor Mei opened consideration of a Public Hearing (Published Notice) to Consider a First-Party Appeal of the Planning Commission’s Action to Not Recommend Approval of an Application for a Preliminary and Precise Planned District, Vesting Tentative Tract Map No. 8467, and a Private Street to Construct 13 Single-Family Homes on an Unaddressed 6.84-acre Site at the Easterly Terminus of Omaha Way in the Warm Springs Community Plan Area, and to Consider a Draft Mitigated Negative Declaration Prepared and Circulated for the Project in Accordance with the Requirements of the California Environmental Quality Act. (Omaha Way (Three Unaddressed Parcels) – PLN2021-00258)**

Email submitted to the City Clerk were compiled, distributed to the City Council and staff, and published in the City's Agenda Center on fremont.gov, and were placed on file.

Associate Planner Mark Hungerford gave a presentation. Staff responded to questions from Councilmembers. The Appellants/Applicants, Alicia Guerra, Hayes Shair and Michael Thill provided an overview of the project and responded to questions. Mayor Mei opened the public hearing. The following spoke in support of the project: Minglie Wu, Pradeep Gandhi, John Poo, and Awre Elrabadi. The following spoke in opposition to the project: Sohail Umar, \*724/Kathleen Lovejoy, Mohan Iyer, Abhishek Tiwari, and Ajit Mahareddy. The appellants/applicants provided rebuttal. Council provided comments.

On a motion by Councilmember Salwan, seconded by Councilmember Cox, the City Council approved the following actions:

1. Held public hearing.
2. The City Council denied the appeal and upheld the Planning Commission’s February 11, 2021 action to deny the project. The resolution will be updated and approved at the next City Council meeting, scheduled for May 4, 2021, to adopt findings for denial in response to the City Council’s direction to deny the Appeal and uphold the Planning Commission’s action to deny the project.

**6. REPORT FROM CITY ATTORNEY – None.**

**7. OTHER BUSINESS – None.**

**8. COUNCIL COMMUNICATIONS**

**A. COUNCIL REFERRALS – None.**

**B. Oral Reports on Meetings and Events – None.**

**9. ADJOURNMENT:** There being no further business, Mayor Mei adjourned the meeting at 9:00 p.m.

Attest:

Approved:

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Susan Gauthier, City Clerk

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LILY MEI, Mayor