



ZONING ADMINISTRATOR
NILES CONFERENCE ROOM
39550 LIBERTY STREET
FREMONT, CA 94538
3:00 p.m.

General Order of Business

1. Preliminary (Call to Order – 3:00 p.m.)
2. Public Hearing Items
3. Adjournment

Addressing the Zoning Administrator

Any member of the public may speak on any item under review by the Zoning Administrator after “being recognized” by the Zoning Administrator. After the Zoning Administrator recognizes you, state your name and address. Generally, after the item is introduced, the order of presentation begins with staff introduction and presentation. The project applicant or their authorized representative may then comment. Next, interested members of the public may speak. Additional comments by the applicant or staff, as appropriate, may follow. At the close of testimony, the matter will return to the Zoning Administrator for discussion and action.

General Information

The Zoning Administrator usually holds hearings on the first and third Mondays of each month. Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act. Interested persons must request the accommodation at least two working days in advance of the meeting by contacting the Planning Division (510) 494-4440.

All documents submitted to Boards and Commissions will become public information. Plans and other supporting documents are available at the Development Services Center at 39550 Liberty Street (between Stevenson Boulevard and Walnut Avenue). They are also posted on the City of Fremont’s website (<http://www.fremont.gov/zoningadministrator>). Plans and other supporting documents may be viewed any day until noon the day of the meeting. Copies will be provided at cost when feasible. The Development Services Center is open 8:00 a.m. to 4:00 p.m., Mondays through Thursdays; and 8:00 a.m. to 12:00 p.m., Fridays.

We appreciate your interest in the conduct of your City’s business. Information about the City or the items discussed in this report may be referred to:

Zoning Administrator
City of Fremont
Planning Division
39550 Liberty Street, P.O. Box 5006
Fremont, CA 94537-5006
Telephone: (510) 494-4440

City Staff

Kristie Wheeler, Zoning Administrator



**AGENDA
ZONING ADMINISTRATOR
PUBLIC HEARING
CITY OF FREMONT, CALIFORNIA
39550 LIBERTY STREET, 3:00 P.M.
NILES CONFERENCE ROOM**

MAY 6, 2019

1. PRELIMINARY

- 1.1 CALL TO ORDER
- 1.2 ROLL CALL

2. CONSENT CALENDAR – None

NOTICE: ITEMS ON THE PUBLIC HEARING CALENDAR MAY BE MOVED TO THE CONSENT CALENDAR IF NO ONE IS PRESENT TO SPEAK ON THE ITEMS. ALL APPLICANTS AND INTERESTED PERSONS ARE ADVISED TO BE PRESENT AT THE START OF THE MEETING.

3. PUBLIC HEARING ITEMS

Item 1. [WARM SPRINGS WELLNESS CENTER – NEAR THE SW CORNER OF MISSION FALLS COURT AND WEST WARREN AVENUE – \(PLN2019-00014\)](#) - To consider a Discretionary Design Review permit for a new 11,000 square foot senior community center at an unaddressed parcel on Mission Falls Court (APN 519 16917200) in the Warm Springs Community Plan Area, and to consider a finding that no further environmental review is required as a Mitigated Negative Declaration was previously prepared and adopted for the Parc 55 project (PLN2014-00045) in accordance with the requirements of the California Environmental Quality Act (CEQA), which adequately addressed the potential impacts of the proposed project.

Project Planner – James Willis, (510) 494-4449, jwillis@fremont.gov

Recommended Action: Approve, based on findings and subject to conditions.

Item 2. [DHAM FAMILY ABODE – 45162 Rutherford Terrace – \(PLN2019-00116\)](#) - To consider a Discretionary Design Review Permit to allow construction of a new 9,270 square-foot two-story single-family home on a vacant 0.5-acre lot in the Mission San Jose Community Plan Area, and to consider a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

Project Planner – Spencer Shafsky, (510) 494-4452, sshafsky@fremont.gov

Recommended Action: Approve, based on findings and subject to conditions.

Item 3. [CHANG'S TRADITIONAL KUNG FU – 43114 Christy Street – \(PLN2019-00247\)](#) - To consider a Zoning Administrator Permit to allow the establishment of a martial arts studio located at 43114 Christy Street in the Bayside Industrial Community Plan Area, and to consider a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities.

Project Planner – Courtney Pal, (510) 494-4532, cpal@fremont.gov

Recommended Action: Approve, based on findings and subject to conditions.

Item 4. [EASTBAY MOTORS – 41533 Albrae Street – \(PLN2019-00254\)](#) - To consider a Zoning Administrator Permit for the establishment of an indoor by-auction-only used car dealership located at 41533 Albrae St. in the Bayside Industrial Community Plan Area, and to consider a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities.

Project Planner – Spencer Shafsky, (510) 494-4452, sshafsky@fremont.gov

Recommended Action: Approve, based on findings and subject to conditions.

Item 5. [MISSION FALLS ENCLAVE SALES OFFICE – 47092 Mission Falls Court, Suite 103 – \(PLN2019-00302\)](#) - To consider a Zoning Administrator Permit to allow an off-site residential tract sales office located within an existing building in the Warm Springs Community Plan Area, and to consider a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities.

Project Planner – James Willis, (510) 494-4449, jwillis@fremont.gov

Recommended Action: Approve, based on findings and subject to conditions.

4. ADJOURNMENT