



**MINUTES  
FREMONT ZONING ADMINISTRATOR  
REGULAR MEETING OF JANUARY 6, 2020**

CALL TO ORDER: Zoning Administrator Clifford Nguyen called the meeting to order at 3:00 p.m.

PRESENT: Zoning Administrator Clifford Nguyen  
Courtney Pal, Planner I  
Marc Cleveland, Planner I

**CONSENT CALENDAR**

THE ZONING ADMINISTRATOR MOVED ITEM 2 TO THE CONSENT CALENDAR AND TOOK THE FOLLOWING ACTION:

Item 2. **TOPNOTCH TRAINING INC. – 41601 Albrae Street – (PLN2020-00109)** – To consider a Zoning Administrator Permit for the establishment of an indoor dog training facility located in the Bayside Industrial Community Plan Area and to consider a categorical exemption from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guideline 15301, Existing Facilities.

HELD PUBLIC HEARING;

AND

FOUND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CEQA GUIDELINE 15301;

AND

FOUND THAT PLN2020-00109, A ZONING ADMINISTRATOR PERMIT FOR AN INDOOR DOG TRAINING FACILITY, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN;

AND

APPROVED PLN2020-00109, AS SHOWN ON EXHIBIT "A," SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL IN EXHIBIT "B."

**PUBLIC HEARING ITEMS**

Item 1. **PACIFIC COMMONS SOUTH PARKING LOT – 44208 Pacific Commons Boulevard – (PLN2020-00128)** – To consider a Zoning Administrator Permit to allow a fleet services yard with 1,080 parking spaces on lots 4 and 5 of Tract No. #8348 to support a permitted e-commerce fulfillment center to be located in Building 3 of the Fremont Technology Business Center development in the Bayside Industrial Community Plan Area, and to consider a finding that no further environmental review is required as an Environmental Impact Report was previously prepared and certified

for the Pacific Commons development (SCH #8721715 & 96052016) and a later addendum was adopted for the associated Fremont Technology Business Center development (PLN2017-00114), of which this project is a conforming part, in accordance with the requirements of the California Environmental Quality Act (CEQA).

The public hearing was opened.

**Timur Tecimer**, representing the applicant and property owner, asked the Zoning Administrator to confirm that the applicant would retain the right to build the previously-entitled Building 7 on lot 4 of Tract No. #8348.

**Zoning Administrator Nguyen** indicated that the subject Zoning Administrator Permit would not prohibit the applicant from constructing the previously-entitled building.

The public hearing was closed.

The Zoning Administrator took the following action on Item 1:

HELD PUBLIC HEARING;

AND

FOUND THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED AS AN ENVIRONMENTAL IMPACT REPORT WAS PREVIOUSLY PREPARED AND CERTIFIED FOR THE PACIFIC COMMONS DEVELOPMENT (SCH #8721715 & 96052016) AND A LATER ADDENDUM WAS ADOPTED FOR THE ASSOCIATED FREMONT TECHNOLOGY BUSINESS CENTER DEVELOPMENT (PLN2017-00114), OF WHICH THIS PROJECT IS A CONFORMING PART, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA);

AND

FOUND PLN2020-00128, A ZONING ADMINISTRATOR PERMIT FOR FLEET SERVICES YARD, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S GENERAL PLAN;

AND

APPROVED PLN2020-00128, AS SHOWN ON EXHIBIT "A," AND SUBJECT TO THE FINDINGS AND CONDITIONS IN EXHIBIT "B."

## ADJOURNMENT

Meeting adjourned at 3:11 PM

APPROVED BY:



Clifford Nguyen  
Zoning Administrator