



**MINUTES
FREMONT ZONING ADMINISTRATOR
SPECIAL MEETING OF JANUARY 21, 2020**

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

PRESENT: Zoning Administrator Clifford Nguyen
James Willis, Associate Planner

CONSENT CALENDAR None

PUBLIC HEARING ITEMS

Item 1. **PUBLIC STORAGE BUILDING REMODEL AND SITE IMPROVEMENTS – 4444 ENTERPRISE STREET – (PLN2018-00240)** – To consider a Discretionary Design Review, Zoning Administrator Permit, and Modification to Zoning Standards to allow a new 225,840 square foot, three-story tall self-storage facility on a three-acre lot in the South Fremont Community Plan resulting in a FAR of 1.73 where a maximum 0.35 FAR is allowed, and to consider a Categorical Exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332, In-Fill Development Projects.

The public hearing was opened and there were no public speakers.

The Zoning Administrator took the following action on Item 1:

HELD PUBLIC HEARING;

AND

FOUND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CEQA GUIDELINES SECTION 15332 FOR THE REASONS ENUMERATED IN THE STAFF REPORT ABOVE;

AND

FOUND THAT THE PROPOSED INCREASE IN FLOOR AREA RATIO IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN AND CHAPTER 18.250 OF THE FREMONT MUNICIPAL CODE; AND THAT THE PROPOSED DESIGN OF THE PROJECT IS IN CONFORMANCE WITH ADOPTED RULES AND DESIGN GUIDELINES PERTAINING TO NON-RESIDENTIAL DEVELOPMENT;

AND
FOUND THAT PLN2018-00240, A ZONING ADMINISTRATOR PERMIT FOR A SELF-STORAGE FACILITY, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN;

AND
FOUND THAT THE DESIGN OF THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS OF THE GENERAL INDUSTRIAL ZONING DISTRICT;

AND
APPROVED ZONING ADMINISTRATOR PERMIT, MODIFICATION TO ZONING STANDARDS, AND DISCRETIONARY DESIGN REVIEW PERMIT PLN2018-00240, AS SHOWN ON EXHIBIT "A," SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL IN EXHIBIT "B."

Item 1 was approved with the following additional conditions of approval:

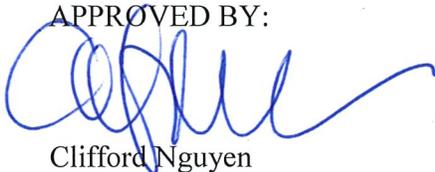
The applicant shall record a deed restriction in accordance with FMC 18.250.070, limiting the use of the property to a self-storage facility. The deed restriction shall be recorded prior to building permit issuance, subject to the review and approval of the City Attorney and Zoning Administrator.

The applicant shall work with staff to increase landscape screening along the rear lot line and to select low water use trees.

ADJOURNMENT

Meeting adjourned at 3:10 p.m.

APPROVED BY:



Clifford Nguyen
Zoning Administrator