



**MINUTES  
FREMONT ZONING ADMINISTRATOR  
REGULAR MEETING OF FEBRUARY 4, 2019**

**CALL TO ORDER:** Zoning Administrator Kristie Wheeler called the meeting to order at 3:00 p.m.

**PRESENT:** Zoning Administrator Kristie Wheeler  
Mark Hungerford, Associate Planner  
James Willis, Associate Planner

**CONSENT CALENDAR** None

**PUBLIC HEARING ITEMS**

Item 1. **AUTONATION DEALERSHIP – Corner of Bunche Drive and Cushing Parkway - PLN2018-00280** - To consider a Discretionary Design Review Permit to allow the construction of a new 42,362-square-foot car dealership building and associated improvements on a 5.15-acre lot 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), which this project is a conforming part of, in accordance with the requirements of the California Environmental Quality Act (CEQA).

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 NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED BECAUSE 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;

AND

FOUND THAT PLN2018-00280, A DISCRETIONARY DESIGN REVIEW FOR A NEW 42,362-SQUARE-FOOT AUTO DEALERSHIP, IS IN CONFORMANCE WITH THE RELEVANT DEVELOPMENT REGULATIONS AND GUIDELINES;

AND

APPROVED PLN2018-00280, AS SHOWN ON EXHIBIT “A,” SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL IN EXHIBIT “B.”

Item 1 approved based on findings and subject to conditions, including the following revised condition shown with underlined text:

2. The applicant shall work with staff at the building permit phase to refine the final details of the project including, but not limited to, the site lighting to reduce offsite spill and issues with evenness of illumination, a colors and materials board with the addition of an accent color, the design and amount of pervious pavement, and the design of the Boscell Road/Bunche Drive intersection for review and approval of the Zoning Administrator. These refinements shall not affect the overall design of the project.

- Item 2. **SAFARI KID – 41811 Blacow Road – PLN2019-00076** - To consider a Zoning Administrator Permit to allow the establishment of child day care and after-school tutoring center uses in the Irvington Community Plan Area, and to consider a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities.

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

The Zoning Administrator took the following action on Item 2:

HELD PUBLIC HEARING;

AND

FOUND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER CEQA GUIDELINES SECTION 15301, EXISTING FACILITIES, BECAUSE THE PROPOSED USES WOULD OPERATE WITHIN THE SITE’S EXISTING BUILDING AND PLAY YARD AREAS;

AND

FOUND THAT ZONING ADMINISTRATOR PERMIT PLN2019-00076, IS CONSISTENT WITH THE CITY’S EXISTING GENERAL PLAN, THAT THE PROPOSED SITE IS PHYSICALLY SUITABLE FOR THE TYPE, DENSITY, AND INTENSITY OF THE PROPOSED USE, WOULD BE COMPATIBLE WITH DEVELOPMENT IN THE VICINITY, AND THAT THE PROPOSED USE WOULD NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE OF PERSONS OR PROPERTY IN THE VICINITY AS ENUMERATED WITHIN THE STAFF REPORT;

AND

APPROVED PLN2019-00076, AS SHOWN IN EXHIBIT "A," SUBJECT TO THE FINDINGS AND CONDITIONS IN EXHIBIT "B."

Item 2 was approved based on findings and subject to conditions.

**ADJOURNMENT**

Meeting adjourned at 3:10 p.m.

APPROVED BY:



Kristie Wheeler  
Zoning Administrator