



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

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

PRESENT: Zoning Administrator Kristie Wheeler
James Willis, Associate Planner
Terry Wong, Associate Planner

CONSENT CALENDAR None

PUBLIC HEARING ITEMS

Item 1. **MISSION 76 MINIMART – 39925 Mission Boulevard – PLN2018-00291 –**
To consider a Zoning Administrator Permit Amendment to allow an existing gas station and convenience food store to extend their hours of operation from 6 a.m. to 11:30 p.m. to 24 hours a day at 39925 Mission Boulevard, 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 1:

HELD PUBLIC HEARING;

AND

FOUND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CEQA GUIDELINES SECTION 15301, EXISTING FACILITIES, BECAUSE THE USE WOULD BE CONTAINED WITHIN AN EXISTING COMMERCIAL BUILDING;

AND

FOUND PLN2018-00291, A ZONING ADMINISTRATOR PERMIT AMENDMENT TO ALLOW 24-HOUR BUSINESS OPERATIONS AT AN EXISTING GAS STATION WITH A CONVENIENCE FOOD STORE, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN, AS OUTLINED IN THIS STAFF REPORT;

AND

APPROVED PLN2018-00291, SUBJECT TO FINDINGS AND CONDITIONS IN EXHIBIT “A.”

Item 1 was approved based on finding and subject to conditions.

- Item 2. **LITTLE APPLES LEARNING CENTER – 3561 Beacon Avenue – PLN2018-00328** – To consider a Zoning Administrator Permit to allow the establishment of an after-school tutoring facility for up to 70 children, 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) UNDER CEQA GUIDELINES SECTION 15301, EXISTING FACILITIES BECAUSE THE PROPOSED AFTER SCHOOL TUTORING FACILITY IS WITHIN THE TYPICAL RANGE OF LAND USE INTENSITIES THAT CAN BE ACCOMMODATED WITHIN THE SUBJECT OFFICE BUILDING;

AND

FOUND THAT PLN2018-00328, A ZONING ADMINISTRATOR PERMIT FOR AN AFTER-SCHOOL TUTORING FACILITY, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN;

AND

APPROVED PLN2018-00328, AS SHOWN ON EXHIBIT “A,” SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL IN EXHIBIT “B.”

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

- Item 3. **ADAM CHEN DENTAL CORP – 6050 Stevenson Boulevard – PLN2019-00186** – To consider a Zoning Administrator Permit to allow the establishment of a new dental office located in The Globe shopping center, 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 3:

HELD PUBLIC HEARING;

AND

FOUND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CEQA GUIDELINES SECTION 15301 BECAUSE IT IS FOR A USE WITHIN THE RANGE OF USES PLANNED FOR THE SHOPPING CENTER AND IT IS WITHIN AN EXISTING BUILDING AND NO EXTERIOR MODIFICATIONS ARE PROPOSED;

AND

FOUND THAT PLN2019-00186, A ZONING ADMINISTRATOR PERMIT FOR A DENTAL OFFICE, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN;

AND

APPROVED PLN2019-00186, AS SHOWN ON EXHIBIT "A," SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL IN EXHIBIT "B."

Item 3 was approved based on finding and subject to conditions.

ADJOURNMENT

Meeting adjourned at 3:10 p.m.

APPROVED BY:



Kristie Wheeler
Zoning Administrator