



**MINUTES  
FREMONT ZONING ADMINISTRATOR  
REGULAR MEETING OF AUGUST 3, 2020**

This meeting was conducted utilizing the teleconferencing software Zoom and is consistent with the State of California Executive Order N-29-20 dated March 17, 2020 regarding the Coronavirus (COVID-19) pandemic.

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

**PRESENT:** Zoning Administrator Clifford Nguyen  
Marc Cleveland, Planner I

**CONSENT CALENDAR** None

**PUBLIC HEARING ITEMS**

Item 1. **PARIKH ADU CONVERSION & NEW SINGLE FAMILY HOME – 3735 EGGERS DRIVE – (PLN2020-00137)** – To consider a Ministerial Design Review Permit and a Zoning Administrator Permit to convert an existing home to an Accessory Dwelling Unit and construct a new single family dwelling in the rear located in the Centerville Community Plan Area, and to consider a categorical exemption from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guideline 15303, New Construction or Conversion of Small Structures.

**Project Planner Marc Cleveland** introduced the item and made a correction to the Staff Report regarding the proposed size of the Accessory Dwelling Unit (ADU) that was incorrectly described as 900 square feet in the Executive Summary on page 1 and Project Description on Page 2. The correct size of the ADU, as shown on Exhibit “A,” is 1,200 square feet.

**Zoning Administrator Clifford Nguyen** opened the public hearing.

**Linda Gomez** with FABS Group Inc., a property management company representing Parkmont Village Green, an adjacent property to the project, said they did not oppose the project, but wished to address two issues of concern. First, that construction traffic could impact the private road of Fabian Common, which runs along the north-east side of the project site; and second, that the chain link fence along Fabian Common would not provide adequate privacy to neighbors on either sides of the fence. Ms. Gomez then asked if the dwellings would be owner occupied or rental units.

**Zoning Administrator Nguyen** asked and the applicant confirmed that they will work with the Homeowners Association of Parkmont Village Green to enhance screening along the chain link fence on Fabian Common.

**Madhvi Parikh**, the applicant, noted that the new single-family dwelling would be owner-occupied and that the ADU would potentially serve as a rental unit.

**Zoning Administrator Nguyen** noted that, while the property owner has indicated that one of the units would be owner-occupied, under current state law there is no longer a restriction for lots that contain an ADU whereby one of the two units, the principal dwelling or ADU, has to be owner occupied.

**Zoning Administrator Nguyen** closed the public hearing and took the following action on Item 1:

HELD PUBLIC HEARING;

AND

FOUND THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER CEQA SECTION 15303, NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES;

AND

FOUND PLN2020-00137, A ZONING ADMINISTRATOR PERMIT AND A MINISTERIAL DESIGN REVIEW PERMIT FOR AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED IN AN R-3-18 ZONING DISTRICT, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN;

AND

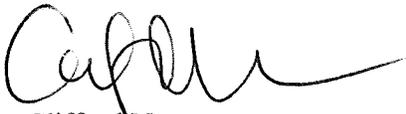
APPROVED PLN2020-00137, AS SHOWN ON EXHIBIT "A," SUBJECT TO FINDINGS AND CONDITIONS IN EXHIBIT "B."

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

## **ADJOURNMENT**

Meeting adjourned at 3:15 p.m.

APPROVED BY:



Clifford Nguyen  
Zoning Administrator