



**MINUTES  
FREMONT ZONING ADMINISTRATOR  
REGULAR MEETING OF SEPTEMBER 19, 2022**

This meeting was conducted utilizing the teleconferencing software Zoom, consistent with Government Code Section 54953(e) (Assembly Bill 361).

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

**PRESENT:**                            Zoning Administrator Clifford Nguyen  
Mayank Patel, Associate Planner  
Trish Cordova, Recording Clerk

**PUBLIC/ORAL  
COMMUNICATIONS**                None

**PUBLIC HEARING ITEMS**

Item 1.     **MY MOTHER’S HUG ZAP – 5130 Mowry Avenue – (PLN2022-00396)** – To consider a Zoning Administrator Permit for the conversion of an existing warehouse and outdoor storage area into a child day care facility and outdoor play area, respectively; and to consider an exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines §15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), §15303 (New Construction or Conversion of Small Structures), and §15304 (Minor Alterations to Land). Each of the foregoing provides a separate and independent basis for CEQA compliance.

**Associate Planner Mayank Patel** introduced the item.

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

**Sandeep M.** (no last name given) is the owner of a large family daycare center located directly behind the proposed project. Sandeep expressed concern on how the proposed project may affect his business.

**Zoning Administrator Clifford Nguyen** asked clarifying questions to Staff and the applicant regarding drop-off and pick-up schedules, and the playground area.

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 §15831, §15303, AND §15304;

AND  
FOUND THAT PLN2022-00396, A ZONING ADMINISTRATOR PERMIT FOR A CHILD DAY CARE FACILITY, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN;

AND  
APPROVED PLN2022-00396, AS SHOWN ON EXHIBIT "A," SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL IN EXHIBIT "B."

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

**Safety Measures.** The applicant shall work with Staff to incorporate additional (i.e., beyond the proposed fence) safety measures and/or design solutions to create a stronger separation between the proposed outdoor play area and the row of parking to the south, as depicted on Sheet A.1.1 of Exhibit A.

**ADJOURNMENT**

Meeting adjourned at 3:21 p.m.

APPROVED BY:



Clifford Nguyen  
Zoning Administrator