



Community Development
39550 Liberty Street
Fremont, CA 94538
www.fremont.gov



**CITY OF FREMONT
ZONING ADMINISTRATOR
FREMONT, CALIFORNIA 94538
3:00 P.M.
VIRTUAL MEETING
OCTOBER 17, 2022**

NOTICE IS HEREBY GIVEN that the City of Fremont Zoning Administrator will conduct a virtual public hearing on Monday October 17, 2022, at 3:00 p.m. The purpose of the public hearing is to solicit public input and take action on the items included in this agenda.

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

The public can join the meeting online by accessing the following link:

<https://us06web.zoom.us/j/86084069699>

The link is public and be accessed through any smartphone, tablet, laptop, or computer. The public can also join by phone with the following call-in information:

833-430-0037 (toll free)

Webinar ID: 860 8406 9699

Submission of Public Comments:

For those wanting to make public comments during the meeting, Zoom offers a "Raise Hand" feature. By clicking on the "Raise Hand" button in the webinar controls, anyone from the public can indicate that they would like to speak. The meeting host can then unmute that speaker and give them the opportunity to speak. Those calling in by phone can dial *9 to enable the "Raise Hand" feature.

For more information, please contact **Trish Cordova at 510-494-4458.**

The City of Fremont is committed to providing reasonable accommodations for the public. If you require accommodations, please call 510-494-4458 at least 48 hours prior to the meeting

We appreciate your interest in the conduct of your City's business. Information about the City or the items discussed in this report may be referred to:

Zoning Administrator
City of Fremont
Planning Division
39550 Liberty Street, P.O. Box 5006
Fremont, CA 94537-5006
Telephone: (510) 494-4440

City Staff
Clifford Nguyen, Zoning Administrator



**AGENDA
ZONING ADMINISTRATOR
PUBLIC HEARING
CITY OF FREMONT, CALIFORNIA
3:00 P.M.
VIRTUAL MEETING
OCTOBER 17, 2022**

1. PRELIMINARY

- 1.1 CALL TO ORDER**
- 1.3 ROLL CALL**

2. PUBLIC/ORAL COMMUNICATIONS

3. PUBLIC HEARING ITEMS

Item 1. [**JUST FOR FUN CROSSFIT – 40528 Albrae Street– \(PLN2022-00363\)**](#) - To consider a Zoning Administrator Permit to allow a fitness and recreational sports center use within an existing, approximately 2,900 square-foot tenant space at 40528 Albrae Street in the Bayside Industrial Community Plan Area; 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) and §15301 (Existing Facilities). Each of the foregoing provides a separate and independent basis for CEQA compliance.
Project Planner – Mayank Patel, (510) 494-4450, mpatel@fremont.gov

Recommended Action: Approve, based on findings and subject to conditions.

Item 2. [**PACIFIC MAHJONG LEAGUE – 39352 Fremont Boulevard– \(PLN2022-00377\)**](#) - To consider a Zoning Administrator Permit to allow an indoor commercial recreation use within an existing, approximately 860 square-foot tenant space at 39352 Fremont Boulevard in the Central Community Plan Area; 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) and §15301 (Existing Facilities). Each of the foregoing provides a separate and independent basis for CEQA compliance.
Project Planner – Mayank Patel, (510) 494-4450, mpatel@fremont.gov

Recommended Action: Approve, based on findings and subject to conditions.

Item 3. [METRO CROSSING BLOCK C2 – 44960 Warm Springs Boulevard – \(PLN2022-00464\)](#) - To consider a Design Review application to allow the construction of a new 261-unit multi-family apartment building located at the corner of Warm Springs Boulevard and Kilowatt Way identified as Block C2 of the Warm Springs TOD Village Master Plan in the South Fremont Community Plan Area; and to consider a finding that no further environmental review is required pursuant to the California Environmental Quality Act (CEQA) as a Final Environmental Impact Report (SCH#2013032062) was previously certified for the Warm Springs/South Fremont Community Plan, and a CEQA Compliance Checklist was prepared for the subsequent Warm Springs TOD Village Master Plan of which the proposed project is a conforming part.
Project Planner – Marc Cleveland, (510) 494-4543, mcleveland@fremont.gov

Recommended Action: Continue to a date uncertain.

4. ADJOURNMENT