



**MINUTES
FREMONT ZONING ADMINISTRATOR
REGULAR MEETING OF OCTOBER 17, 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
Maria Salinas, Recording Clerk

**PUBLIC/ORAL
COMMUNICATION** **Kelly Abreu**, Fremont resident, commented on situations that he identified as code enforcement violations throughout the city that have not been resolved.

PUBLIC HEARING ITEMS

Zoning Administrator Clifford Nguyen moved Item No. 3 to the first position under public hearing items.

Item 3. **METRO CROSSING BLOCK C2 – 44960 Warm Springs Boulevard – (PLN2022-0464)** – 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.

Zoning Administrator Clifford Nguyen opened and closed the public hearing, as there were no public speakers.

The Zoning Administrator took the following action on Item 3:

CONTINUED THE ITEM TO A DATE UNCERTAIN.

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.

Associate Planner Mayank Patel introduced the item and briefly described the proposed project.

Zoning Administrator Clifford Nguyen opened and closed the public hearing, as 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 §15831 AND §15301;

AND

FOUND THAT PLN2022-00363, A ZONING ADMINISTRATOR PERMIT FOR A FITNESS AND RECREATIONAL SPORTS CENTER, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN;

AND

APPROVED PLN2022-00363, AS SHOWN ON EXHIBIT “A,” SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL IN EXHIBIT “B.”

Item 1 was approved based on finding 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.

Associate Planner Mayank Patel introduced the item and briefly described the proposed project.

Zoning Administrator Clifford Nguyen opened the public hearing.

Kelly Abreu, Fremont resident, expressed his pleasure in seeing this type of recreational activity for the community.

Zoning Administrator Clifford Nguyen closed the public hearing.

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 §15831 AND §15301;

AND

FOUND THAT PLN2022-00377, A ZONING ADMINISTRATOR PERMIT FOR AN INDOOR COMMERCIAL RECREATION USE, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN;

AND

APPROVED PLN2022-00377, AS SHOWN ON EXHIBIT "A," SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL IN EXHIBIT "B."

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

ADJOURNMENT

Meeting adjourned at 3:19 p.m.

APPROVED BY:


Clifford Nguyen
Zoning Administrator