



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

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

CALL TO ORDER: **Acting Zoning Administrator Mark Hungerford** called the meeting to order at 3:00 p.m.

PRESENT: Acting Zoning Administrator Mark Hungerford
Marc Cleveland, Planner II

**PUBLIC/ORAL
COMMUNICATION** None

PUBLIC HEARING ITEMS

Item 1. **VEGA KIDS PLAY AREA ZA PERMIT – 4910 Paseo Padre Parkway – (PLN2022-00484)** – To consider a Zoning Administrator Permit for the conversion of an existing 1,530-square-foot tenant space into a new preschool play area located at 4910 Paseo Padre Parkway in the North Fremont Community Plan Area; and to consider an exemption from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Existing Facilities) and CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning). Each of the foregoing provides a separate and independent basis for CEQA compliance.

Project **Planner Marc Cleveland** introduced the item.

The public hearing was opened and there were no public speakers.

Acting Zoning Administrator Mark Hungerford took the following action on Item 1:

HELD PUBLIC HEARING;

AND

FOUND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL QUALITY ACT (CEQA) PER CEQA GUIDELINES SECTION 15301 (EXISTING FACILITIES) AND CEQA GUIDELINES SECTION 15183 (PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL

PLAN OR ZONING). EACH OF THE FOREGOING PROVIDES A SEPARATE AND INDEPENDENT BASIS FOR CEQA COMPLIANCE;

AND

FOUND THAT PLN2022-00484, A ZONING ADMINISTRATOR PERMIT FOR A PRESCHOOL PLAY AREA, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S GENERAL PLAN;

AND

APPROVED PLN2022-00484, 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 3:07 p.m.

APPROVED BY:



Mark Hungerford
Acting Zoning Administrator