



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



**ZONING ADMINISTRATOR  
NILES CONFERENCE ROOM  
39550 LIBERTY STREET  
FREMONT, CA 94538  
3:00 P.M.  
JUNE 20, 2023**

**General Order of Business**

1. Preliminary (Call to Order – 3:00 p.m.)
2. Public/Oral Communications
3. Public Hearing Items
4. Adjournment

**Addressing the Zoning Administrator**

Any member of the public may speak on any item under review by the Zoning Administrator after “being recognized” by the Zoning Administrator. After the Zoning Administrator recognizes you, state your name and address. Generally, after the item is introduced, the order of presentation begins with staff introduction and presentation. The project applicant or their authorized representative may then comment. Next, interested members of the public may speak. Additional comments by the applicant or staff, as appropriate, may follow. At the close of testimony, the matter will return to the Zoning Administrator for discussion and action.

**General Information**

The Zoning Administrator generally holds a hearing on the 3rd Monday of the month, as needed. However, the Zoning Administrator may hold a hearing on any weekday upon notice of the public hearing. Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act. Interested persons must request the accommodation at least two working days in advance of the meeting by contacting the Planning Division (510) 494-4440.

All documents submitted to Boards and Commissions will become public information. Plans and other supporting documents are available at the Development Services Center at 39550 Liberty Street (between Stevenson Boulevard and Walnut Avenue). They are also posted on the City of Fremont’s website, [city.fremont.gov/zoningadministrator](http://city.fremont.gov/zoningadministrator). Plans and other supporting documents may be viewed any day until noon the day of the meeting. Copies will be provided at cost when feasible. The Development Services Center is open Tuesdays, Wednesdays, and Thursdays from 8:00 a.m. to 3:30 p.m. (closed from 12:00 p.m. to 1:00p.m.).

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  
39550 LIBERTY STREET, 3:00 P.M.  
NILES CONFERENCE ROOM**

**JUNE 20, 2023**

**1. PRELIMINARY**

- 1.1 CALL TO ORDER**
- 1.2 ROLL CALL**

**2. PUBLIC/ORAL COMMUNICATIONS**

**3. PUBLIC HEARING ITEMS**

**Item 1.** [VITALITY HEALTH SERVICES – 2100 Peralta Boulevard – \(PLN2022-00445\)](#) - To consider a Discretionary Design Review Permit for the construction of a new, approximately 3,200 square-foot building that would serve as a chiropractic office, for the property located at 2100 Peralta Boulevard (APN: 501-1520-001-12) in the Centerville Community Plan Area; and to consider exemptions from the requirements of the California Environmental Quality Act (CEQA), each on a separate and independent basis, pursuant to CEQA Guidelines §15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and §15332 (In-Fill Development Projects).  
Project Planner – Mayank Patel, (510) 494-4450, [mpatel@fremont.gov](mailto:mpatel@fremont.gov)

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

**Item 2.** [VETERINARY EMERGENCY GROUP – 5255 Mowry Avenue – \(PLN2023-00139\)](#) - To consider a Zoning Administrator Permit to allow the establishment of a veterinary clinic as an animal care and service use within an approximately 5,200 square-foot tenant space of an existing 17,562 square-foot, one-story, multi-tenant building located at 5255 Mowry Avenue in the Centerville Community Plan Area; and to consider exemptions for the project from the requirements of the California Environmental Quality Act (CEQA), each on a separate and independent basis, per CEQA Guidelines §15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and §15301 (Existing Facilities).  
Project Planner – Mayank Patel, (510) 494-4450, [mpatel@fremont.gov](mailto:mpatel@fremont.gov)

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

**4. ADJOURNMENT**