



**MINUTES
FREMONT ZONING ADMINISTRATOR
REGULAR MEETING OF JUNE 20, 2023**

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

PRESENT: Acting Zoning Administrator Mark Hungerford
Mayank Patel, Associate Planner
Kim Salazar, Recording Clerk

**PUBLIC/ORAL
COMMUNICATION** None

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).

The public hearing was opened and closed. 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 §15183 AND §15332;

AND

FOUND THAT PLN2022-00445, A DISCRETIONARY DESIGN REVIEW PERMIT FOR A NEW CHIROPRACTIC OFFICE, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN;

AND

APPROVED PLN2022-00445, 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. **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).

The public hearing was opened and closed. There were no public speakers.

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 §15183 AND §15301;

AND

FOUND THAT PLN2023-00139, A ZONING ADMINISTRATOR PERMIT FOR AN ANIMAL CARE AND SERVICE USE, IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN;

AND

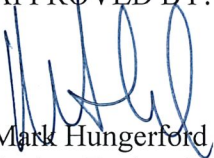
APPROVED PLN2023-00139, AS SHOWN ON EXHIBIT “A,” SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL IN EXHIBIT “B.”

Item 2 was approved based on finding and subject to conditions.

ADJOURNMENT

Meeting adjourned at 3:06 p.m.

APPROVED BY:



Mark Hungerford
Acting Zoning Administrator