



**ZONING ADMINISTRATOR
NILES CONFERENCE ROOM
39550 LIBERTY STREET
FREMONT, CA 94538
3:00 P.M.
AUGUST 22, 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. 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**

AUGUST 22, 2023

- 1. PRELIMINARY**
 - 1.1 CALL TO ORDER**
 - 1.2 ROLL CALL**
- 2. PUBLIC/ORAL COMMUNICATIONS**
- 3. PUBLIC HEARING ITEMS**

Item 1. [CHENGDU MEMORY HOT POT RESTAURANT – 2090 Warm Springs Court, Suites 100 & 108 – \(PLN2023-00215\)](#) - To consider a Zoning Administrator Permit Amendment to PLN2019-00224 for the expansion of an existing hot pot style restaurant serving alcohol at 2090 Warm Springs Court in the South Fremont Community Plan Area; and to consider a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities.

Project Planner – Spencer Shafsky, (510) 494-4452, sshafsky@fremont.gov

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

Item 2. [AASAAN DAYCARE – 40931 Grimmer Boulevard – \(PLN2023-00246\)](#) - To consider a Zoning Administrator Permit to allow the establishment of a child day care center use at 40931 Grimmer Boulevard in the Irvington Community Plan Area, and to consider a categorical exemption from 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 – Spencer Shafsky, (510) 494-4452, sshafsky@fremont.gov

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

Item 3. [ENJOY DANCE STUDIO – 6076 Stevenson Boulevard – \(PLN2023-00252\)](#) - To consider a Zoning Administrator Permit for the establishment of a dance studio at 6076 Stevenson Boulevard in the Bayside Industrial Community Plan Area, and to consider a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities.

Project Planner – Sahithi Pusarla, (510) 494-4533, spusarla@fremont.gov

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

4. ADJOURNMENT