



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



**CITY OF FREMONT
ZONING ADMINISTRATOR
FREMONT, CALIFORNIA 94538
3:00 P.M.
VIRTUAL MEETING
MARCH 21, 2022**

NOTICE IS HEREBY GIVEN that the City of Fremont Zoning Administrator will conduct a virtual public hearing on Monday March 21, 2022, at 3:00 p.m. The purpose of the public hearing is to solicit public input and take action on the items included in this agenda.

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

The public can join the meeting online by accessing the following link:

<https://zoom.us/j/92180948590>

The link is public and be accessed through any smartphone, tablet, laptop, or computer. The public can also join by phone with the following call-in information:

833-430-0037 (toll free)

Webinar ID: 921 8094 8590

Submission of Public Comments:

For those wanting to make public comments during the meeting, Zoom offers a "Raise Hand" feature. By clicking on the "Raise Hand" button in the webinar controls, anyone from the public can indicate that they would like to speak. The meeting host can then unmute that speaker and give them the opportunity to speak. Those calling in by phone can dial *9 to enable the "Raise Hand" feature.

For more information, please contact **Trish Cordova at 510-494-4458**.

The City of Fremont is committed to providing reasonable accommodations for the public. If you require accommodations, please call 510-494-4458 at least 48 hours prior to the meeting

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
3:00 P.M.
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1. PRELIMINARY

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

2. PUBLIC/ORAL COMMUNICATIONS

3. PUBLIC HEARING ITEMS

Item 1. [**DAVIES APPLIANCE ZAP – 45957 Hotchkiss Street - \(PLN2021-00368\)**](#) –
To consider a Zoning Administrator Permit to allow appliance sales in an existing building located at 45957 Hotchkiss Street in the South Fremont Community Plan Area, and to consider a finding of categorical exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities, and pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning.
Project Planner – James Willis, (510) 494-4449, jwillis@fremont.gov

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

Item 2. [**VOCA COFFEE STUDIO ZAP – 46560 Fremont Boulevard, Suite 304 - \(PLN2022-00159\)**](#) –
To consider a Zoning Administrator Permit to allow specialty coffee roasting and coffee tasting by appointment only in an existing 969-square-foot tenant space in an existing industrial park in the Bayside Industrial Community Plan Area, and to consider a categorical exemption from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities, and pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning.
Project Planner – Hang Zhou, (510) 494-4545, hzhou@fremont.gov

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

4. ADJOURNMENT