



**MINUTES
FREMONT ZONING ADMINISTRATOR
REGULAR MEETING OF MARCH 21, 2022**

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

CALL TO ORDER: **Zoning Administrator Clifford Nguyen** called the meeting to order at 3:00 p.m.

PRESENT: Zoning Administrator Clifford Nguyen
James Willis, Associate Planner
Hang Zhou, Planner II

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.

The public hearing was opened and 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 SECTIONS 15301 AND 15183 FOR THE REASONS ENUMERATED IN THE STAFF REPORT ABOVE;

AND

FOUND THAT PLN2021-00368, A ZONING ADMINISTRATOR PERMIT AMENDMENT TO ALLOW APPLIANCE SALES, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN FOR THE REASONS ENUMERATED IN THE STAFF REPORT ABOVE;

AND

APPROVED ZONING ADMINISTRATOR PERMIT PLN2021-00368, 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. **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.

The public hearing was opened and 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 SECTION 15301, EXISTING FACILITIES;

AND

FOUND THAT PLN2022-00159, A ZONING ADMINISTRATOR PERMIT TO ALLOW THE ESTABLISHMENT OF A COFFEE ROASTING AND TASTING FACILITY IN AN EXISTING INDUSTRIAL COMPLEX, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN;

AND


APPROVED PLN2022-00159, 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 3:07 p.m.

APPROVED BY:


Clifford Nguyen
Zoning Administrator