



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



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

NOTICE IS HEREBY GIVEN that the City of Fremont Zoning Administrator will conduct a virtual public hearing on Monday, May 4, 2020, 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 teleconferencing software Zoom. This is consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic.

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

<https://zoom.us/j/98347794003>

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:

US: +1 669 900 9128 Webinar ID: 983 4779 4003

Submission of Public Comments:

For those wishing to make public comments at the May 4, 2020 Zoning Administrator meeting, please submit your comments by email requesting them to be read aloud at the meeting by the Zoning Administrator Recording Clerk. Electronic comments on agenda items for the May 4, 2020 Zoning Administrator meeting may only be submitted via email, and comments via text and social media (Facebook, Twitter, etc.) will not be accepted. Email comments must be submitted to the Zoning Administrator Recording Clerk at tcordova@fremont.gov to ensure your email is read at the Zoning Administrator meeting. For more information, contact Trish Cordova at (510) 494-4458.

Reading of Public Comments: The Zoning Administrator Recording Clerk shall read all email comments, provided that the reading shall not exceed three (3) minutes, or such other time as the Zoning Administrator may provide, consistent with the time limit for speakers at a Zoning Administrator meeting. The email comments submitted shall become part of the record of the Zoning Administrator meeting.

All documents submitted to Boards and Commissions will become public information. They are posted on the City of Fremont's website (<http://www.fremont.gov/zoningadministrator>). Due to the COVID-19 pandemic and recent extension of the Shelter In Place Order issued by the Alameda County Health Officer through the end of May, 2020, plans and other supporting documents are not currently available for viewing at the Development Services Center at 39550 Liberty Street (between Stevenson Boulevard and Walnut Avenue).

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
VIRTUAL MEETING
3:00 P.M.**

MAY 4, 2020

1. PRELIMINARY

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

2. CONSENT CALENDAR – None

NOTICE: ITEMS ON THE PUBLIC HEARING CALENDAR MAY BE MOVED TO THE CONSENT CALENDAR.

3. PUBLIC HEARING ITEMS

**Item 1. [VOP WARM SPRINGS OFFICE BUILDING – 44710 Fremont Boulevard – \(PLN2019-00049\)](#) - To consider a Discretionary Design Review Permit and Modification of Zoning Standards to allow a six-story 310,330 square-foot office building, associated parking garage and 0.47-acre plaza proposed by Valley Oak Partners, LLC, and to consider an exemption from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Infill Development Projects, and a finding that no further environmental review is required pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15183 as the Project is consistent with the Warm Springs/South Fremont Community Plan for which a Final Environmental Impact Report (SCH#2013032062) was previously prepared and certified.
Project Planner – David Wage, (510) 494-4447, dwage@fremont.gov**

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

**Item 2. [MARRIOTT FREMONT ZA AMENDMENT – 46100 Landing Parkway – \(PLN2020-00164\)](#) - To consider an Amendment to a previously-approved Zoning Administrator Permit to allow the conversion of an existing hotel concierge lounge into two new guestrooms at 46100 Landing Parkway in the Bayside Industrial Community Plan Area, and to consider a categorical exemption from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities.
Project Planner – Courtney Pal, (510) 494-4532, cpal@fremont.gov**

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

- Item 3.** [BASIS INDEPENDENT – 39706 Mission Boulevard – \(PLN2020-00171\)](#) -
To consider a Zoning Administrator Permit to expand the eligibility of student enrollment to high school students grades nine through twelve at an existing school offering pre-school through eighth grade, located at 39706 Mission Blvd in the Mission San Jose Community Plan Area, and to consider a categorical exemption from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guideline 15301, Existing Facilities.
Project Planner – Courtney Pal, (510) 494-4532, cpal@fremont.gov

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

4. ADJOURNMENT