



**MINUTES  
FREMONT ZONING ADMINISTRATOR  
REGULAR MEETING OF MARCH 2, 2020**

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

**PRESENT:** Zoning Administrator Clifford Nguyen  
Marc Cleveland, Planner I

**CONSENT CALENDAR** None

**PUBLIC HEARING ITEMS**

Item 1. **ESTUARY INC. CLEANROOM – 47448 Fremont Boulevard – (PLN2020-00169)** – To consider a Zoning Administrator Permit in accordance with the High Intensity Hazardous Materials Ordinance to allow a Small User Site associated with the installation of a clean room in an existing facility located 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.

**John Bartel**, applicant, asked for clarification regarding the storage of chemicals in their outdoor equipment pad and the condition that chemicals are to be stored inside. **Zoning Administrator Clifford Nguyen** clarified that chemicals are required to be screened and secured, per City Fire regulations.

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) PER CEQA GUIDELINES SECTION 15301, EXISTING FACILITIES, BECAUSE ONLY MINOR MODIFICATIONS OF AN EXISTING FACILITY ARE NECESSARY IN ORDER TO ACCOMMODATE THE PROPOSED USE;

AND

FOUND THAT ZONING ADMINISTRATOR PERMIT PLN2020-00169, IS CONSISTENT WITH THE CITY'S EXISTING GENERAL PLAN, THAT THE PROPOSED SITE IS PHYSICALLY SUITABLE FOR THE TYPE, DENSITY, AND INTENSITY OF THE PROPOSED USE, WOULD BE COMPATIBLE WITH DEVELOPMENT IN THE VICINITY, AND THAT THE PROPOSED USE WOULD NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE OF PERSONS OR PROPERTY IN THE VICINITY AS ENUMERATED WITHIN THE STAFF REPORT;

AND

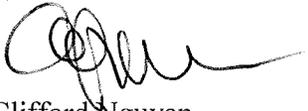
APPROVED PLN2020-00169, AS SHOWN IN EXHIBIT "A", SUBJECT TO THE FINDINGS AND CONDITIONS IN EXHIBIT "B."

Item 1 was approved based on finding and subject to conditions.

### ADJOURNMENT

Meeting adjourned at 3:05

APPROVED BY:



Clifford Nguyen  
Zoning Administrator