



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



**ZONING ADMINISTRATOR
RANCHO HIGUERA CONFERENCE ROOM
39550 LIBERTY STREET
FREMONT, CA 94538
3:00 p.m.**

General Order of Business

1. Preliminary (Call to Order – 3:00 p.m.)
2. Public Hearing Items
3. 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 usually holds hearings on the first and third Mondays of each month. 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 (<http://www.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 8:00 a.m. to 4:00 p.m., Mondays through Thursdays; and 8:00 a.m. to 12:00 p.m., Fridays.

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

Kristie Wheeler, Zoning Administrator



**AGENDA
ZONING ADMINISTRATOR
PUBLIC HEARING MEETING
CITY OF FREMONT, CALIFORNIA
39550 LIBERTY STREET, 3:00 P.M.
RANCHO HIGUERA CONFERENCE ROOM**

OCTOBER 3, 2016

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 IF NO ONE IS PRESENT TO SPEAK ON THE ITEMS. ALL APPLICANTS AND INTERESTED PERSONS ARE ADVISED TO BE PRESENT AT THE START OF THE MEETING.

3. PUBLIC HEARING ITEMS

**Item 1. [PACIFIC COMMONS PLANNING AREA 3 SITE AND BUILDING FAÇADE IMPROVEMENTS – 43440 BOSCELL ROAD - PLN2016-00354](#) - To consider a Discretionary Design Review Permit to allow a 350 square foot building addition, building façade improvements, expansion of a solid waste enclosure, and reconfiguration of an existing plaza area in Pacific Commons Planning Area 3 on the south side of Auto Mall Parkway and east of Boscell Road 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 – David Wage, (510) 494-4447, dwage@fremont.gov**

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

**Item 2. [FLETCHER JONES BOSCELL ROAD PARKING LOT FOR DEAD STORAGE OF VEHICLES – PLN2016-00401](#) – To consider a Zoning Administrator Permit and Discretionary Design Review Permit to allow construction of a parking lot for the dead storage of vehicles on a 3.2 acre lot, 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 15332 (In-Fill Development).
Project Planner – David Wage, (510) 494-4447, dwage@fremont.gov**

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

- Item 3.** [**AUDI AUTO DEALERSHIP – 43191 BOSCELL ROAD - PLN2017-00027**](#)
– To consider a Discretionary Design Review Permit and Modification of Zoning Standards for an approximately 75,000 square-foot, two-story retail building with one-story service and carwash building with rooftop parking, outdoor vehicle display areas, and a standalone vacuuming structure with a Floor Area Ratio (FAR) of 0.38 where a maximum 0.30 is permitted, located in the Bayside Industrial Community Plan, and to consider a Mitigated Negative Declaration prepared and circulated for the project in accordance with the requirements of the California Environmental Quality Act (CEQA).
Project Planner – Bill Roth, (510) 494-4450, broth@fremont.gov

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

- Item 4.** [**BEST BRAINS – 39288 PASEO PADRE PARKWAY - PLN2017-00049 -**](#)
_To consider a Zoning Administrator Permit to allow the establishment of a tutoring center in the Central Community Plan area, and to consider an exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities.
Project Planner – Hang Zhou, (510) 494-4545, hzhou@fremont.gov

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

4. ADJOURNMENT