



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



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

SEPTEMBER 9, 2020

NOTICE IS HEREBY GIVEN that the City of Fremont Zoning Administrator will conduct a virtual public hearing on Wednesday September 9, 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/96337800796>

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: 963 3780 0796

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 accommodation for the public. Due to social distancing requirements, remote observation is highly encouraged. If you require accommodations, please call for assistance at 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.
VIRTUAL SPECIAL MEETING**

SEPTEMBER 9, 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 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. [LEIGHTON BUSINESS CENTER PARKING GARAGE – 39350 Civic Center Drive – \(PLN2018-00165\)](#) - To consider a Discretionary Design Review Permit for the construction of a new three-story parking structure at the Leighton Business Center located at 39350 Civic Center Drive in the Central Community Plan Area, and to consider a categorical exemption from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303, New construction or conversion of small structures and per CEQA Guidelines Section 15332, Infill development.
Project Planner – James Willis, (510) 494-4449, jwillis@fremont.gov

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

Item 2. [DUAL BRANDED WARM SPRINGS MARRIOTT HOTEL – 44870 South Grimmer Boulevard – \(PLN2020-00140\)](#) - To consider a Discretionary Design Review Permit and Modification of Zoning Standards to allow a seven-story, 394 room, 267,084 square-foot hotel building, associated parking garage and a bar and lounge, and to consider an exemption from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Fges Section 15332, Infill Development Projects, and a finding that no further environmental review is required pursuant to the 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 3.** [**ZOLLER HOUSE IMPROVEMENT – 793 Old Canyon Road – \(PLN2020-00155\)**](#) - To consider a Zoning Administrator Permit to allow a 6-foot tall front-yard fence where otherwise a fence height of no greater than four feet would be allowed on property located at 793 Old Canyon Road in the Niles Community Plan Area, and to consider an exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303(e), New Construction or Conversion of Small Structures.
Project Planner – Hang Zhou, (510) 494-4545, hzhou@fremont.gov

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

- Item 4.** [**FACEBOOK FREMONT BRIGHT HORIZONS CHILDCARE – 7601 Dumbarton Circle – \(PLN2020-00200\)**](#) - To consider a Zoning Administrator Permit to allow the establishment of a new childcare facility accommodating up to 350 children within an existing 52,416-square-foot building located in the Ardenwood Technology Park Planned District (P-2015-23) of the North Fremont Community Plan Area, 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 CEQA Guidelines Section 15183, Projects Consistent with a Community Plan, General Plan or Zoning, as the project is consistent with the Ardenwood Technology Park Final Environmental Impact Report (SCH#2015052052) that was previously prepared and certified.
Project Planner – Mark Hungerford], (510) 494-4541, mhungerford@fremont.gov

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

4. ADJOURNMENT