



**MINUTES
FREMONT ZONING ADMINISTRATOR
REGULAR MEETING OF MARCH 21, 2016**

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

PRESENT: Zoning Administrator Wheeler
Bill Roth, Associate Planner
Hong Zhou, Planner I

CONSENT CALENDAR None

PUBLIC HEARING ITEMS

Item 1. **CALIFORNIA BADMINTON ACADEMY - 46069 Warm Springs Boulevard – PLN2016-00182** - To consider a Zoning Administrator Permit (to supersede Conditional Use Permit PLN2010-00051) to allow an indoor recreation facility offering badminton and table tennis for both adults and youths (when the previous Conditional Use Permit only allowed adults) in an existing industrial building located in the Warm Springs Community Plan Area. A Mitigated Negative Declaration was previously adopted for the project by the Planning Commission on January 28, 2010, in accordance with the California Environmental Quality Act (CEQA), and no further environmental review is necessary.

The public hearing was opened and there were no public speakers.

The Zoning Administrator took the following action on Item 1:

1. Found that the Mitigated Negative Declaration previously adopted for the California Badminton Academy by the Planning Commission on January 28, 2010, as shown in Exhibit "A" adequately addresses the potential impacts of the proposed project and, therefore, no further environmental review is required, and find that this action reflects the independent judgment of the City of Fremont; and
2. Found that Zoning Administrator Permit PLN2016-00182, as shown in Exhibit "B," is in conformance with the relevant provisions contained in the City's existing General Plan. These provisions include the designations, goals, objectives and policies set forth in the General Plan's Land Use Chapter as enumerated within the staff report; and

3. Approved Zoning Administrator Permit PLN2016-00182, as shown in Exhibit “B,” based on the findings and subject to the conditions contained in Exhibit “C.”

Item 1 was approved with the following revised conditions of approval shown in strike out and underlined text:

1. The approval of this ~~conditional use permit~~ Zoning Administrator Permit shall allow the establishment and operation of a 35,100-square-foot indoor badminton and table tennis facility as shown in Exhibit “B” (Site Plan and Floor Plan), and subject to compliance with all of the conditions of approval set forth herein.
2. Minor modifications to this ~~conditional use permit~~ Zoning Administrator Permit may be made subject to review and approval by the Zoning Administrator if such modifications are in keeping with the intent of the original approval. However, the Zoning Administrator may refer any modification to the Planning Commission if he/she feels the request is of such a nature that it warrants consideration by the Commission.
4. The facility shall be used solely as an indoor recreation facility for badminton, table tennis, and fitness classes. No food, beverages (other than that sold in vending machines) or alcoholic beverage service shall be permitted without prior approval of a modification to this ~~conditional use permit~~ Zoning Administrator Permit by the Zoning Administrator.

- Item 2. **DIAS SALES TRAILER – 42092 Mission Boulevard – PLN2016-00250** - To consider a Discretionary Design Review Permit to allow a temporary tract office located in the Hill Area (Central) and Mission San Jose Community Plan Areas, and to consider a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

The public hearing was opened.

Andy Sass, Fremont resident, requested that the City consider sending public notices two weeks prior to a hearing rather than 10 days and that the radius be expanded from 300 feet to 1,000 feet. He also asked for coordination with Robson Homes regarding a fence that will be constructed as a condition of approval for the Dias project.

The Zoning Administrator took the following action on Item 2:

1. Found that the project is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, because the project would be limited to a small, temporary mobile sales office and associated improvements.

2. Found PLN2016-00250, a Discretionary Design Review Permit for a temporary tract office, is in conformance with the relevant provisions contained in the City's existing General Plan.
3. Approved PLN2016-00250, as shown on Exhibit "A," subject to findings and conditions in Exhibit "B."

Item 2 was approved based on findings and subject to conditions.

Meeting adjourned at 3:10 p.m.

APPROVED BY:



Kristie Wheeler
Zoning Administrator