This meeting was conducted utilizing the teleconferencing software Zoom and is consistent with the State of California Executive Order N-29-20 dated March 17, 2020 regarding the Coronavirus (COVID-19) pandemic.

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

PRESENT: Zoning Administrator Clifford Nguyen  
James Willis, Associate Planner  
Mark Hungerford, Associate Planner  
Trish Cordova, Recording Clerk  
Maria Salinas, Recording Clerk

CONSENT CALENDAR

The Zoning Administrator moved Item 2 to the consent calendar to no objections.

Item 2. **UPS FREMONT HUB ZAP – 5588 Cushing Parkway – (PLN2021-00064)** – To consider a Zoning Administrator Permit for ancillary corporation yard improvements supporting principal use warehouse and distribution functions in Planning Area 1 (HITS-W) of the Fremont Technology Business Center Master Plan Area of P-2000-214, the Pacific Commons Planned District, and to consider an exemption from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Accessory Structures, 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 an Environmental Impact Report was previously prepared and certified for the Pacific Commons development (SCH #8721715 & 96052016) and a later addendum was adopted for the associated Fremont Technology Business Center development (PLN2017-00114), of which this project is a part.

The Zoning Administrator took the following action on Item 2:

HELD PUBLIC HEARING;

AND

FOUND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CEQA GUIDELINES SECTION 15311, ACCESSORY STRUCTURES, BECAUSE THE PROPOSED ANCILLARY CORPORATION YARD IMPROVEMENTS WILL INTRODUCE MINOR STRUCTURES ACCESSORY TO THE EXISTING
INDUSTRIAL BUILDING AT THE SITE, AND AS A SEPARATE AND INDEPENDENT BASIS, EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15183, PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN OR ZONING, AS AN ENVIRONMENTAL IMPACT REPORT WAS PREVIOUSLY PREPARED AND CERTIFIED FOR THE PACIFIC COMMONS DEVELOPMENT (SCH #8721715 & 96052016) AND A LATER ADDENDUM WAS ADOPTED FOR THE ASSOCIATED FREMONT TECHNOLOGY BUSINESS CENTER DEVELOPMENT (PLN2017-00114), OF WHICH THIS PROJECT IS A CONFORMING PART, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); AND

FOUND THAT PLN2021-00064, A ZONING ADMINISTRATOR PERMIT FOR A CORPORATION YARD, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY’S GENERAL PLAN; AND

APPROVED PLN2021-00064, AS SHOWN ON EXHIBIT “A,” SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL IN EXHIBIT “B.”

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

PUBLIC HEARING ITEMS

Item 1. STORAGE SOLUTIONS – 43015 Osgood Road – (PLN2021-00023) – To consider a Zoning Administrator Permit Amendment, Discretionary Design Review Permit, and a Modification to Zoning Standards, for an addition of pre-manufactured storage units to an existing self-storage facility located at 43015 Osgood Road in the Irvington Community Plan Area, and to consider a categorical exemption from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332, In-Fill Projects, and a finding that no further environmental review is required pursuant to CEQA Guidelines Section 15183 as the project is consistent with the land use envisioned for the site as established by the General Plan for which an Environmental Impact Report (SCH#2010082060) was previously prepared and certified, and CEQA Guidelines Sections 15162 and 15163, as none of the circumstances requiring calling for the preparation of a subsequent or supplemental EIR have occurred.

The public hearing was opened.

Michael Olsen, owner of Holiday Storage and adjacent neighbor to project site, asked to the exact location of the additional storage units were to be located, to which Associate Planner James Willis responded.

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) UNDER CEQA GUIDELINES SECTION 15332 FOR THE REASONS ENUMERATED IN THE STAFF REPORT ABOVE;

AND
FOUND THAT THE PROPOSED INCREASE IN FLOOR AREA RATIO IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY’S EXISTING GENERAL PLAN AND CHAPTER 18.250 OF THE FREMONT MUNICIPAL CODE; AND THAT THE PROPOSED DESIGN OF THE PROJECT IS IN CONFORMANCE WITH ADOPTED RULES AND DESIGN GUIDELINES PERTAINING TO NON-RESIDENTIAL DEVELOPMENT;

AND
FOUND THAT PLN2021-00023, A ZONING ADMINISTRATOR PERMIT AMENDMENT FOR A SELF-STORAGE FACILITY, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY’S EXISTING GENERAL PLAN;

AND
FOUND THAT THE DESIGN OF THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS OF THE SERVICE INDUSTRIAL ZONING DISTRICT AND SUBSTANTIAL CONFORMANCE WITH THE CITYWIDE DESIGN GUIDELINES;

AND
APPROVED ZONING ADMINISTRATOR PERMIT AMENDMENT, MODIFICATION TO ZONING STANDARDS, AND DISCRETIONARY DESIGN REVIEW PERMIT PLN2021-00023, AS SHOWN ON EXHIBIT "A," SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL IN EXHIBIT "B."

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

ADJOURNMENT

Meeting adjourned at 3:10 p.m.

APPROVED BY:

Clifford Nguyen
Zoning Administrator