



**MINUTES  
FREMONT ZONING ADMINISTRATOR  
SPECIAL MEETING OF JUNE 8, 2020**

This meeting was conducted utilizing teleconferencing software Zoom and is consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the 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  
Hang Zhou, Planner II

**CONSENT CALENDAR** None

**PUBLIC HEARING ITEMS**

Item 1. **NORTHWESTERN POLYTECHNIC UNIVERSITY – 161 Mission Falls Lane – (PLN2020-00175)** – To consider a Zoning Administrator Permit to allow the establishment of a new private college with up to 400 registered students in an approximately 49,700-square-foot existing building located at 161 Mission Falls Lane in the Warm Springs Community Plan Area, and to consider a finding that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities, because the use would occur within an existing building and only minor building and site modifications are proposed, 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 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) UNDER CEQA GUIDELINES SECTION 15301 BECAUSE THE USE WOULD OCCUR WITHIN AN EXISTING BUILDING AND ONLY MINOR BUILDING AND SITE MODIFICATIONS ARE PROPOSED, 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;

AND

FOUND THAT PLN2020-00175, A ZONING ADMINISTRATOR PERMIT FOR A PRIVATE COLLEGE, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN;

AND

CONSIDERED STAFF-RECOMMENDED CONDITION OF APPROVAL (B-3 BIKE PARKING STORAGE), WHICH WOULD REQUIRE THE APPLICANT TO WORK WITH STAFF ON THE LOCATION AND DESIGN OF THE BIKE STORAGE LOCKER OR THAT THE LOCKERS BE SCREENED FROM PUBLIC VIEW PER FMC 18.50.040 AND FMC 18.50.050 TO THE SATISFACTION OF THE ZONING ADMINISTRATOR;

AND

APPROVED PLN2020-00175, AS SHOWN ON EXHIBIT "A," SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL IN EXHIBIT "B."

Item 1 was approved with the following revised conditions of approval:

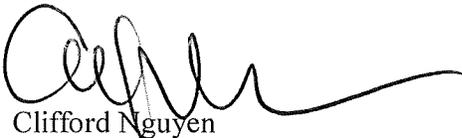
The applicant shall work with staff to select an appropriate location and design for the bike storage lockers or have the lockers screened from public view to the satisfaction of the Zoning Administrator.

The applicant shall employ a Transportation Demand Management (TDM) coordinator and provide transit materials and information to students and employees both online and in hard copies. In addition, the applicant shall also implement at least two of the staff proposed TDM features.

## ADJOURNMENT

Meeting adjourned at 3:29 p.m.

APPROVED BY:



Clifford Nguyen  
Zoning Administrator