

Shape Our Fremont

Where Fremont residents can learn about shaping proposed housing developments...

Centerville Junction's Planning Commission Hearing Thursday



Ten old homes and a small commercial center along the south side of Peralta Blvd. between Parish Ave. and Sequoia Rd. may soon be replaced with three-story townhomes that will rise straight up at the sidewalk.

The Centerville Junction development by Nuvera Homes will go to the Fremont Planning Commission on Thursday, July 28th. Nuvera Homes proposes 52 townhouses in twelve three-story buildings. The 2.65 acres is comprised of nine contiguous parcels from 3498 Peralta Blvd. to 3678 Parish Ave.

Not Historic?

Historic evaluations determined that none of the old homes were historically significant and that all of the structures may be demolished. Several of the homes were part of the 1906 August May Tract of 43 lots. The tract was bounded by the Centerville-Niles Road (Peralta Blvd.) and Centerville-Irvington Road (Fremont Blvd.)

The c1910 Goold House at 3498 Peralta Blvd. was evaluated a second time. J. Vernon ('Pop') Goold was a well-liked teacher and principal at Washington Union High School, a school superintendent, and an active civic leader of Centerville. He started the "Pop Goold Aspiring Educator Scholarship" and the "Pop Goold Trophy" is awarded in his name to the winner of the annual Washington-Logan football game. His wife, Tillie, was a Logan from Alvarado. Though the house is considered significant because of 'Pop' Goold, the City claims that the house has lost its historical integrity because of a 2003 addition to the side of the house.

Only one of the 37 mature trees on the ten properties will be retained.

Out of Character

Not only will the historic character of the area be lost forever, but the proposed Centerville Junction even contrasts with the 2004 development across Peralta Blvd. called Sequoia Crossings which has deep grassy front yards and stone-pillared front steps.

Twenty-three of the new townhouses that will line Peralta Blvd. will have tall vertical fronts only six feet from the sidewalk. The three-story buildings will rise from ground level unlike Sequoia Crossings which has the garage level partially below ground.

Lately, Fremont has been encouraging minimal front setbacks for townhouses with porches right at the street. Driving around Fremont, one can easily tell which developments are "urban" even if they are not in areas designated as strategically urban.

Parking and Access

Each townhouse will have a two-car garage. There will be 26 guest parking spaces onsite.

Thirteen of the garages will have tandem (end-to-end) parking. Those units are full three-bedroom townhouses and not smaller stacked flats. Having tandem garages for attached townhouses with no driveway apron often leads to the owners' cars being parked in the guest parking spaces or on the street.

Vehicular access to the development will be off both Peralta Blvd. and Parish Ave. There will be no connection to Chantry Common to the south.

Requires GPA

This project requires a General Plan Amendment (GPA) for four of the parcels to change the Land Use from General Commercial to Medium Density Residential. Therefore the application will have to go before the City Council for approval. Centerville Junction plans were submitted before March 2016 when the decision to prioritize GPA's was made. The prioritization is for "determining the overall desirability of considering the project in light of affordability, sustainability, community benefit and other long-term planning goals." These same questions should be considered when the Planning Commission hears this development application.

Not What We Need

Nearly 1,000 three-story townhouses have been approved since 2011. The price for those units, many with four bedrooms, starts at around \$900,000. These are not generally affordable to those of medium income or below. When is Fremont going to demand moderately priced housing that is affordable by design like condominiums?



**Planning Commission Meeting
Thursday, July 28
7 p.m.
City Council Chambers
3300 Capitol Avenue**