

Shape Our Fremont

Development Plans -- Some Old, Some New

Sometimes old development proposals get new plans. And sometimes new proposals get even newer plans before the ink on the old ones has dried. Here are a few examples.

Fremont Blvd Mixed Use

The original proposal to build a mixed-use project of commercial and residential space at 38239 Fremont Boulevard in the Centerville Community Plan Area was approved, but the developer made some changes and it has been resubmitted as a Formal Application.

The new proposal includes 6 condominiums and 1,665 square feet of commercial space. The commercial space will be located in a two-story building that fronts on Fremont Boulevard. The condos will occupy a three-story building positioned near the south edge of the property, with garages on the ground floor and living quarters above. Parking for commercial customers and residential guests will be on the site. The existing buildings will be demolished.

This proposal is being reviewed before presentation for a final decision. Because it proposes to conform to the General Plan and Zoning, the project will not be heard by the City Council.

To email questions and concerns about this proposal, contact City Staff Planner James Willis at jwillis@fremont.gov

Crystalline Drive

The City Council previously indicated they would consider amending the General Plan for this proposal to allow residential use on a parcel of land at 501 Crystalline Drive in the Warm Springs Community Plan Area. However, one of the concerns was the Hayward Earthquake Fault, which runs through the property.

To move forward, the developer had a consulting firm determine the exact location of the fault branches in this area, and submitted the findings for peer review by both the City of Fremont and the State of California.

With this information in hand, the developer has now proposed a smaller project of only 28 two-story single-family houses, instead of the original 36 houses. Access to the site would be from two private roads off Crystalline Drive -- one at the north to a few of the houses, and the other at the south to the remaining houses.

This proposal is now undergoing a Preliminary Review Procedure in the Fremont Planning Department to identify potential problem areas before a Formal Application is submitted.

To email questions and concerns about this proposal, contact City Staff Planner Aki Snelling at asnelling@fremont.gov

Omaha Way Homes

This proposal to build houses on property backing onto I-680 off Yucatan Drive in the Warm Springs Community Plan Area has been slightly altered.

Instead of 20 single-family houses, the proposal is now for only 17 houses in a Planned District. Most would be two-stories, but some houses on more steeply sloping land would have two-stories plus a basement garage near street level. A set of retaining walls would run behind all the houses. Access would be from a single private road into the development from Yucatan Drive.

This proposal is now a Formal Application and is being reviewed before presentation to the Planning Commission and City Council.

To email questions and concerns about this proposal, contact City Staff Planner Joel Pullen at jpullen@fremont.gov

Islander Motel Redevelopment

And probably one of the biggest and most important new housing proposals is the plan to convert the Islander Motel at 4103 Mowry Avenue in the Central Community Plan Area into affordable housing units and build a new affordable housing building on a vacant lot behind the motel. The plan would provide a total of 128 housing units at various levels of affordability. Some units would also meet the Americans with Disabilities Act (ADA) standards for accessible design.

The project, which was originally called Bell Street Housing, would be divided into two phases. One phase would involve conversion of the existing motel by adding a third story to the building, which was not part of the original plans, as well as renovating and altering the rooms to provide 79 housing units for individuals. The other phase would involve construction of a four-story residential tower on the vacant lot on Bell Street to provide an additional 49 units for families. Access would be from a common driveway off Bell Street.

This proposal is now a Formal Application and is being reviewed before presentation to the Planning Commission and City Council. The project would also require a General Plan Amendment to change the land use designation from Medium Density to Urban Density.

To email questions and concerns about this proposal, contact City Staff Planner David Wage at dwage@fremont.gov

—

To learn more about all proposed housing developments and related issues in Fremont, go to [**www.ShapeOurFremont.com**](http://www.ShapeOurFremont.com)