

Shape Our Fremont

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



Manuel Dias House

Two More Mission Boulevard Developments

Robson Homes proposes to build 65 houses on several large parcels of land in the foothills east of Mission Blvd between Mission San Jose High School and Interstate 680. The plans call for two separate developments of single-family houses and will include one or more historic homes.

Both developments will be on land below the toe-of-hill line that winds through the properties. The land above the line will remain open and undeveloped. The properties were formerly farms and orchards. They are some of the very few undeveloped foothill parcels left along Mission Blvd.

Dias Residential Development

The Dias property is directly north of the Alameda County Water District treatment plant on Mission Blvd. It consists of 10.3 acres, of which only the lower 4.5 acres will be developed. Robson plans to build 20 detached, two-story, single-family houses on lots ranging from about 6,000 square feet to 9,000 square feet. Access will be from a new public road coming off Mission Blvd, with a possible connection to the proposed development to the north at a future date.

The existing house facing Mission Blvd was built by Manuel Dias during the period of 1949-51 using a lightweight concrete block known as pumice block, which was a unique building material at the time. As such, it is potentially historic. Plans call for this house to be kept in its present location and sold. A barn and shed on the property are much older, but are in poor condition and will be demolished.

Considerations for this site include preservation of the existing house, remediation of soil contamination from chemicals used when the property was a farm, and notification of future residents of the hazardous materials that are regularly used as part of the operation at the adjacent water treatment plant.

Because the Dias house is "register-eligible" for listing in the Fremont Register of Historic Resources, the Historical Architectural Review Board (H.A.R.B.) must determine if the layout of the planned district and exterior architecture of the buildings are appropriate. The Planning Commission will then hold a hearing to determine whether they would recommend approval of the Dias development to the City Council. Finally, the City Council will review the project and will have the option to approve it as-is, to approve it subject to changes or conditions, to postpone the decision until the developer submits a redesign, or to disapprove the entire project. (See tentative hearing dates below)

Hobbs Residential Development

Robson Homes has also submitted plans for a Preliminary Review Process (PRP) to assess a proposed development on several parcels of property to the north of the Dias property. The tentative plans include 45 or more single-family houses on approximately 20 acres. Access has yet to be determined, but will probably have a connection off Mission Blvd and may also include a connection to the proposed Dias development.

Of the several existing buildings on the properties, one house is considered potentially historic. The rest will probably be torn down. The more modern Hobbs residence further up the hill will remain as a separate parcel.

Considerations for this site include determination of the historic status of any existing buildings, remediation of any soil contamination that might be found, and notification of future residents of the presence of a natural gas pipeline that runs underground through the property.

This project has not been submitted for formal review yet, but public comments are welcome.

Residents Should Get Involved Early

These two projects are part of an on-going series of developments that will bring more than 300 new houses to the Mission San Jose Area in the next few years, and more than 4,000 new residential units of all kinds to the City of Fremont. These developments will affect businesses, schools, water supplies, traffic, and the overall look and feel of Fremont for decades to come.

Contacting the city Planning Department before a development reaches the Planning Commission or City Council is the most effective way to get involved . All comments, concerns, and questions sent to the city Project Planner will be reviewed by city staff and forwarded to the Commission and Council before the meetings. The Planner may also share specific concerns with the developer to possibly work out solutions.

Dias Historical Architectural Review Board Hearing tentatively November 6th

Dias Planning Commission Hearing tentatively December 11th

City Project Planner for both Dias and Hobbs is Bill Roth at broth@fremont.gov

For more information visit www.ShapeOurFremont.com