

# Shape Our Fremont

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

## New Proposals and Other Development News

The City just posted a new Development Activity table and there are several new residential development projects in the works.

### Warren Residential PRP

Currently undergoing a Preliminary Review Procedure (PRP), the Warren Residential project by Robson Homes is proposed for half of the Warm Springs Church property at 111 East Warren Ave. near Fremont Blvd. The preliminary proposal is for 20 townhouses. Since the residential portion of the lot is only 1.01 acres, City Council approval would be needed to allow them to count church property in the calculations and build more than 18 units. Each unit would have a two-car garage and they plan to provide 10 on-site guest parking spaces. Church parking is separate and would be provided on the church's half of the parcel.

Voicing your concerns early in the process when a project is in the PRP phase is the best way to effect the final development.

City Staff Project Planner, James Willis [jwillis@fremont.gov](mailto:jwillis@fremont.gov)

### Universal Dragon Mixed-use

This project is on the same site in Centerville as the previous Universal Fremont Mixed-use proposal that was denied by the Planning Commission in April 2016. The Commission denied that project because it didn't fit with the existing community.

The new project has nearly twice the retail space. There are now only five townhouses each with a two-car side-by-side garage. There will be 12 on-site guest parking spaces to be shared between the commercial and residential visitors. The garage level of the townhouses is about half the depth of the upper levels and the driveway passes underneath the second-floor living space.

Both the 1941 house and the 1982 house at 38239 Fremont Blvd. will be demolished.

City Staff Project Planner, James Willis [jwillis@fremont.gov](mailto:jwillis@fremont.gov)

### Lotus Common

Four apartments in a single two-story building are proposed for the lot at the corner of Fremont Blvd. and Gibraltar Dr. in Centerville opposite American High School. The artist rendition shows a building that looks like a large house with shake siding. Each floor will have two flats. Parking will be off Gibraltar Dr. behind the building when viewed from Fremont Blvd. The existing 1924 house will be demolished. This is a Yadev Design Group project.

City Staff Project Planner, Terry Wong [twong@fremont.gov](mailto:twong@fremont.gov)

### Lincoln Condos

Five three-story townhouses are proposed for a 0.42 acre lot at 40857 Lincoln St. in Irvington. There will be 14 on-site parking spaces. The existing 1940 house will be demolished. This parcel is within the Irvington Transit Oriented Development (TOD) Overlay. This is a John Xu project.

City Staff Project Planner, Aki Snelling [asnelling@fremont.gov](mailto:asnelling@fremont.gov)

### New Hobbs Residential Plans

Robson Homes has just submitted updated plans for their project on the hill side of Mission Blvd. between Robson's Dias Residential development and Mission Cielo Ct. in Mission San Jose.

The plans show 56 new two-story houses on the lower 8.03 acres of the 24.8 acre project with the Hobbs residence remaining on the upper lot.

The historic Rodrigues house will remain on the lot closest to Mission Cielo and be restored. The tank house will be moved up the hill a bit and made into an office studio. Extensive work is planned for the house along with a 1,282 sq. ft. addition. This restoration will have to be approved by the Historical Architectural Review Board (HARB).

The two custom houses highest on the hill have no plans submitted yet. The other houses will have four or five bedrooms - some with a studio apartment above a detached garage.

Access will be from Mission Blvd. onto a new public street that will be shared with the Dias development. The space currently allocated for the access street into the Dias development will be used for one of the Hobbs development houses. Four houses will have driveways off Mission Cielo.

City Staff Project Planner, Bill Roth [broth@fremont.gov](mailto:broth@fremont.gov)

### **GPA Prioritization**

The City Council meeting tonight, Tuesday, September 20th, will include a hearing on two General Plan Amendment Prioritization Requests. One is for the former Centerville Presbyterian Church site on Bonde Way and the other is for a lot off Morrison Canyon Road west of the railroad tracks.

### **Lennar Warm Springs**

On Thursday, September 22<sup>nd</sup>, the Planning Commission will review the application for a Design Review Permit for one of several Lennar projects in Warm Springs. The Warm Springs Lennar Phase I project proposes 387 stacked flats and townhouses at the south-east corner of Fremont Blvd. and South Grimmer Blvd. near the future Warm Springs BART station.

### **WALNUT RESIDENCES !!!**

Don't forget that the second Planning Commission hearing on this 670-unit apartment complex will be held this Thursday, September 22nd at 7:00 pm.

For more information on all these projects, visit [\*\*www.ShapeOurFremont.com\*\*](http://www.ShapeOurFremont.com)