

Shape Our Fremont

City to Consider Changing General Plan for Three Housing Proposals

In the coming weeks, the Fremont Planning Commission and City Council will decide if they want to consider General Plan Amendment (GPA) Requests to change the Land Use Designations associated with three proposals to build a total of 552 new housing units.

These decisions are part of an initial screening process to determine if the City wants to consider making the land use changes or not, and what the impacts on the community might be. Comments from residents are an important part of that process. If you've ever wanted to get involved in Fremont's growth, this is the time.

Ohlone Frontage

The first, and largest, proposal comes from Ohlone College, which has leased three parcels of college property fronting on Mission Boulevard to a developer who proposes to build 275 two-story rental units and about 6,500 square feet of commercial space. The college would retain ownership of the land and receive lease payments for its use. The lease period is 99 years with options to extend it. If the proposal is approved, the land could not be used by the college for any purpose in the future.

The college has requested that Fremont consider making a General Plan Amendment to change the Land Use Designation from Public Facility to Residential-Medium for the two parcels south of Witherly Lane, and from Public Facility to Commercial-Town Center for a portion of the parcel north of Witherly. The parcels extend several hundred feet back into the college and along Mission to Pine Street.

The Planning Commission or the City Council may choose to delay making a decision on this GPA Request until the independent Mission San Jose Commercial Study has been reviewed. That study is expected to be completed in late February.

The Golden Pines

A few miles away, the owner of the property at 45430 Sabercat Road proposes to build 92 apartment or condominium units in one building and 90 senior suites in an adjacent building on a portion of the site. Both buildings would be three-stories tall with a parking garage at the ground level and two stories of residential units above.

This land is on the northeast corner of Sabercat and Pine at the base of the bluff near I-680. It is north of the multi-story Mission Hills development currently under construction near Sabercat and Durham. Two branches of the Hayward Earthquake Fault pass through the site and straddle the proposed building area.

The property owner has requested that Fremont consider making a General Plan Amendment to change the Land Use Designation of a portion of the property from Open Space-General to Residential-Medium. Several existing structures would be demolished. The remainder of the property would remain undeveloped as Open Space.

Oakmont of Fremont

Finally, Oakmont Senior Living proposes to build a three-story building with 100 assisted living units at 4546 and 4588 Peralta Boulevard in Centerville. This is located where Peralta curves around to Central. All of the living units would be licensed by the State of California as a Residential Care Facility for the Elderly.

Oakmont has requested that Fremont consider making a General Plan Amendment to change the Land Use Designation of the properties from Industrial-Service to Residential-Medium. Two existing industrial buildings would be demolished, and the businesses would have to relocate.

This land is within one of the last Industrial-Service areas in the Centerville and North Fremont Community Areas that are designated for occupancies such as auto repair and servicing, equipment rental and storage, self-storage facilities, printing shops, and other small-scale industrial operations.

Get Involved

The General Plan is an important document that defines how and where Fremont will develop in the coming years. Amending the plan to add over 550 dwellings on land that was supposed to be used for other purposes could have significant impacts on traffic, schools, businesses, parks, water supplies, and the quality of life throughout the City.

All residents are encouraged to email comments about these General Plan Amendment Requests to Fremont City Staff Planner Bill Roth at broth@fremont.gov. Please send a separate email for each GPA request.

Residents may also speak at the Planning Commission and City Council meetings to share their views on the proposals. The Planning Commission will make its recommendations on January 31, and the City Council will make a decision to let the proposals proceed or not on February 19. All meetings will be in the City Council Chambers at 3300 Capitol Avenue.

For information about these GPA Requests and other residential development proposals, go to [**www.ShapeOurFremont.com**](http://www.ShapeOurFremont.com)