

Shape Our Fremont

City to Consider General Plan Amendments

Early next year, the Fremont Planning Commission and City Council will be asked to screen not one, not two, but three requests for General Plan Amendments (GPAs) associated with proposed residential developments.

These requests, known formally as GPA Screening Requests, are intended to give a developer a preliminary indication of whether the City is willing to consider changing the General Plan in order to accommodate a proposed development. As part of the consideration process, the Commission and Council must determine the overall desirability of the proposal in light of affordability, sustainability, community benefit, and other long-term planning goals.

Ohlone Frontage

Ohlone College has requested the Land Use Designation of three parcels of college property fronting on Mission Boulevard be changed from Public Facility to Commercial-Town Center for a small portion of the parcel north of Witherly Lane, and to Residential-Medium for the remainder of the property. The three parcels extend east several hundred feet into the college property and south all the way to Pine Street. The entire frontage area is within the Mission San Jose Historic Overlay District Core Area, which means any development is subject to the Mission San Jose Design Guidelines.

The college has signed a long-term lease of the parcels to a developer, who proposes to build 275 residential rental units and about 6,500 square feet of commercial retail space. The latest plans include 8 townhouses and 267 flats, all in two-story buildings. The college will retain ownership of the parcels and receive lease payments for their use.

Parking for both the residential and commercial buildings would be on site, and vehicle access would be from private roads and driveways off Witherly and Pine. The proposal also includes preservation of a portion of the historic olive tree grove along Mission and on a central walkway into the college campus.

Fremont may delay making a decision on this GPA Screening Request until an independent Mission San Jose Commercial Study is complete and has been reviewed. A consulting firm is currently working on that study.

The Golden Pines

The property owner has requested the Land Use Designation of a portion of three parcels at 45430 Sabercat Road in the Mission San Jose Community Area be changed from Open Space-General to Residential-Medium. This land is on the northeast corner of Sabercat and Pine, and is north of the multi-story Mission Hills development that is currently under construction along I-680 near Sabercat and Durham.

The proposal is to build one building with 92 apartment or condominium units, and a second building with 90 senior suites. Both buildings would be three-stories tall with a parking garage at the ground level and two stories of residential units above. Vehicle access would be from Sabercat at one end, and from Pine at the other. All parking would be on site. All existing structures would be demolished.

Two branches of the Hayward Earthquake Fault run through the site, and their location must be considered in the building placement and design.

Oakmont of Fremont

The property owner has requested the Land Use Designation of 4546 and 4588 Peralta Boulevard in the Centerville Community Plan Area be changed from Industrial-Service to Residential-Urban.

The proposal is to build a three-story building with 100 assisted living units. All of the units would be licensed by the State of California Department of Social Services as a Residential Care Facility for the Elderly (RCFE), and would include provisions for meal service and on-site staff. Vehicle access would be from Peralta, and all parking would be on site.

Two existing industrial buildings would be demolished, and the current businesses would have to relocate.

Speak Now

Community input is an important part of any General Plan Amendment Screening Request. Residents are encouraged to email comments and concerns to Fremont City Staff Planner Bill Roth at broth@fremont.gov. Please send a separate email for each GPA request.

Meeting dates for these requests may be in January and February 2019, but they have not been announced yet.

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