

# Shape Our Fremont

## General Plan Amendment Requests

Fremont's General Plan defines how and where the city will grow in the future. Any developer who proposes to make an amendment to the general plan must first submit a General Plan Amendment (GPA) Screening Request for review. The screening request is sent to the Planning Commission for their recommendation and to the City Council for a decision whether the amendment would be consistent with the city's long-range goals and in the best interests of Fremont. Comments from residents are an important part of this screening process. There are two GPA screening requests that will be considered in the next few weeks.

If the Council decides it will not consider making the requested changes, the proposal cannot proceed and must either be revised or withdrawn. If the Council indicates they would consider making the changes, they would authorize the developer to submit a formal request for the general plan amendment and detailed plans of the development to be reviewed by city staff. This review may take 6 to 9 months. If an existing building on the site is eligible for historic designation, or if the site is within an Historic Overlay District, the Historic Architecture Review Board would have to review the proposal. It would then go to the Planning Commission and City Council.

### Ellsworth Residential

Robson Homes wants to build 16 two-story, detached multi-family houses on two adjacent vacant parcels at 43401 and 43431 Ellsworth Street in the Mission San Jose Town Center. The site is opposite the post office and extends north along the west side of Ellsworth to Grove Avenue. Two of the houses are proposed to be deed-restricted affordable housing for families in the moderate income range. The rest would be market-rate. There would not be any commercial space in the development.

In the screening request, the developer is asking Fremont to consider changing the general plan designation of the properties from Commercial - Town Center to Residential - Medium Density, and changing the zoning from Town Center - Pedestrian to R-3-18 Multi-Family Residential. Because the proposal is for a multi-family development, all the houses would be on small lots with small side setbacks between them, and no back yards. The housing density would be about twice the density of nearby residential neighborhoods. One point that might be considered is that the site is within the Mission San Jose Historic Overlay District. Another point is that these properties were recently recommended to be part of the Mission San Jose primary commercial area, and city staff is working on a master plan to incorporate some of those recommendations. This was supposed to be a commercial area, not residential.

Robson Homes will host a community meeting to view the proposal on Thursday, January 9, from 6:00 to 7:30 pm in the Olive Hyde Center meeting room at the corner of Washington and Mission Boulevards. All residents are invited to attend, ask questions, and express their views to the developer.

### Rex Homes

In Niles, Hogan Land Services proposes to build 5 two-story, detached single-family houses on a vacant lot at 36400 Niles Boulevard at the corner of Nursery Avenue. All the houses would be offered at market-rate; although the developer has indicated that below-market-rate affordable housing would be acceptable if the city would also grant concessions and incentive for increases in allowable density.

In the screening request, the developer is asking the city to consider changing the general plan designation from Open Space - Private to Residential - Low Density, and changing the zoning from P-71-3 HOD to R-1-6 Single-Family Residential. The site may be within the Niles Historic Overlay

District, and that may be a factor in the consideration. Another factor may be that the site is adjacent to a busy intersection and a railroad crossing.

## **Hearings**

These two GPA Screening Requests are scheduled to be heard by the Planning Commission on January 23. The tentative date for the City Council hearing is February 25. Residents are encouraged to attend these meetings and express their comments.

Residents may also send separate written comments about each GPA request to city staff planner Hang Zhou at [hzhou@fremont.gov](mailto:hzhou@fremont.gov).

For more information, view the GPA page at [www.ShapeOurFremont.com](http://www.ShapeOurFremont.com)