

# Shape Our Fremont

## More Mission San Jose News

Busy, busy, busy. Several proposals for new housing developments in the Mission San Jose area have been revised. Some of them are for mixed-use developments that strive to combine commercial space with residential units on the same site while adhering to the restrictions of the Mission San Jose Historic Overlay District. Here are updates on some of the proposals:

### **Mission Paradise Mixed Use**

A proposal to build a mixed-use development at the southwest corner of Washington Boulevard and Ellsworth Street has been revised. The latest plans call for a reduction in the number of residential units to 11 three-story townhouses in four buildings, plus 2 flats located above commercial space in a building on the corner. All existing structures on the property would be demolished.

An exterior courtyard facing Ellsworth would act as a pedestrian entrance to the interior of the project. Vehicle access to the project would be from a driveway on Washington. Parking for the townhouses would be within attached covered garages for each unit. Parking for the flats would be within detached covered two-level stackers on the site. Parking for residential guests and for commercial staff and customers would be in uncovered spaces throughout the site and on the adjacent streets. Any street parking is only allowed if there is sufficient public parking in the neighborhood.

This proposal is being reviewed by Fremont Planning Department staff. No dates have been set for review by the Historic Architectural Review Board or Planning Commission. Comments may be directed to the City of Fremont Application's Staff Team Lead Mark Hungerford at [mhungerford@fremont.gov](mailto:mhungerford@fremont.gov)

### **Villa Ellsworth**

The plans to develop the property where the former McIvor's Hardware Store is located on Ellsworth Street have also been revised. The hardware store would be demolished, and the adjacent parking lots would be removed. In their place, the latest proposal would be a mixed-use project with 14 three-story townhouses in four buildings, plus 3 flats above a new commercial building facing Ellsworth. An existing city-owned alley between Ellsworth and Mission would remain and act as an access road. The two existing older buildings on Mission would also remain. The former 7-Eleven store at the corner of Washington and Ellsworth is not part of the project.

A review of the current plans indicates some of the buildings would slightly exceed the maximum height of 30 feet specified in the Mission San Jose Historic District Overlay and would require waiver by the Historic Architectural Review Board. Parking for the townhouses would be a mix of attached covered garages and uncovered spaces on the site. Some of the uncovered spaces would be shared with other residents. Parking for the flats would be within covered two-level stackers on the site. The remainder of the required parking would be in uncovered spaces on the site and on the Mission. Any street parking is only allowed if there is sufficient public parking in the neighborhood.

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## **Other Proposals**

Robson Homes has submitted a Housing Crisis Act Preliminary Application (HCA) for a mixed-use project in Mission San Jose on the lot opposite the post office where they had previously asked for a General Plan Amendment to build only townhouses. An HCA Preliminary Application certifies the date that an application is complete and thus subject to housing ordinances in place at that time. It is not a formal application for the project itself. There is no action on this proposal pending further response by the applicant.

The Witherly Road Homes proposal sought to subdivide three existing parcels off Witherly Lane above Ohlone College in order to build five new single-family homes and one new duplex. Two existing older homes on the property would be retained on smaller lots. The Historic Architectural Review Board recommended approval of the proposal, but added several conditions. The applicant is reviewing possible redesigns before moving forward.

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To learn more about these proposals, visit [www.ShapeOurFremont.com](http://www.ShapeOurFremont.com)