

# Shape Our Fremont

## Mission San Jose Updates

The Mission San Jose Town Center is an historic area, and many of the buildings reflect that history. Some of the structures are from the original Spanish mission era, and others are from the early American town that grew up around the mission in the following years. This area has a character worth preserving.

Recently, the Town Center has been the target of developers eager to extend new housing projects into the business district by proposing mixed-use developments, which combine commercial space with residential units. The key concerns have been the amount of residential space versus commercial, and the impact these projects would have on the historic character of the area. Here is a summary of some recent development activity.

### **GPA Request Denied**

On February 18, the City Council unanimously voted against Robson Homes' Ellsworth Residential request for a General Plan Amendment (GPA) to change two vacant lots across from the post office from commercial to residential in order to submit plans for 16 detached multi-family units. Several of the residents who spoke against this request pointed out that a recent study of ways to revitalize business in the Mission San Jose Town Center had recommended that this section of Ellsworth Street become a primary commercial area with an emphasis on restaurants and small retail stores. The council agreed that was still the goal and declined to change the land use. A referral to have city staff prepare a master plan for the town center may be considered by the council in the near future.

### **Other MSJ Proposals**

The Villa Ellsworth proposal to replace the vacant McIvors Hardware building with a mixed-use development is still under review. As it is currently proposed, the project would consist of 3,465 square feet of commercial space and 4 flats in one building, plus 15 three-story townhouses in four other buildings. A draft historic impact analysis was completed to determine the project's potential impact on two historic buildings located on the Mission Boulevard side of the site, which are not part of the project and would remain in place. City staff has also made numerous comments about the plans. At this point, the proposal is incomplete pending receipt of revised plans. Residents may send their comments on this proposal to city staff planner Mark Hungerford at [mhungerford@fremont.gov](mailto:mhungerford@fremont.gov)

The Mission Paradise proposal to build a mixed-use development on the corner of Washington and Ellsworth has been significantly redesigned and is now undergoing a new review. The major changes include a reduction of the number of residential units from 20 to 14, consisting of 11 three-story townhouses plus 3 flats on the second floor of a commercial building at the corner. Other changes include a reduction in the commercial space from 5,470 to 3,294 square feet, removal of the underground parking area, and removal of the interior courtyard. Several parking spaces would use a mechanical stacker to lift one car over another. It is expected that additional changes may be required, and until that happens this proposal is incomplete. Residents may send their comments on this proposal to city staff planner Mark Hungerford at [mhungerford@fremont.gov](mailto:mhungerford@fremont.gov)

Two preliminary review proposals (PRPs) for three adjacent lots have been submitted by the same developer. The Perlegos PRP is for 43521 Mission Boulevard and the Ellsworth Street Project PRP is for 43512 and 43530 Ellsworth Street which back onto the Perlegos lot. The city has suggested to the

developer that they combine all three lots into one proposal. The reason for this is that the Perlegos PRP proposes moving the 1880 house closer to Mission Boulevard to make room in the back for five townhouses. The Perlegos house would be difficult to move in its historic context and is framed by old trees. The Ellsworth Street Project PRP proposes a mixed-use building fronting on Ellsworth Street with four flats above commercial space and five townhouses behind bordering the Perlegos lot. They propose to demolish the two old houses on Ellsworth Street as well as all other buildings on the three lots. These are only preliminary proposals; not formal applications. Residents may share their initial comments with city staff planner Aki Snelling at [asnelling@fremont.gov](mailto:asnelling@fremont.gov)

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