

# Shape Our Fremont

## Development News Around Town

Several new development proposals have recently been submitted in Fremont. Some are requesting a preliminary review to get feedback from city staff, while others are formal applications being finished. No matter where these proposals are in the process, they are all open to comments, questions, and concerns from residents. In fact, correspondence from the public is one of the most important parts of the review process.

Here are some of the latest new developments proposals around town -- plus a few updates on existing proposals. The staff contact is listed for each proposal.

### Irvington

North Coast Rentals LLC has submitted preliminary plans for the North Coast development on the southeast corner of Fremont Boulevard and Blacow Road. The existing NorCal Tire and Wheels building on this site would be demolished. The proposed development would consist of a single, stepped three-story and four-story building with 30 studio apartments and 2,600 square feet of commercial space. All parking would be on the site. This proposal is undergoing a Preliminary Review Procedure (PRP) and has not been submitted as a formal development application yet. Contact City Staff Team Lead Aki Snelling at [asnelling@fremont.gov](mailto:asnelling@fremont.gov)

CRP Affordable Housing and Community Development has recently submitted a formal application for the Arbor View development at 41868 Osgood Road on the east side of the road near the future Irvington BART station. This development would have 67 affordable housing units in an eight-story building with a parking garage on the ground level. A state-mandated density bonus that applies to affordable housing allows a taller building. Contact City Staff Team Lead Courtney Pal at [cpal@fremont.gov](mailto:cpal@fremont.gov)

### Mission San Jose

On May 5, the Historical Architectural Review Board (HARB) rendered a split vote (2-2-1) on the Mission Paradise formal application to build 11 townhouses, 2 flats, and 3,000 square feet of commercial space on the southwest corner of Washington Boulevard and Ellsworth Street. Because the proposal did not receive a majority in favor, it was considered denied. It is tentatively scheduled to be heard by the Planning Commission on July 14. Several residents wrote to oppose this proposal. Contact City Staff Team Lead Mark Hungerford at [mhungerford@fremont.gov](mailto:mhungerford@fremont.gov)

Robson Homes has submitted a formal application for the Ellsworth Mixed-Use development on a vacant lot across from the post office on Ellsworth Street. This development would include 6 three-story townhouses grouped in attached duets facing Ellsworth, 5 two-story detached houses on a private street behind them, and 1 three-story detached townhouse facing Grove Street. Three commercial units with a total of 3,516 square feet of retail space would occupy a one-story building on the corner. Residential parking would be in garages and uncovered spaces on the site. Guest and commercial parking would be on the site and along the frontage on the surrounding streets. Contact City Staff Team Lead James Willis at [jwillis@fremont.gov](mailto:jwillis@fremont.gov)

### Centerville

City Ventures has submitted preliminary plans for a development at 37447 Fremont Boulevard in downtown Centerville. The existing 1932 Century House and the 1954 building that formerly housed Minerva's restaurant would be demolished. The proposed development would include 59 townhouses and 6,000 square feet of commercial space in several three- and four-story buildings. This is on the same parcels of land as a previous proposal which was withdrawn. This proposal is undergoing a

Preliminary Review Procedure (PRP) and has not been submitted as a formal development application yet. Contact City Staff Team Lead Aki Snelling at [asnelling@fremont.gov](mailto:asnelling@fremont.gov)

The recently submitted Li Bao Li Townhomes formal application would include 10 townhouses in a pair of three-story buildings at 4467 Central Avenue. Parking would be in garages for the residents, with uncovered spaces for guests. Contact City Staff Team Lead Aki Snelling at [asnelling@fremont.gov](mailto:asnelling@fremont.gov)

In other news from Centerville, a revised version of the Sakoon Homes formal application to build a four-story building with 8 condominiums at 4092 Decoto Road was approved by the Planning Commission on May 11. The new version has one commercial building instead of two and a revised parking layout that includes two-level vehicle stackers. The commissioners were satisfied that these changes would resolve their previous concerns about parking and safety.

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