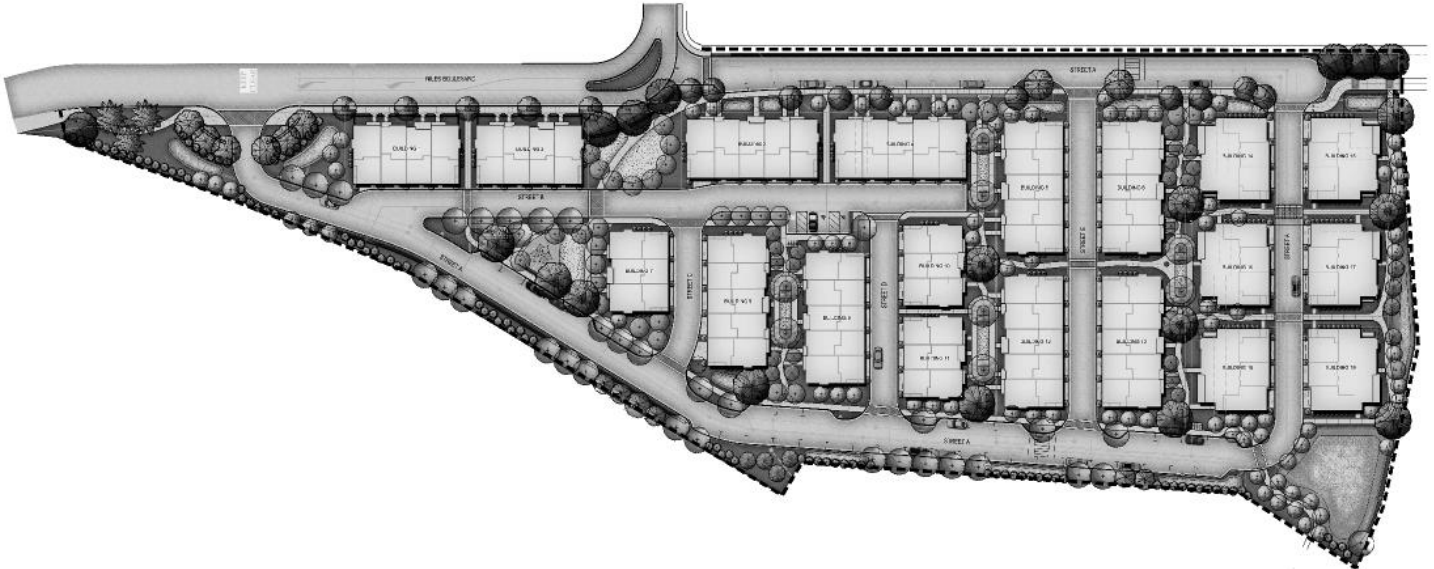


Shape Our Fremont

Major Revisions

Three housing development proposals have recently been resubmitted with major revisions. When projects have substantial changes, they must undergo the full set of planning reviews. When the application is assessed by the Planning Department to be ready for a public hearing, the application will be presented to the appropriate approval body.

Questions and comments should be sent to the assigned City Staff Planner.



Niles Gateway

Valley Oaks Partners and Lennar Homes have submitted revamped development plans for the old Henkel/Schuckl Cannery property in Niles. The main modifications include removing the commercial section, reducing the number of housing units from 95 to 75, lowering all of the buildings to two stories, and changing the entire architectural style.

There would be 57 townhouses in the main section and 18 condominium flats on the Alameda Creek side of the development. The current stub-end of Niles Boulevard would become a private road connecting to an interior loop road. The current designation of Industrial - Niles Historic Overlay District is proposed to change to Residential with no historic overlay.

The initial project had an industrial architectural theme. That has been changed to a more traditional residential style.

The March 2015 approval by the City Council of the first proposal was set aside by the courts in July 2018 after Niles residents appealed for a full Environmental Impact Report (EIR). In September 2018, a full EIR was completed.

The 2019 major revision plans will have to be fully reviewed by the Planning Department. The 2018 EIR will need to be updated with supplemental analysis to reflect the change to the 75-unit alternative. The project application would then be presented to the Historical Architectural Review Board and the Planning Commission for recommendations, and go to the City Council for a final decision.

Contact the City Staff Planner David Wage at dwage@fremont.gov

Decoto Lux

This project is a four-lot division of a parcel on Decoto Road close to the bridge across Alameda Creek at the Union City boundary.

The major revision to this project is changing the access to be off Decoto Road to a straight private street. This replaces the access being off Nightingale Court to a half-cul-de-sac in the

development. The required one-story house will now be on the lot adjacent to the existing one-story house on Nightingale Court. The old plans had a two-story house next to the existing house.

Neighbors living on Nightingale Court objected to the proposed connection of their full-width street merging into a narrow street that would have been necessary because of the original parcel's alignment.

These two revisions are to address the major objections of the Planning Commission and City Council in 2018.

After undergoing a complete planning review, the new proposal will go directly to the City Council for approval.

Contact the City Staff Planner Cliff Nguyen at cnguyen@fremont.gov

The Argonaut

Tecta Associates is proposing a residential tower where the Union 76 gas station currently stands at the corner of Mowry Avenue and Argonaut Way near The Hub. This is within the City Center Urban Neighborhood Zone that allows buildings up to 75 feet.

The main revisions to the latest submission are changing from 39 for-sale condominiums to 74 rental apartments, adding a sixth floor and curving the corner of the building at the intersection.

An application for condominiums would go to the Planning Commission for approval but this application for apartments will only have to go to the Zoning Administrator.

Contact the City Staff Planner Aki Snelling at asnelling@fremont.gov