

Shape Our Fremont

"In-Fill" Development News

There are a growing number of development proposals on "in-fill" properties throughout the city. The term in-fill is defined as under-developed or skipped over sites that are already served by infrastructure and public streets. These sites usually involve lots, either vacant or occupied by older buildings, that are now being proposed for construction of newer and larger buildings. Here are some details about several of these projects.

Sakoon Lux Homes

On October 28, the Planning Commission unanimously (7-0) disapproved a formal application by Sakoon Fremont LLC to build a mixed-use project on a 0.32 acre lot at 4092 Decoto Road, just west of Fremont Boulevard. The site was formerly occupied by an older residence, which had been demolished. The proposed project would have included 8 two-bedroom condominiums in a four-story building at the rear of the property with 2 one-story commercial buildings at the front, facing Decoto.

The problem was that the property was too small to provide the minimum number of required parking spaces. Instead, the applicant asked for approval of a "shared parking" plan in which the commercial employees and customers would park in some of the residential spaces during the day while the residents were supposedly at work. The applicant also claimed some residents could ride bicycles to nearby destinations or walk to bus connections and would therefore not need any parking spaces.

The commissioners disagreed with this logic and stated they could find no justification for the proposed parking plan. They felt the number of spaces that would have to be shared was too large and would result in irresolvable parking problems as well as create a safety hazard. Several commissioners also voiced concerns that the heavy vehicle traffic and the lack of sidewalks and bike lanes on Decoto would make it hazardous for both pedestrians and bicyclists.

Five Corners PRP

Hirsch LLC requested Fremont City staff to conduct a Preliminary Review Procedure (PRP) of a proposed five-story mixed-use development in the Irvington Town Center. The development would be on a 1.07 acre parcel at 40931 Fremont Boulevard that is currently occupied by the Rick-Mark shopping center. All existing buildings on that site would be demolished, and the current commercial tenants would have to relocate. The front portion of the former Otto Hirsch Garage building at 40951 Fremont, which is an historic structure, would also be part of the new development site and would remain as a commercial building. The rear portion of that building would be demolished.

The proposed development would include 91 residential units ranging in size from one- to three-bedrooms, plus approximately 7,500 square feet of commercial space on the ground floor facing both Fremont Boulevard and Bay Street. An open courtyard in the center of the building would be accessed by ground-level entry plazas on Fremont and Bay. Parking would be in a two-level underground garage.

On October 21, Fremont City staff published their initial PRP report on this proposal with comments and questions for the developer. Some of the comments included a requirement to step back the faces of the building above the three-story level along both Fremont Boulevard and Bay Street, and the need to provide a suitable transition in heights next to the adjacent historic building. There was also a concern about the historic status of the existing Rick-Mark Center buildings and especially the Allied TV sign. Other issues included details about parking, storage, and traffic. This PRP is still open pending further action by the developer.

Residents may send their comments and questions on this proposed project to City Staff Team Lead David Wage at dwage@fremont.gov

Peralta Townhouses PRP

Wahe Investments LLC has requested a Preliminary Review Procedure (PRP) of a proposal to build 9 three-story townhouses and 2 one-story auxiliary dwelling units (ADUs) on a 0.6 acre parcel at 4511 Peralta Boulevard in Centerville. This is where the Montessori Learn and Play School is currently located. All existing structures on the site would be demolished. Parking for the townhouses would be on the site and parking for the ADUs would be on the street. It is not known whether the townhouses would be for sale or for rent, nor who would own the ADUs. This PRP is still open pending completion of the initial report by city staff.

Residents may send their comments and questions on this proposed project to City Staff Team Lead Courtney Pal at cpal@fremont.gov

To learn more about these proposals, visit www.ShapeOurFremont.com