

Project Description – The Golden Pines

The attached application is for consideration of a General Plan Amendment Prioritization review to consider a change to the land use designation from General Open Space to Medium Density Residential for approximately 8.5 acres. The property under consideration consists of three parcels totally 22.18 acres. The proposed General Plan Amendment would retain the current General Plan designation of General Open Space for 13.68 acres not proposed for development.

The property currently has two zoning designations. Parcel One is zoned O-S Open Space and Parcels 2 and 3 are zoned P-83-14(Q) Planned District (Quarry Overlay). The request is to rezone 2.56 acres of Parcel One from OS General Open Space to P Planned District. The 6.03 acres comprising Parcels 2 and 3 would be rezoned from P 83-14(Q) Planned District (Quarry Overlay) to a new Planned District that would be combined with the area within Parcel One for a total area for the new planned district of 8.5 acres. The existing Q overlay would remain on Parcels 2 and 3. The proposed net density would be 23 units per acre.

The property is currently vacant and unimproved. A portion of the site was the location of the Sands Quarry, which was active prior to the construction of I-680, which resulted in the some of the current physical constraints on the property. The site consists of both steep slopes on the northerly portion of Parcel One and the eastern portion of Parcel Two, with flatter areas on the western portions of Parcel 2 and Parcel 3.

Traces of the Hayward Fault traverses the property in a north/south orientation near the eastern edge of Parcel 2 and a portion of the western edge of Parcel One. The area proposed for development is located outside of the required Alquist/Priola fault hazard zone setback. All structures would be a minimum of 50 feet from the fault trace.

The property is bounded on the west by Sabercat Road and on the south by Pine Street. To put the project site into perspective, immediately across Pine Street there is a single family residential subdivision located between the Hayward Fault trace and Sabercat Roat. To the south of the single family subdivision is a mixed-use project that is currently under construction. The project consists of two levels of structured parking with retail above and residential units over the commercial podium level. That project is also situated between the Hayward Fault trace and Sabercat Road.

The proposed development consists of two residential housing components. The first would contain 60 one-bedroom units and 32 two-bedroom units, which could be either apartments or condominiums. The buildings would be two stories in height on a podium, with parking below. There would also be a separate community/recreation building for the residents.

The second component would consist of 90 one-bedroom suites for seniors. The senior living units would be in three story buildings.

To address the current need for affordable housing in the City, it is proposed that 30% of the units be designated as “affordable units. One of the goals of this project is to play a part in addressing the housing crisis in the City and to also support many of the City’s goals for smart growth and design. The project has been designed to address some of the goals as outlined in the General Plan under Community Benefits.

- Policy 2-1.1 Fremont as leader in reinventing Suburban development model;
- Policy 2-1.2 Develop available land to achieve a balance between jobs and housing;
- Policy 2-1.4 Sustain and enhance Fremont’s neighborhoods, accommodate a high quality of life by providing DIVERSE housing choices, safe and walkable;
- Policy 2-1.7 More Transit Oriented City – *although current standard is .5 miles, many agree daily walks of 2 miles is great for seniors. The site is less than 2 miles from BART;*
- Policy 2-1.8 Reducing Parking – *By planning a senior component to the project, less parking is required, as many seniors do not drive and take advantage of shuttle and ride sharing;*
- Policy 2-1.9 Multi-Use Corridors. – *The project components encourage transit use, reduced vehicle miles traveled, and will provide garden/park/recreation for the small yet vibrant new community, while blending together younger residents with older residents, thereby strengthening the connection between neighbors.*
- Policy 2-1.10 Mobility and Pedestrian oriented development is desired – *the project has been designed to provide easy access to residents.*
- Policy 2-1.11 In-fill Emphasis – *The site is presently served by necessary utilities and adjacent to existing public streets. The orientation of the site improvements preserves 13.69 acres of hill area, retaining the open space feeling of the site, while developing the flatter portions of the property;*
- Policy 2-2 Growth and Development that is orderly and efficient – *the project is designed as a green and sustainable development for the enjoyment of all residents.*

PROJECT INFORMATION

DEVELOPER: SYLVIA LEUNG
43450 SABERCAT ROAD
FREMONT, CA 94538
TEL: (408) 480-0933

SITE LOCATION: 43450 SABERCAT ROAD
FREMONT, CA 94538

CURRENT ZONING DESIGNATION: GENERAL OPEN SPACE (GOS)

PROPOSED ZONING DESIGNATION: PLANNED DEVELOPMENT
SEISMIC ZONE: SITE IS LOCATED WITHIN STATE OF CA LANDSLIDE HAZARD ZONE WITH SLOPES NEAR BY AREA STABLE

HAYWARD FAULT IN THE AREAS TO THE S/W OF THE SITE
MAIN TRACE PASSES BELOW SABERCAT ROAD APPROXIMATELY
REVIEW ON THE S/W PORTION OF THE SITE SECONDARY TRACES
EXTEND IN SUBPARALLEL MANNER AWAY FROM THE MAIN &
INTERWEAVE WITH THE MAIN

PROPOSED PROJECT: MULTI-FAMILY AND SENIOR HOUSING
ON-SITE PARKING: COVERED - 83
UNCOVERED - 154

OCCUPANCY GROUP: R-2 (RESIDENTIAL OCCUPANCIES CONTAINING SLEEPING UNITS MORE THAN TWO UNITS WHERE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE INCLUDING APARTMENT HOUSES;
S-2 (OPEN OR ENCLOSED PARKING GARAGE)

BUILDING HEIGHT: 3-STORY APPROX. 30'±

BUILDING AREA:

GROSS SITE AREA: LOT 1 - 16.25 ACRES
LOT 2 - 5.84 ACRES
LOT 3 - 0.09 ACRES
TOTAL - 22.18 ACRES

NET SITE AREA TO BE DEVELOPED: LOT 1, PORTION - 2.56 AC
LOT 2, ENTIRE - 5.84 AC
LOT 3, ENTIRE - 0.09 AC
TOTAL - 8.49 AC (38% TO BE DEVELOPED)

TYPES OF BUILDING PROPOSED:

- MULTI-FAMILY (APARTMENTS OR CONDOMNUMS)
BUILDING A - 32-UNIT TWO-BEDROOM UNITS (19300 SF)
60-UNIT ONE BEDROOM UNITS (22300 SF)
SUBTOTAL - 41600 SF
- SENIOR HOUSING
BUILDING B - 90-UNIT ONE-BEDROOM SUITE (18800 SF)

MORE THAN 10% OF NET SITE TO BE RECREATION AREA TOTAL 37000 SF
AGGREGATE FLOOR AREA IS LESS THAN 1% OF THE NET SITE

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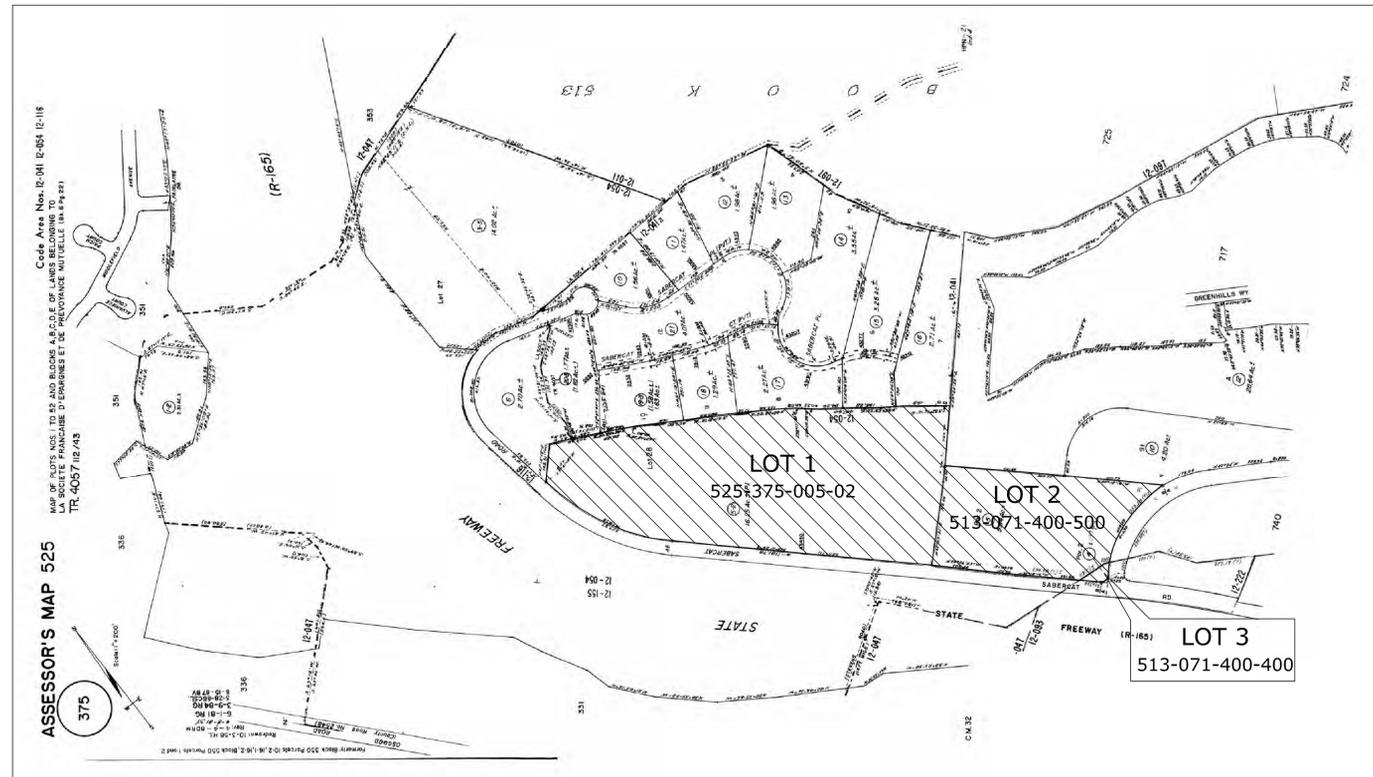
- P-1 COVER
- P-2 GENERAL PLAN
- P-3 LAND USE PLAN
- P-4 LAND USE PLAN, ENLARGED
- P-5 AERIAL SITE MAP AND ITS SURROUNDING
- P-6 SCHEMATIC SITE PLANS
- P-7 TRANSVERSE SITE SECTION STUDY



**GENERAL PLAN
AMENDMENT SCREENING
REQUEST**

VICINITY MAP

N.T.S.



PARCEL MAP

N.T.S.

Steve Yang & Associates
architects/planners/planning architecture & design

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MULTI-FAMILY & SENIOR HOUSING
DEVELOPMENT
43450 SABERCAT ROAD
FREMONT, CA

Revisions	By

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General Plan

Land Use

Hill Area

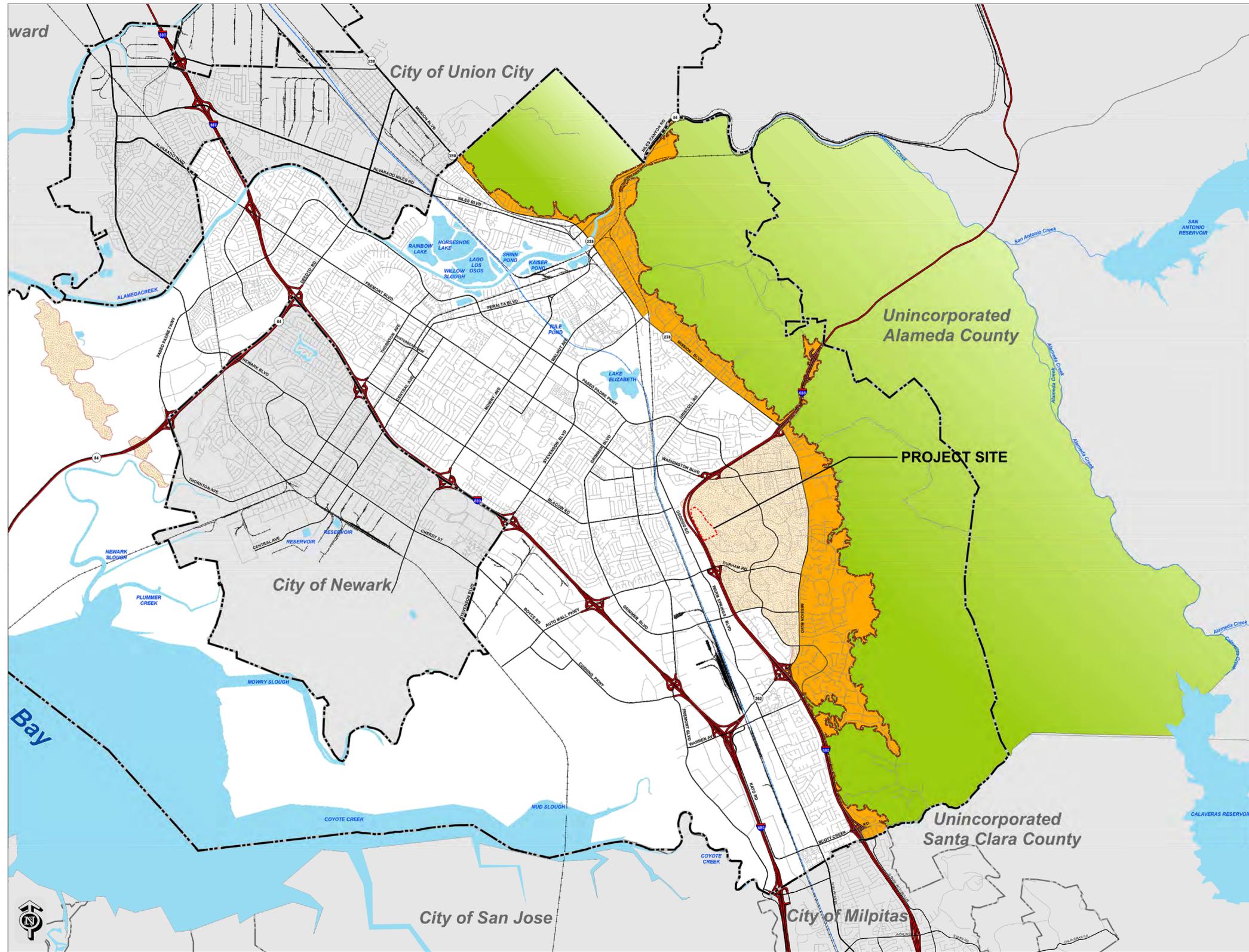
City Boundary

 City Boundary
 Toe-of-the-Hill

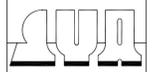
-  Measure T
-  Measure A
-  Area subject to Other Hillside Regulations

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Users should verify designations, policies, regulations, and restrictions before making project commitments.



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GENERAL PLAN

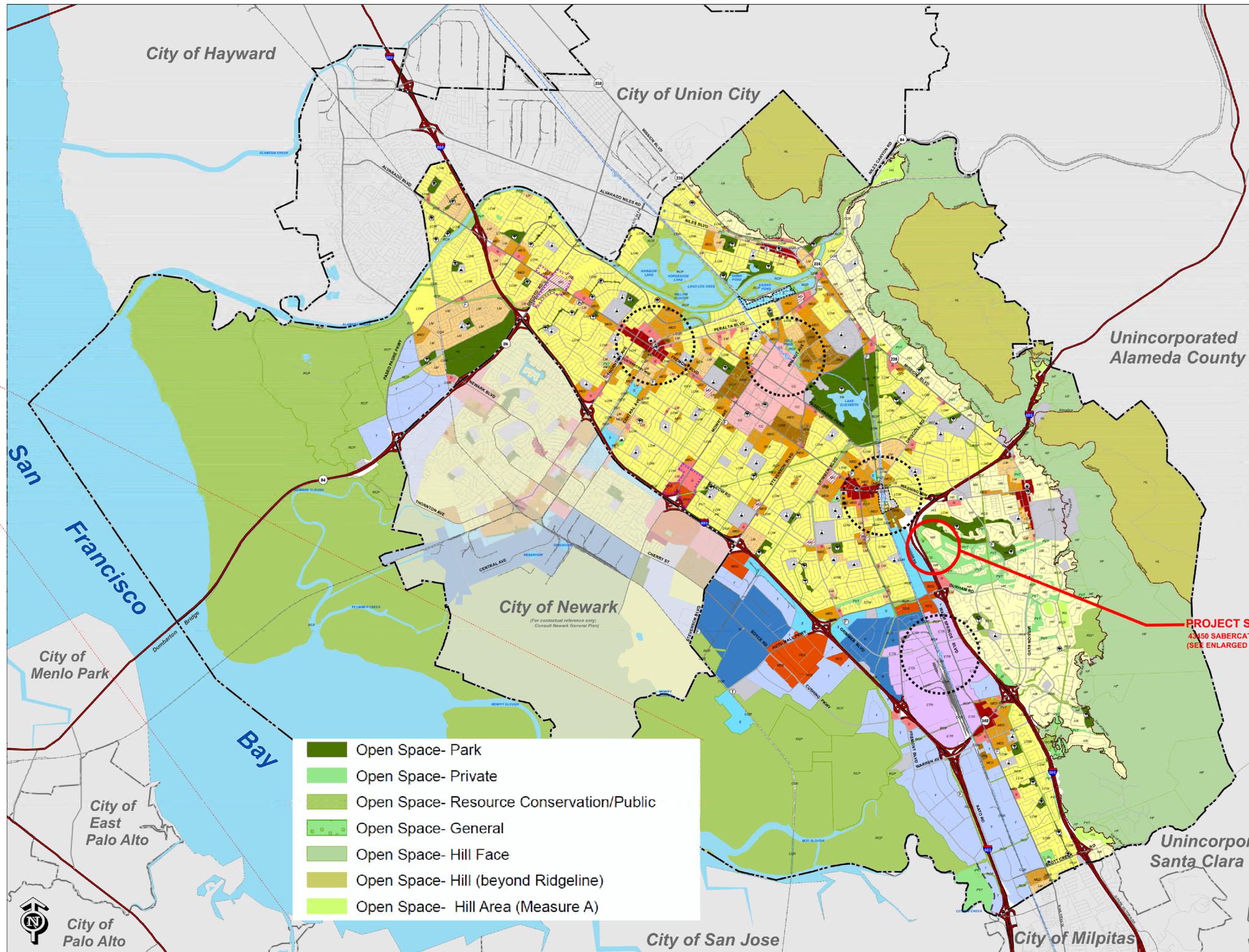
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General Plan Land Use Planned Land Use

- City Boundary
- Commercial- City Center
- Commercial- General
- Commercial- Regional
- Commercial- Town Center
- Commercial- Mixed Use
- Industrial- General
- Industrial- Service
- Industrial- Tech
- Innovation Center
- Open Space- Park
- Open Space- Private
- Open Space- Resource Conservation/Public
- Open Space- General
- Open Space- Hill Face
- Open Space- Hill (beyond Ridgeline)
- Open Space- Hill Area (Measure A)
- Public Facility
- Residential- Urban
- Residential- Medium
- Residential- Low-Medium
- Residential- Low
- Residential- Hillside Residential
- Area of Interest
- Study Area
- Transit Oriented Development (TOD) Overlay
- Ridgeline
- Toe-of-the-Hill
- Route Extension- Planned
- Union Pacific Railroad (UPRR)
- Bay Area Rapid Transit (BART)
- BART Station- Existing or Proposed
- TRAIN Station- Existing or Proposed
- Cemetery
- Fire Station
- Park
- School

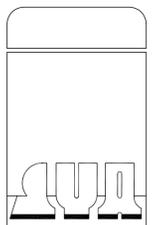
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- Open Space- Park
- Open Space- Private
- Open Space- Resource Conservation/Public
- Open Space- General
- Open Space- Hill Face
- Open Space- Hill (beyond Ridgeline)
- Open Space- Hill Area (Measure A)

PROJECT SITE
 43450 SABERCAT RD
 (SEE ENLARGED MAP)



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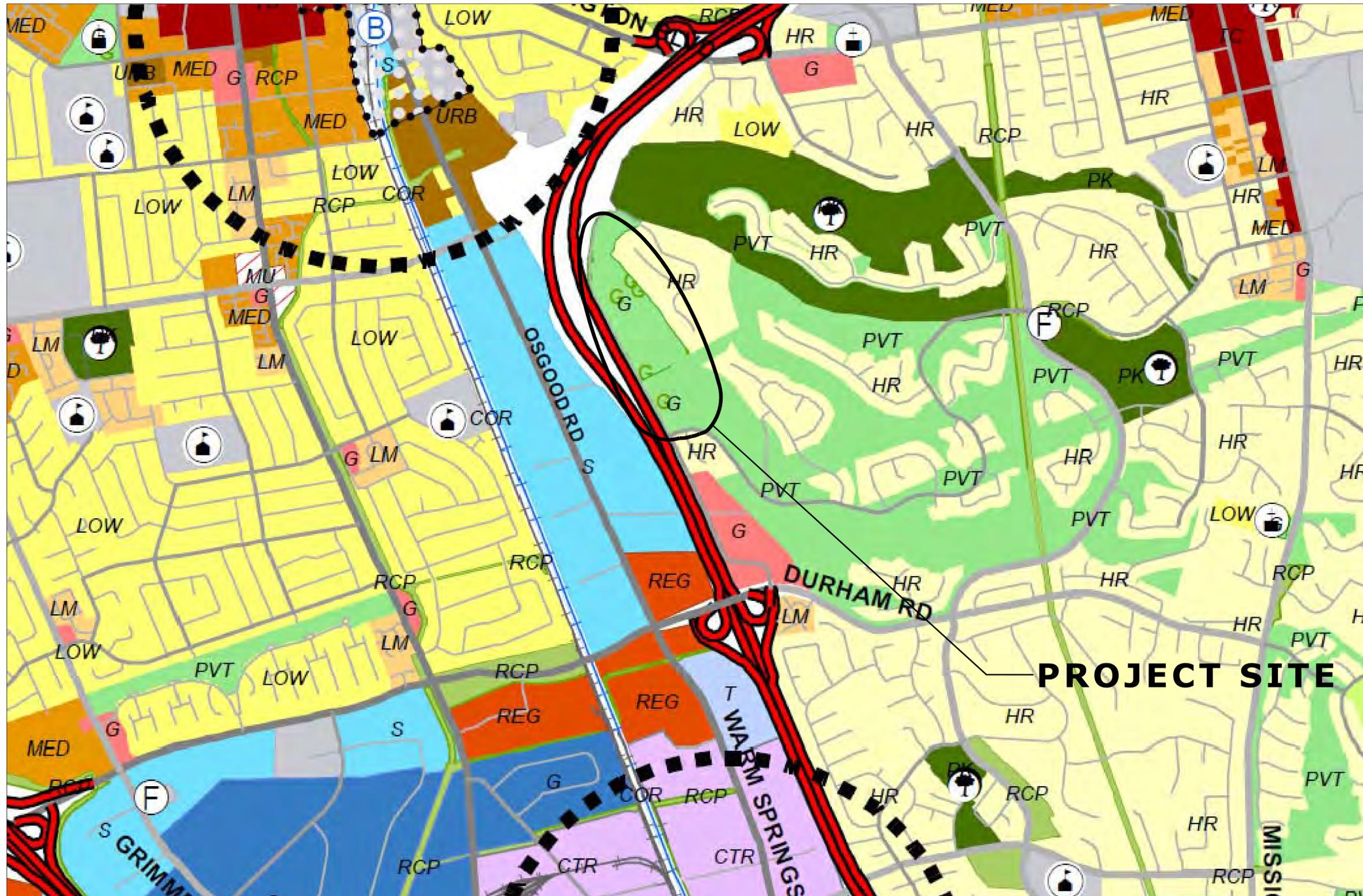
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LAND USE PLAN

N.T.S.



PLANNED LAND USE (ENLARGED)

N.T.S.

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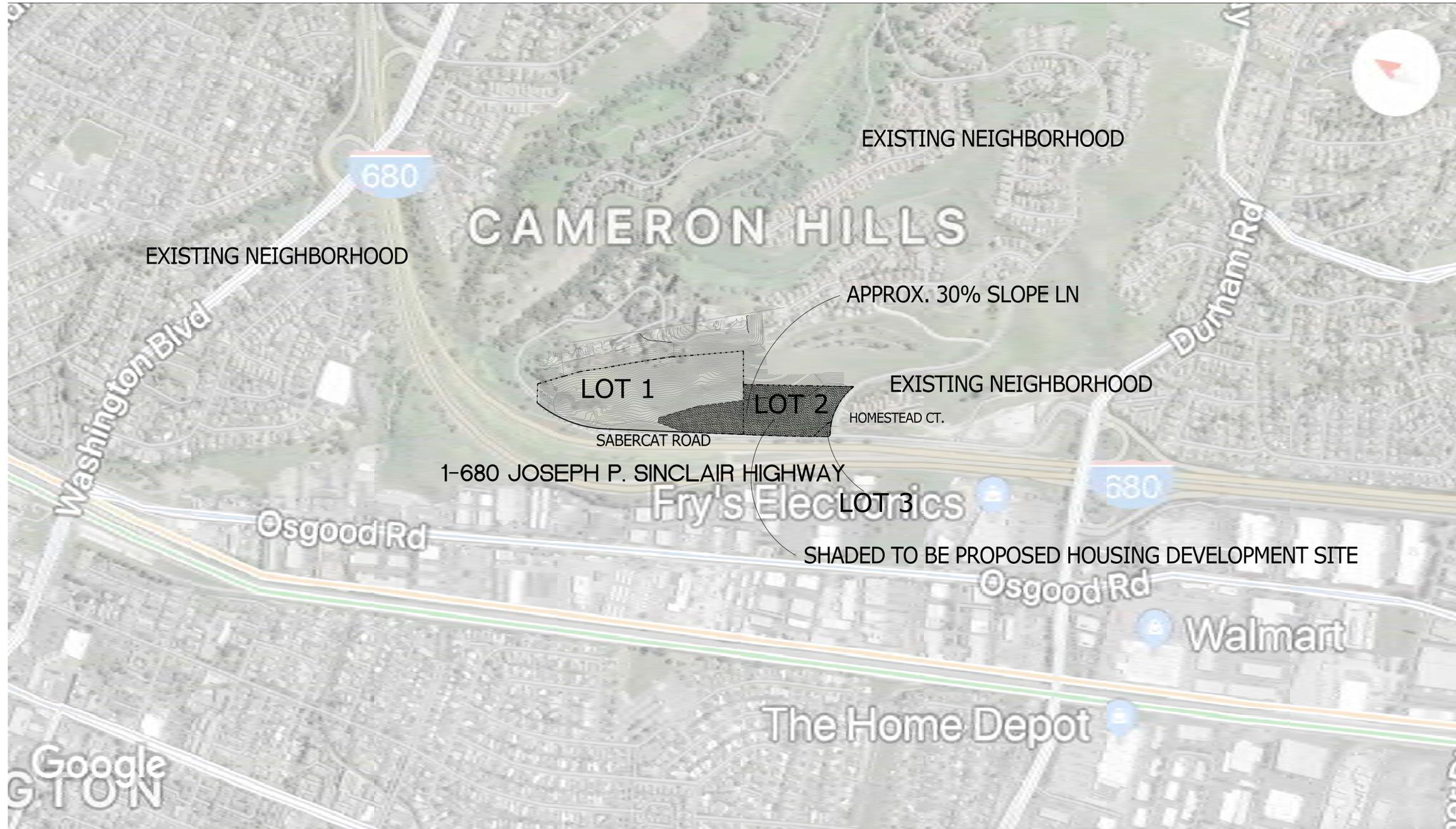
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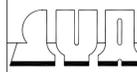
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AREIAL SITE MAP AND ITS SURROUNDING N
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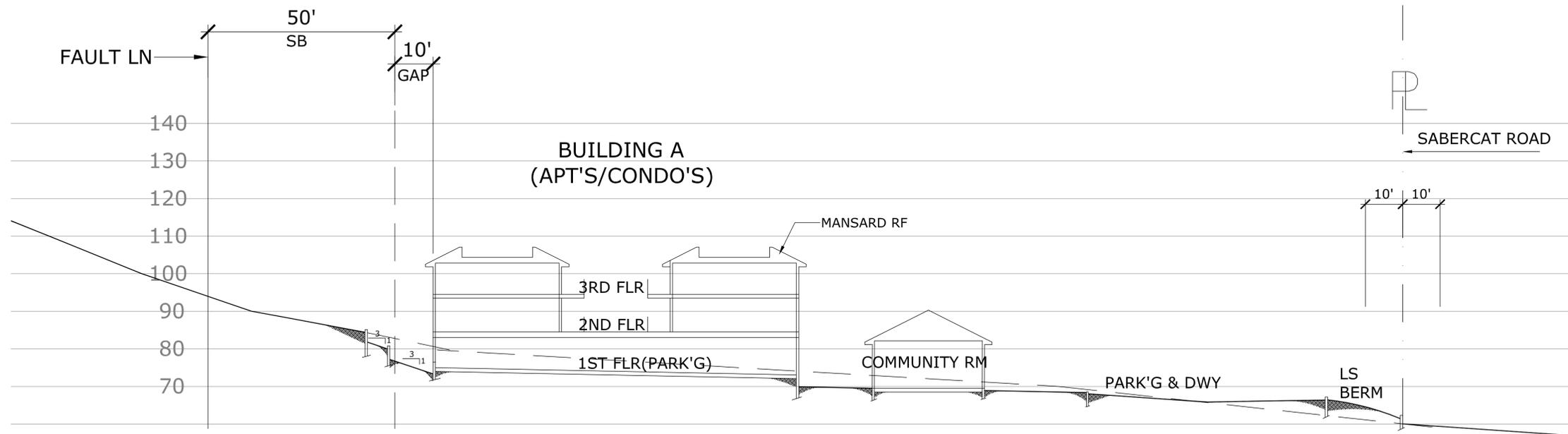


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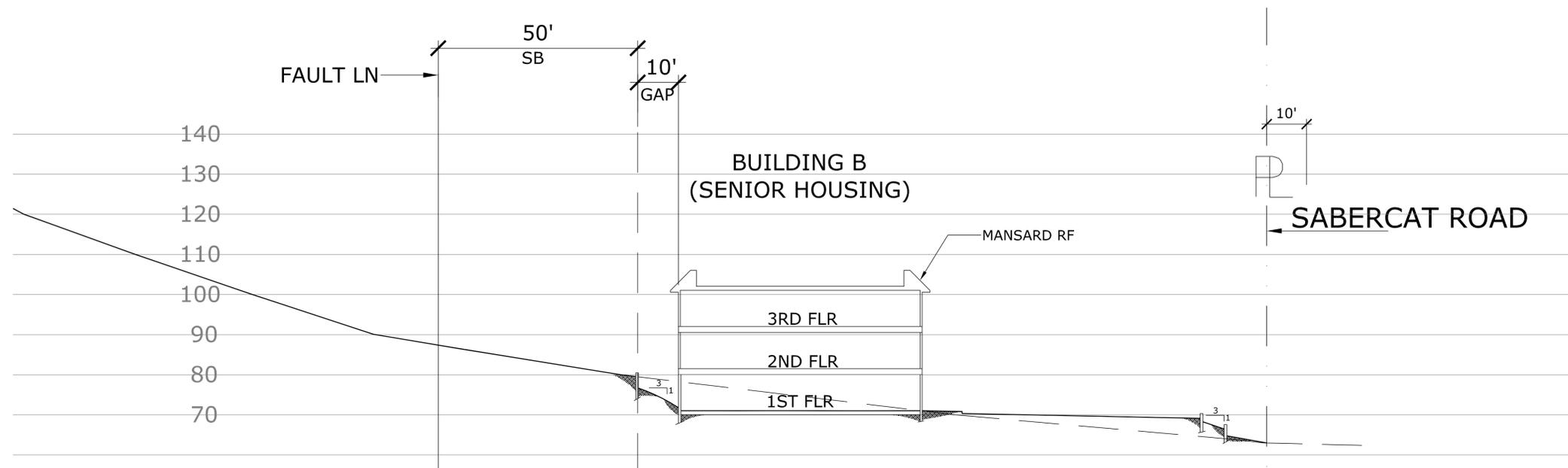
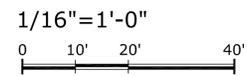
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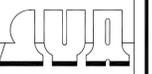
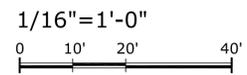




TRANSVERSE SITE SECTION A



TRANSVERSE SITE SECTION B



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