

Public Comments received between 2/13 and 2/18/2020

Comment #1



February 13, 2020

Via email: H Zhou@fremont.gov

Mr. Hang Zhou
Planner II
City of Fremont
39550 Liberty Street
P.O. Box 5066
Fremont, CA 94538

RE: *Ellsworth Project GPA (PLN2020 – 00150)*

Dear Mr. Hang Zhou:

My name is Dixie Divine. I am the CEO, Broker and a Founding Principal at Prime Commercial, Inc. Prime Commercial, Inc. is a commercial real estate brokerage firm specializing in the leasing and sales of retail properties throughout the Bay Area.

I was raised in Fremont, started my commercial real estate career in Fremont and know the Mission San Jose Area well. We currently handle the leasing of several retail properties in the Mission San Jose trade area.

With over 33 years' experience in retail leasing it is my professional opinion that the property on Ellsworth and Grove is not suitable for a retail development because the demographics do not support retail. Not only is the property located at the edge of urban service along the foothills with under 10,000 residents within a 1 mile radius, the property fronts on a residential feeder street with very limited retail co-tenancy, visibility and low traffic counts. All of which are vital for a thriving retail development.

For these main reasons, I feel that a retail development on Ellsworth would be very difficult to lease and would not be sustainable long term.

Sincerely,



Dixie Divine
CEO/Broker/Founding Principal
Prime Commercial, Inc.
BRE# 00926251 & 0148118

Comment #2

From: Ernest Franco [mailto:]
Sent: Thursday, February 13, 2020 3:59 PM
To: Hang Zhou
Subject: Project application PLN 2020-00150

Hello My name is Ernest Franco

I grew up in this area , and live in this area since 1962 I own a property located directly behind this project. The vacant property is ready for a project such as planned to move forward. Robson Homes has proved that they are overly qualified to finance , and complete such a project.

Proven by the pure fact that they have completed many outstanding projects in and around Mission San Jose.

We are overly saturated by vacant commercial property's , and do not need anymore.

Boarded up , vacant store fronts , creat community frustration.

This planned project will enhance , and creat a finished safe community.

Sidewalks , lighting , and safety for this vacant lot , that has been sitting vacant for over 60 years is ready.

Let's take advantage of a company like Robson Homes , that is willing and ready to do this community a great favor.

There project is outstanding, and still offers a small amount of commercial.

Let's move forward.

I am writing to acknowledge my 100% approval of this project.

Ernest & Carol Franco
(925) 984-5245

Comment #3

From: Larry Fong [mailto:]
Sent: Friday, February 14, 2020 2:38 AM
To: Hang Zhou
Subject: Deny Ellsworth GPA Screening Request

Dear Mr. Zhou,

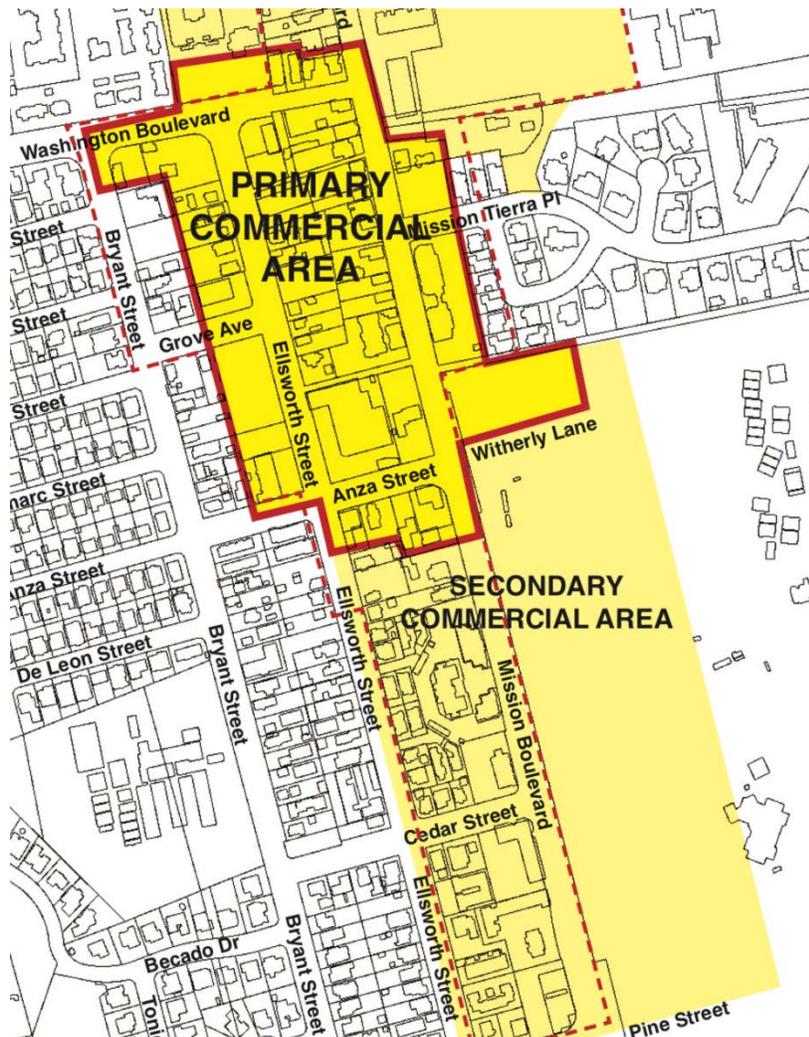
We request that the City Council again decline to change the General Plan to accommodate Robson Homes' proposal to build homes located at Ellsworth Street and Grove Ave.

A Master Plan to strengthen the Mission San Jose Town Center was accepted by the City Council less than a year ago and needs time to achieve its goals. The proposed development is located in the middle of the commercial area as shown in the Mission San Jose Commercial Strategy and would be a detriment to a successful Town Center. We believe that more effort on commercial, rather than residential building, would be of more benefit to Fremont residents.

Sincerely,

Larry & Lydia Fong

Mission San Jose Fremont Residents



Comment #4

From: [mailto]

Sent: Friday, February 14, 2020 5:20 PM

To: Hang Zhou

Cc: Lily Mei; Vinnie Bacon; Raj Salwan; CClerk; Rick Jones; Teresa Keng; Jenny Kassan; Yang Shao

Subject: RE: PLN 2020-00150; 43401-43431 Ellsworth St

I am against changing the zoning.

Recent study requested by City Council suggests that Ellsworth St within the core of the historic district is the future for any commercial growth or strength.

SFR's sandwiched between two commercial sites does not appear to be good planning.

The applicant has attempted twice to propose SFR's without progress.

A development of this type will significantly change the ambiance of the core area.

Please give the study time to work.

I advocate for the Mission San Jose Historic District and thank you for your time.

Robert P Tavares

43385 Ellsworth St

Fremont, CA 94539

Comment #5

From: Vishal Soni [mailto:]

Sent: Saturday, February 15, 2020 4:34 PM

To: Hang Zhou

Subject: Comment for mission San Jose town center project

I'm against the rezoning of this lot to residential from commercial.

We need more commercial to make this area more vibrant. One more housing project will add to trouble of crowding in school and traffic issues.

Comment #6

From: Patricia A Mattox [mailto:]

Sent: Sunday, February 16, 2020 4:43 PM

To: Hang Zhou

Subject: Proposed New Housing Development in Mission San Jose Town Center

Hang Zhou:

I am opposed to changing the General Plan land use designation of the properties from commercial to residential because Mission San Jose needs businesses so we do not have to travel far to do errands.

This development also will have an adverse impact on traffic and further impact traffic at the wonderful post office in the Mission District.

Patricia Mattox

PO Box 3403

Fremont, CA 94539

Comment #7

From: al auer [mailto:]

Sent: Sunday, February 16, 2020 10:09 PM

To: Hang Zhou

Cc: Lily Mei; Raj Salwan; Vinnie Bacon; Teresa Keng; Rick Jones - Councilmember; Jenny Kassan; Yang Shao

Subject: Ellsworth Street PLN2020-00150

I am e-mailing you again to inform you that I do not agree with changing the zoning from Town Center Commercial to Low-Medium Density Residential on Ellsworth St. per PLN2020-00150. My wife and I own three properties on Mission Blvd. in the Historic District of M.S.J. And one property on Ellsworth St. across from the lot that Robson is requesting a zoning change from Town Center Commercial to Low-Medium Density Residential.

In the staff report 3770 it was stated in the Key Strategies, "The study indicates that Ellsworth Street presents some opportunities to create a stronger sense of place within the Primary Commercial Area, but a master plan would be needed to coordinate parking, access, and other improvements to create a successful Commercial environment ."

Changing zoning from Town Center Commercial to Low-Medium Density Residential is in direct opposition to what the MSJ Commercial Strategy Study recommends. As property owners in the Historical Overlay District in which this request is being made we would have a difficult time following any of the recommendations or strategies proposed in the study if the City Council approved the General Plan Amendment Screening Request-PLN 2020-00150 without developing a Master Plan first. This lot is an important piece of the puzzle for the future Commercial success of our community and needs to remain Town Center Commercial. If it is changed we lose the opportunity for Commercial improvement on this key piece of property forever.

Sincerely,

Al and Barbara Auer
(510) 703-8900

Comment #8

From: M C [mailto:]

Sent: Monday, February 17, 2020 10:14 PM

To: Hang Zhou

Subject: Oppose to Robson Home's proposal

Dear Hang,

I oppose to Robson Home's proposal for building residual units in the Ohlone area that is currently zoned for commercial businesses. Please include me in the public correspondence package that will be given to the city council.

BRs,

MC, a long time Fremont resident.

Comment #9

From: Jignesh Patel [mailto:]
Sent: Monday, February 17, 2020 10:32 PM
To: Hang Zhou
Cc: J. P.
Subject: Robson residential proposal opposition

Hi:

I heard that there is a City Council meeting tomorrow related to the Robson homes residential development proposal near the Ohlone area in the 2 block area bordered within Washington, Anza, Mission and Ellsworth street?

I just want to share my opposition to the proposal not only due to the excess traffic already in the area during commute hours but also due to the school crowding at all mission area schools we have seen over the last 5-6 years.

Please add me to the mailing list for any update on the proposal or send me the link where I can request that.

Thanks and sincerely
Jignesh
408-826-7183

Comment #10

From: samantha cheng [mailto:]

Sent: Tuesday, February 18, 2020 9:12 AM

To: Hang Zhou

Subject: Opposing Robinson Home building near Ohlone

Hi Hang,

Hope you are doing well. I would like to write you as as a resident living in the Mission district in Fremont.

This is really a BAD idea and I am really oppose to it. The traffic on Mission is already so bad, how can we sustain another

housing project here? What we need in this community is more restaurants and shopping area to boost our standard of living instead

of more housing to create traffic. There is simply not enough roads and schools to sustain a new development.

Sincerely,

Wan-Ling Cheng

Comment #11

From: The Cavettes [mailto:]
Sent: Tuesday, February 18, 2020 9:17 AM
To: Hang Zhou
Subject: Re: GPA Request Letters

Hang,

Thank you.

The two alternatives for mixed-use developments on this properties should not have been proposed at all. They do not require GPAs, and therefore do not require screening. All they do is confuse the issue.

I also feel that the alternative proposals do not fully comply with the current mixed-use standards, and do not comply with the intent of the Commercial Study to make this property a Primary Commercial Area with lots of retail and restaurants. If this property is to be developed as mixed-use, it should have a lot of commercial and very little residential.

Chris Cavette

On 2/18/20, Hang Zhou <HZhou@fremont.gov> wrote:

> Hello Chris,

>

> Thank you for the reminder. I do see that the alternative that was proposed
> on 2-12 caught people's attention. I'll send everything I have by 10 am
> today to the City Clerk's office so that these comments will be posted
> online as well. Anything received after 10am today won't be posted online
> though. I'll figure out the process if there are more last-minute comments
> received.

>

> Thanks,

> Hang

>

> -----Original Message-----

> From: The Cavettes [mailto:thecavettes@gmail.com]

> Sent: Monday, February 17, 2020 10:18 AM

> To: Hang Zhou

> Subject: GPA Request Letters

>

> Hang,

>

> If possible, would you please include any late public correspondence
> on the GPA Requests as part of a supplemental packet to the city
> council? I know several people have made comments in the past fews
> days on the Ellsworth Residential proposal, and the new plans from Rex

- > Homes caught people by surprise and may have also generated some
- > last-minute emails.
- >
- > Thanks for considering it,
- >
- > Chris Cavette

Comment #12

From: Krishna Arji [mailto:]

Sent: Tuesday, February 18, 2020 9:45 AM

To: Hang Zhou

Subject: Opposing Robson Homes Proposal in Mission San Jose area

Hi,

I am writing this email to voice my opposition about the proposed development by Robson in Mission San Jose area.

As a current resident, I am burdened by the traffic on Mission and the lack of planning on City's part to address current resident woes. This development will aggravate the situation further and makes it worse for driving in Mission San Jose area. I am also concerned about the increase in pollution so close to Mission San Jose elementary school.

As a responsible city commission, your focus should be addressing current residents' issues before burdening them further.

Thanks for your understanding !!

Best,
Krishna

Comment #13

From: Jyothi [mailto:]

Sent: Tuesday, February 18, 2020 9:45 AM

To: Hang Zhou

Subject: Oppose Robson Homes proposal

Hi Hang,

I am a current resident in the Mission Hills area. My children go to Mission San Jose Elementary School and I am very familiar with the land where the Robson Homes development is being proposed. I am writing to express my displeasure with this news and record my opposition to this development.

As a current resident and parent of elementary school kids, I am already severely burdened by the traffic, pollution, and unruly citizens of adjacent cities using Mission Blvd to get to 680. The news of this development further adds to my woes as a resident. I have to take several internal streets to drop off and pick up my kids from school, which is less than a mile away owing to traffic on Mission Blvd and spillage traffic on internal streets. The proposed development does not add any value but places additional burden on our crumbling infrastructure and community.

As a responsible city and citizens, I hope I can feel optimistic that you'd approve only environmentally responsible development such as recreation parks and facilities, improvements to roads etc. We do not need any additional residential developments that place increasing challenges on young families and current residents.

Thank you for listening and acting on the community's behalf to represent our interests.

Best Regards,

Jyothi

Comment #14

From: Joanna Lung [mailto:]

Sent: Tuesday, February 18, 2020 1:25 PM

To: Hang Zhou

Subject: Oppose Robson Homes proposal in Mission San Jose area

Hi Hang,

I am a Fremont resident and I live in Mission San Jose area more than 12 years. In the past years, I've been witnessing the disappointed changes of Fremont city - the green areas are being replaced by streets, housing and car parking and there is hardly any open land left in the city. All of the construction adds to the number of people in the neighborhood. But does the city increase basic services enough to accommodate the new people and relieve the new burdens on the old residents? In reality, we have to deal with the increasing traffic, pollution, noise and road wear and emissions from cars etc. in our daily life.

I'm still searching for the answer – why did the Fremont City has to approve so many large scale and high density development plans to cram each corner of the city with high rise buildings and traffic? I feel a responsible city should 1. only approve environmental responsive development plan 2. to preserve open spaces/green areas 3. to help control traffic, pollution and noise 4. to create more public recreation parks and facilities.

Why can we just preserve the last piece of green land in where the native Ohlone Indians used to inhabit for generations and the nearby old mission church used to be one of the most prosperous of all the California missions?

If you love Fremont like I and other fellow residents do, then please oppose this development proposal. Let's save the last piece of open land in Fremont and let's restore Mission San Jose downtown as other prestigious and unique downtowns in Pleasanton, Saratoga.

Thank you for reading my email and acting on the community's behalf to represent our interests.

Sincerely,

Joanna Lung, Fremont resident