WESTGATE VENTURES

June 15, 2020

Mr. Joel Pullen
Planning Manager
City of Fremont
39550 Liberty St.
Fremont, CA 94538

Re: General Plan Amendment Screening Request for 289 St. Joseph Terrace; APNs 513-0401-020-09 and 513-0401-072

On behalf of the St. Joseph Parish, we are pleased to submit this request for a General Plan Amendment Screening to change the GP designation of a portion of the above referenced property from Hillside-Residential to Low-Medium Density Residential use. The purpose of this change is to accommodate the development of 13 single-family homes. These homes would be clustered in a 1.3-acre portion of the site, and leave the remainder of the property free from further home development. As part of this proposal, we would also like to make streetscape improvements to Mission Boulevard.

Background:

For the last several years, the Parish has been working with the City of Fremont on the development of a new church building on the northeast corner of Mission Blvd. and St. Joseph Terrace. To raise funds for the building's construction, the Parish would like to sell a portion of its property for the development of new homes. Proceeds from the sale would comprise a major portion of the funds needed to build the new church.

The parcel proposed for the new homes was originally acquired to expand the Parish and school facilities. But Parish plans have changed, and the uses originally slated for a planned multipurpose building on the parcel have been folded into the existing facilities on site. As such, the parcel is no longer critical to the Parish and they would like to sell it to a home builder.

Hillside Residential Designation and Measure A:

The Parish owns a roughly 4.8-acre area that is relatively underutilized. This is shown in the Context Map on Sheet 1 ("Underutilized Area"). This area includes the Parish rectory, which would remain, and a ministry house that would be demolished as part of this proposal. The ministry house, built in 1960, has recently been used for office and

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administrative purposes but is no longer needed. The whole Underutilized Area is designated Hillside Residential.

The Hillside Residential designation calls for a maximum density of less than 2.3 units per net acre and a minimum lot size of 20,000 SF. The goal of the Hillside Residential designation is to preserve the character of the 'existing hillside neighborhoods and achieve compatible resource conservation and safety objectives.'

Also affecting the site's development is Measure A, a voter Initiative approved in 1981 that restricted and guided development in Fremont's hill area. That Measure limited the density of new development to a property's allowed density at the time of the Initiative's approval. The site then had a General Plan designation of Low-Density-Residential, which capped residential development to 3.5 du/ac. Our net acreage is approximately 3.9 acres, which allows a maximum of 14 homes in the Underutilized Area. Net of the rectory, which will be retained, and after the demolition of one structure on site, we are left with a maximum of 13 new homes without exceeding Measure A limits.

Another guiding principle of Measure A to preserve open areas is its recommendation to cluster homes:

> *Development shall utilize clustering, density transfers and other techniques to maximize open space, minimize environmental and visual impact and encourage development in the Hill Area outside the Hill Face…*

Though Measure A's recommendation to cluster somewhat conflicts with the current General Plan requirement of 20,000 SF lots, both Measure A and the Hillside Residential designations have the intent of limiting development intensity to preserve the character of the existing neighborhood and natural hillside ambience.

Technically, while the program we propose is consistent with Measure A it does not comply with the Hillside Residential designation requirements, neither with respect to density or lot size. However, it does achieve the intent of both policies better than what the current GP designation allows.

The best example of a program consistent with the current GP designation is the neighborhood just east of the site, on St. Joseph and Monticello Terraces. This neighborhood is comprised of 11 large lot homes ranging in size from roughly 5,800 to 11,000 SF. The size of the Parish's Underutilized Area is approximately 4.8 acres (3.9 acres net of riparian area). And in that area, an additional eight new homes on 20,000 SF lots would theoretically be allowed (net of the existing rectory). With the maximum FAR

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allowed per the current zoning, these homes could range to more than 6,000 SF each in size, not including the garage.

While physical site constraints would likely limit the number of units that could be built, and such a program could be an attractive addition consistent with the homes east of the Property on St. Joseph and Monticello Terraces, it would also dramatically alter the more rural character of the immediate area in a manner that our proposed program would not.

Proposed Program

Instead of a program of large homes and lots that would cover the entire Underutilized Area, we propose clustering the homes in one location, as recommended by Measure A. The proposed program includes 13 homes on a 1.3 acre portion of the property; the resulting density (10.0 du/ac) would fall in the lower end of the Low-Medium Density Residential range of 8.7 to 14.6 du/ac. Though this is a larger number of homes than the current General Plan now allows, it has a much smaller overall development footprint and would thus keep a larger portion of the Underutilized Area free from new homes, as Measure A would preclude development of additional units there. As such, by concentrating homes in the area proposed, the north side of St. Joseph Terrace will essentially remain free of further residential development in perpetuity (unless the Measure A Limits are abolished or amended by a vote of the citizens of Fremont). Please see Sheet 2 for the program site plan.

While the architecture has not been designed yet, we envision a program of rear-loaded single-family homes that would be approximately 2,700 SF average in size, and approximately 34 feet in height. Guest parking would be accessed off St. Joseph Terrace. The defining feature of this program is the olive trees that ring the site on three sides. These olive trees will be largely preserved, with the exception of possibly two trees on the north side that would need to be removed for the drive access. And it is largely around these trees that the program has been designed. The eastern portion of the program will have a generous open space/paseo area that will face a 350 linear foot double row of olive trees. This provides a unique setting for the design of a gardenlike open space that is not typically found in programs this small (if anywhere). The trees ringing the program will also provide a natural visual screen and lend character to the program that only mature landscaping can offer. We also propose to replant an existing median on St. Joseph Terrace; this would greatly enhance the appearance of the road fronting the program.

We have prepared photo simulations (Sheet 3) of the program from vantage points on St. Joseph Terrace, driving east, and driving west, near the property. The program is presented at two points in time (at 3-5 years after construction; and at 10-15 years after construction)

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to show the manner in which the new landscaping will allow the homes to visually blend into the property surroundings.

Along with the preservation of the trees, the program's location also achieves a key Measure A goal: to reduce development's overall visibility from public places. Though St. Joseph Terrace is a private street, it is publically accessible. And having the homes behind and set back from the existing olive trees will keep them far less visible than would be homes on the north side of the street. It is also important to note that this location is generally inconspicuous from the closest public street: Mission Boulevard, as it is more than 550 feet from the site. And that view from Mission Blvd. is largely obscured by existing buildings.

Neighbor Outreach:

Our original proposal did include a small number of homes in the flat open area between the rectory and carriage house. However, in response to some neighbor concerns about that concept, we revised the program to its current plan of 13 now smaller homes in just the 1.3 acre area.

Community Benefit:

In addition to the streetscape improvements on St. Joseph Terrace, we would also like to install landscaped medians on a stretch of Mission Blvd. roughly between Washington Blvd. And St. Joseph Terrace. For reference, we have attached a page from the Mission San Jose Multimodal Corridor Plan, which was prepared by the City of Fremont in collaboration with the MSJ Chamber of Commerce, amongst others. The plan was designed with a number of goals, including traffic calming, improving pedestrian safety, and beautifying the streetscape to help return vitality to the business district. While the city intends to restripe Mission Blvd. per these plans during summer 2020, our understanding is that the rest of the improvements are unfunded.

Sheet 4 is a page from the MSJ Multimodal Corridor Plan showing Mission Blvd. improvements between Washington Blvd. And Telles Lane. We propose installing approximately 550 linear feet of new landscaped medians; this would be the two medians on Mission between St. Joseph Terrace and Washington Blvd. and the approximately 110 foot long median directly north of St. Joseph Terrace. The medians would then be planted with shrubs and trees. Median islands are a natural way to slow traffic because the landscaping provides a visual speed reference for drivers. But aside from helping calm traffic and making street crossings safer, landscaped medians will greatly enhance the street's visual appeal and improve the overall pedestrian experience for this stretch of Mission Blvd. As such, we believe installing and planting these medians will be a benefit

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not only to this historic retail corridor but to all members of the public who pass through the area.

In summary, we are seeking a General Plan Amendment to develop a program that, while not technically consistent with the Hillside Residential designation, actually achieves the goals of that designation and Measure A by limiting the overall development footprint and better preserving the property's ambience. It will also help enhance the overall streetscape both on St. Joseph Terrace and Mission Boulevard. We greatly hope that permission will be granted to proceed with an application for this program.

Yours Truly,

Wilson Hu
WestGate Ventures

General Plan policies supported by the proposed project:
In addition to seemingly meeting the intent of the city's hillside preservation policies, the program also supports a number of General Plan policies.

Policy 2-1.3: Maintain Fremont's Open Space "Frame"
Conserve the unique ecological characteristics of the Fremont Hills and San Francisco Bay shoreline and wetlands and recognize the contribution of these features to Fremont's identity and livability. Future land use decisions should ensure the long-term protection of these areas as open space.

Note: While the remainder of the Underutilized Area is not technically open space, the project as proposed would preclude any new residential development in that portion of the site.

Policy 2-3.2: Neighborhood Reinvestment
Encourage continued reinvestment in Fremont neighborhoods by the public and private sectors. While the basic land use pattern in many neighborhoods is already set and will be maintained, their improvement and evolution should be viewed an important part of the City's sustainability initiatives.

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Note: The program not only reduces the possible development footprint in the immediate area, but can dramatically improve the Mission Blvd. streetscape with the proposed landscaped medians.

Policy 2-3.6: Connectivity / Implementation 2-3.6.B: Traffic Calming
Implement measures to slow down or "calm" traffic on local streets, thereby improving traffic safety and enhancing the quality of life in Fremont neighborhoods. A reliable, sustainable source of funding for traffic calming projects should be identified to carry out this action. Creative approaches to obtaining funding should be encouraged and pursued. Traffic calming measures could be combined with new sidewalks and pathways, street trees and landscaping, crosswalks, and other design changes which make it safer and more comfortable to travel without a car.

Note: The proposed medians on Mission Blvd. will not only improve the visual appeal of the street but also can slow speeding traffic and make crossings safer for pedestrians. While the proposed medians were originally conceived in partnership with the city, no funding appears otherwise available for their construction.

Land Use Goal 2-2: Directing Change
Directing Change – Growth and development that is orderly and efficient, leverages public investment, ensures the continued availability of infrastructure and public services, reduces adverse impacts on adjacent properties, and protects the natural environment.

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PROJECT SUMMARY

Address: 289 St. Joseph Terrace, Fremont, CA
Assessor's Parcel Numbers: 513-0401-020-09; 513-0401-072
General Plan Designation: Hillside Residential
Proposed General Plan Designation: Low-Medium Density Residential
Existing Zoning: P-2001-34(HOD) (H-I)
Proposed Zoning: Planned Development

Required Open Space:	900 SF
Proposed Open Space:	7,600 SF

PROPOSED RESIDENTIAL UNIT MIX

Unit Type	Mix	SF
Plan 1	4	2,475
Plan 2	3	2,675
Plan 3	6	2,850
	13	2,694

PARKING SUMMARY

Use	Required	Proposed
Residential	20	26 (garage)
Guest	7	7

UNDERUTILIZED AREA

4.8 Gross Acres
3.9 Net Acres

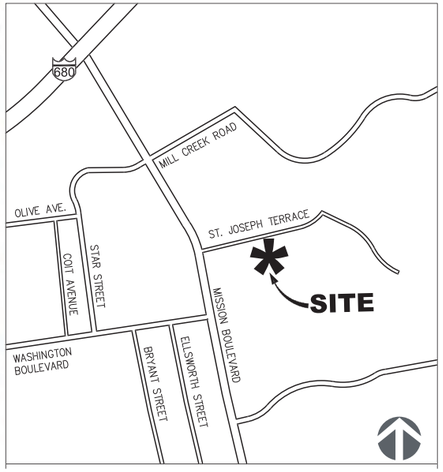
1.3 ACRE AREA

Proposed for General Plan Amendment from Hillside Residential to Low-Medium Density Residential

Site Area: 1.3
Proposed Residential Units: 13; Density=10 du/ac

3.5 ACRE AREA

No new Residential Development



VICINITY MAP N.T.S.

HMH
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com
GATES +ASSOCIATES

ST. JOSEPH HOMES FREMONT, CALIFORNIA

CONTEXT PLAN - I
JUNE 2020

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SITE PLAN - 2
JUNE 2020

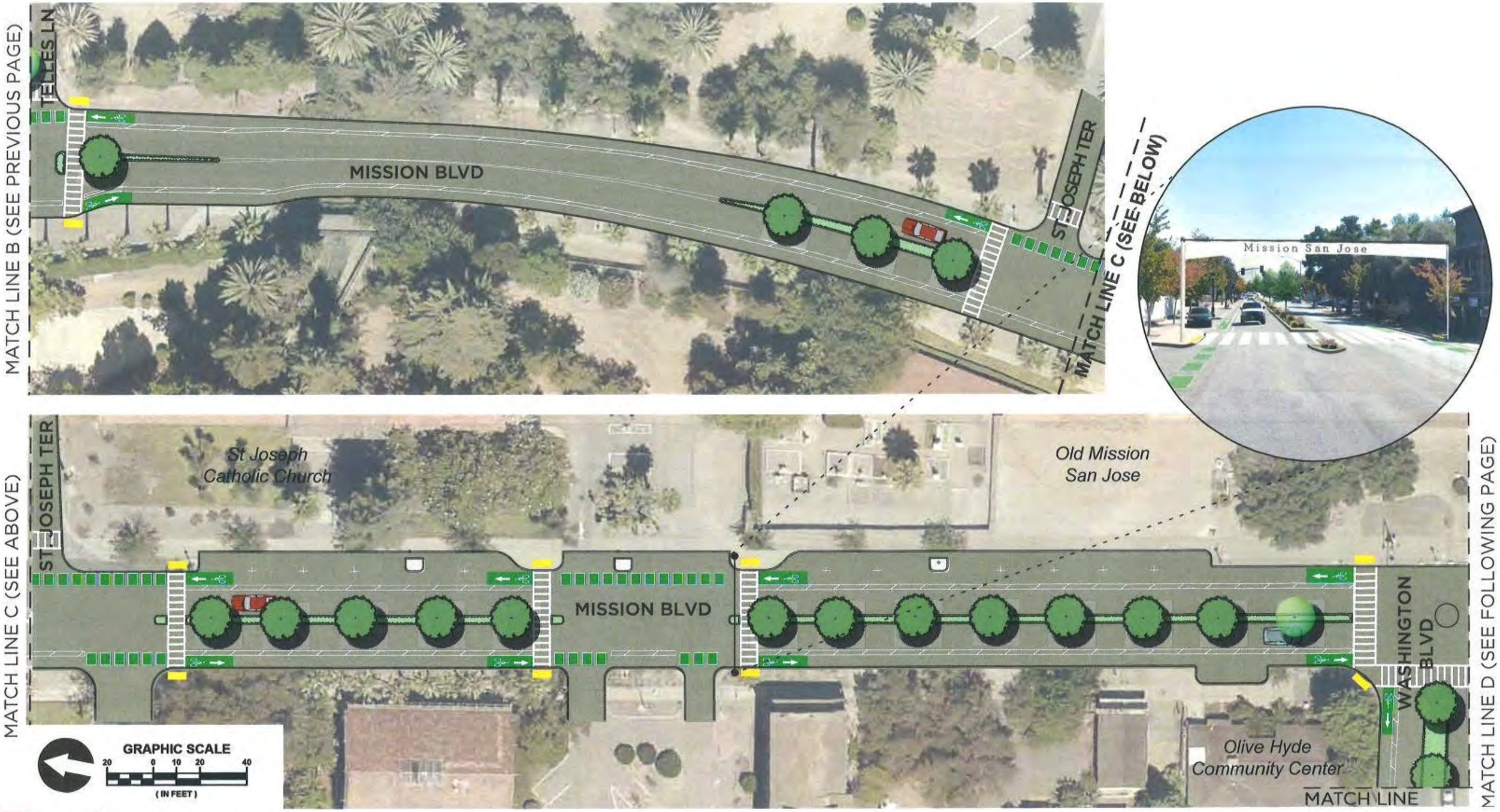
VIEW 1- PROPOSED IMPROVEMENTS 3-5 YEARS AFTER INSTALLATION

VIEW 1- PROPOSED IMPROVEMENTS 10-15 YEARS AFTER INSTALLATION

VIEW 2- PROPOSED IMPROVEMENTS 3-5 YEARS AFTER INSTALLATION

VIEW 2- PROPOSED IMPROVEMENTS 10-15 YEARS AFTER INSTALLATION

The Corridor - Mission Boulevard Preferred Alternative



Fremont

SHEET 4