

June 21, 2016

City of Fremont  
Kristie Wheeler  
Planning Manager  
Planning Division  
39550 Liberty Street, P.O. Box 5006  
Fremont, CA 94537

Re: General Plan Amendment Prioritization – Vacant Portion of the Centerville Pioneer Cemetery –  
(Portions of APN 501-1426-012-04 and APN 501-1426 -016-04)

Dear Ms. Wheeler,

We are respectfully submitting an application for the General Plan Amendment Prioritization with the intent of changing the current General Plan and Zoning from General Open Space and Open Space to Residential Medium Density (14.6 to 29.9 units per net acre) and R-3-23 respectively on approximately 0.4 acres. The cemetery proper would remain designated General Open Space.

***Site Background***

The now vacant site of the Alameda Presbyterian Church (Preceding the name Centerville and Fremont) is adjacent to the church cemetery and the emerging ‘Artist Walk’ development. The 1856 “little white church” burned in an arson fire in 1993. The site has been vacant ever since. The site has no endowment care for the cemetery plots and is a frequent target of vandalism and homeless encampments.

***Development Program***

In order to provide an onsite presence and beautification of the property, we are proposing to build 7-8 townhomes on the vacant parcel (no graves will be disturbed or relocated in this site plan). The property is adjacent to Bonde Way between Fremont Blvd. (Highway 84) and Post Street near the Centerville train station. As such the project conforms to the following City policies:

**Policy 2-1.7: Becoming a More Transit-Oriented City**

Plan for Fremont’s transition to a community that includes a mix of established lower-density neighborhoods and new higher-density mixed-use neighborhoods with access to high-quality transit. Transit-oriented development (TOD)—or the placement of higher density uses around transit facilities—should be recognized as the key strategy for accommodating Fremont’s growth in the next 20-25 years.

**Policy 2-1.11: Infill Emphasis - Implementation 2-1.11.B: Underutilized Land**

Where appropriate, use available resources to achieve the more efficient and productive use of underutilized infill properties. Public investment and partnerships with the private sector should be used to incentivize infill development, particularly in the City Center, Town Centers and around transit stations

**Policy 2-3.4: Infill Development**

Support infill development on vacant and underutilized land in Fremont’s neighborhoods, particularly where there are vacant lots or parcels that create “gaps” in the urban fabric and disrupt the continuity of a neighborhood. Such development should respect the scale and form of surrounding properties.

**Policy 2-3.8: Location of Higher Density Housing**

Generally locate new higher density housing in Priority Development Areas and the TOD Overlay where there is good access to transit, proximity to local-serving commercial uses, and proximity to collector or arterial streets

**Policy 11-3.3: Centerville Opportunity Sites**

Capitalize on the development opportunities presented by vacant and underutilized parcels in the Centerville area. Infill development should close gaps in the fabric of the community and make Centerville a more cohesive and memorable place, a “destination” within Fremont.

It is proposed to rent/sell half of the units at market rate and hold the remaining units as Below Market Rate Units. This will enable us to create affordable units for church pastors, youth workers, and church staff, enabling them to continue living in our community. Our affordability calculation for sale and for rent is as follows:

Ownership Project-Moderate Units Provided			Voluntary Provision of Rental Units in Ownership Project		
Unit Count	8		Unit Count	8	
	Basic	Result		Basic	Result
Very Low		0.00	Ext Low	2.60%	0.21
Low		0.00	Very Low	4.40%	0.35
Moderate	3.50%	0.28	Low	3.40%	0.27
	<u>3.50%</u>	<u>0.28</u>	Moderate	<u>3.00%</u>	<u>0.24</u>
	3.50%	0.28 units*		13.40%	1.072 units

\*Plus pay a fee of \$14.25 to \$18.50 per square foot for lower income households.

The proposed development exceeds the basic requirement by providing 4 affordable units. The Church is currently in the process of analyzing the implications of retaining the affordable units to rent to our staff or to selling the affordable units to our staff. Our intent conforms to the following City policies:

**Housing Element Goal 3**

Encourage the Development of Affordable and Market-Rate Housing in Order to Meet the City’s Assigned Share of the Regional Housing Need Allocation (RHNA).

**Housing Element Policy 3.03**

Facilitate the development of a diverse housing stock that provides a range of housing types and affordability levels throughout the community.

The development would conform to all new sustainable building practices both for the homes and the site itself. In addition to the construction, a landscape maintenance agreement will be contracted for both upkeep of the proposed residential parcel as well as the now derelict cemetery. We propose to build an artistic replica of the original steeple from the “White Church” on the corner of Bonde and Post streets as an enhancement to the community.

**Policy 4-2.6: Sustainable Building Design**

Encourage new construction, additions, and remodels to incorporate sustainable building practices. Future buildings should consume less energy, water and other resources, facilitate natural ventilation and lighting, and create a healthy and safe environment for occupants

**Policy 4-5.9: Art in Public Places**

Utilize public art as a way to strengthen the identity of Fremont’s centers and neighborhoods.

**Policy 11-3.5: Centerville Building Scale and Design**

Ensure that the scale and design of new and/or renovated buildings contributes to the vision for Centerville as an attractive, walkable Town Center.

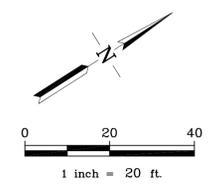
We look forward to working with you and colleagues. We will be glad to provide any additional information or questions that arise.

Please feel free to contact our Owner Representative Angelic Williams at (925) 236-9681 or [awilliams@dcrealestate.com](mailto:awilliams@dcrealestate.com) with any questions you may have.

Regards

Greg Roth  
Centerville Presbyterian Church

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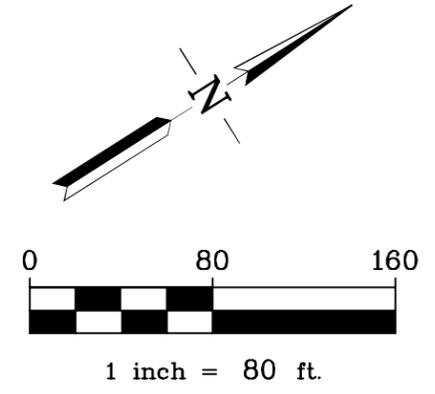
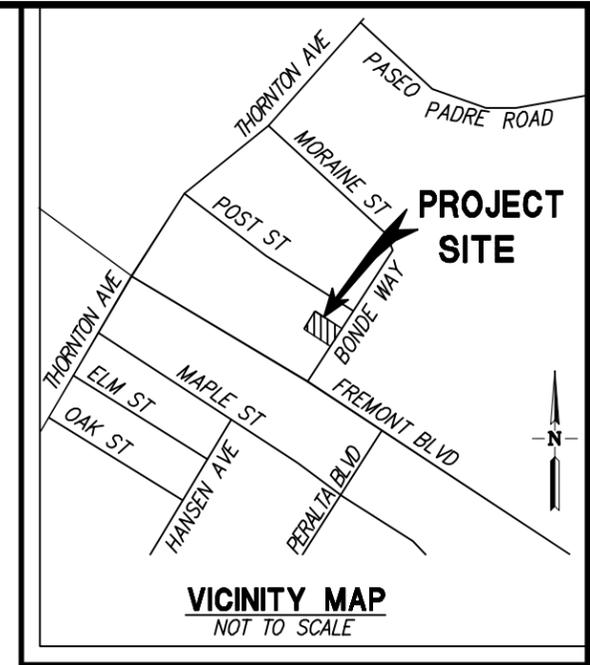
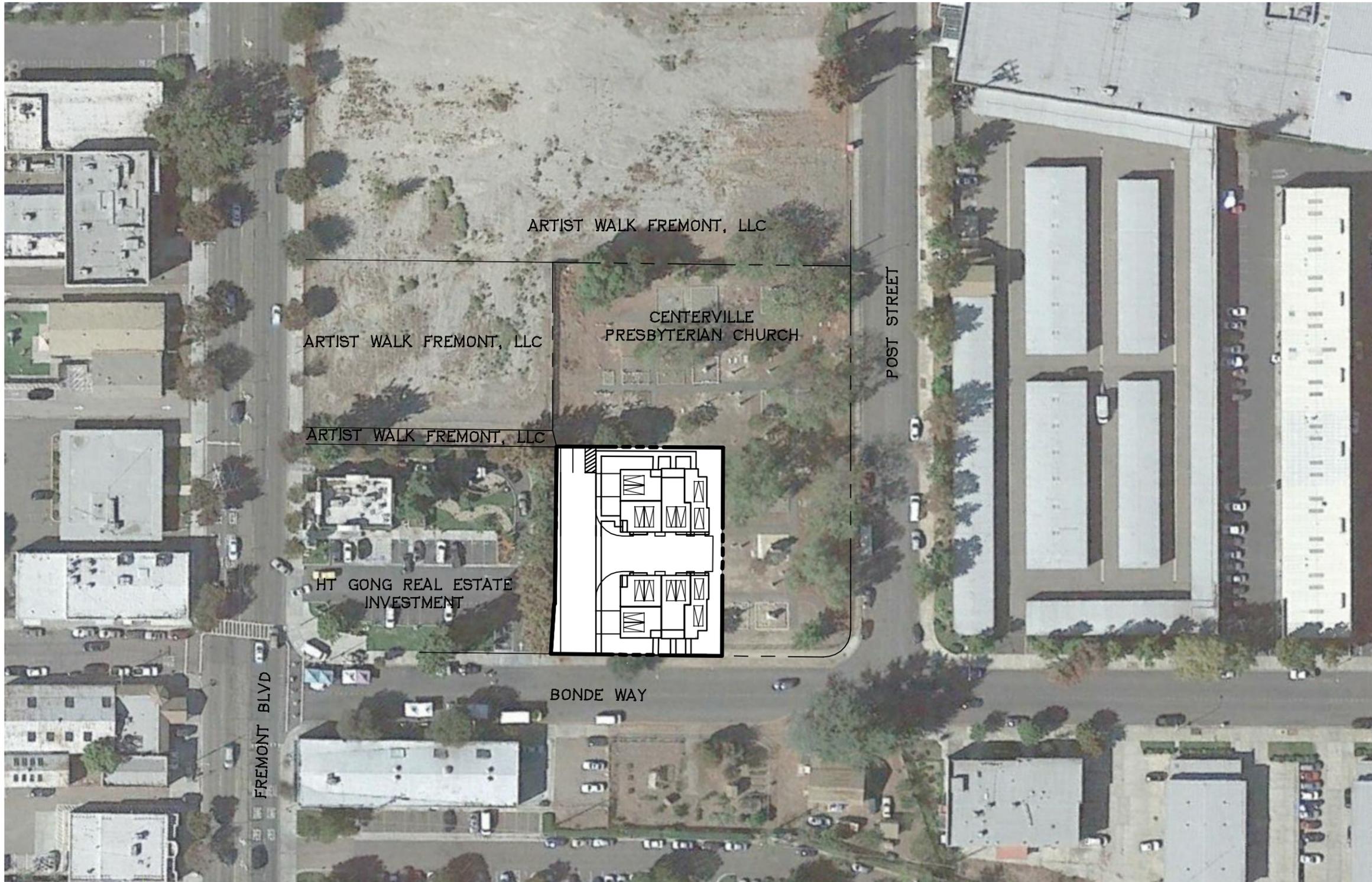


**NOTE**  
 THE BOUNDARY INFORMATION SHOWN HEREIN ARE PER THE PRELIMINARY REPORT PREPARED BY NORTH AMERICAN TITLE COMPANY, ORDER NO. 1424136, DATED: MARCH 22, 2016.

**RECORD BOUNDARY**  
**CENTERVILLE PRESBYTERIAN CHURCH**  
**(2013-316033)**  
 FREMONT, ALAMEDA COUNTY, CALIFORNIA  
 FOR: DUTRA CERRO GRADEN

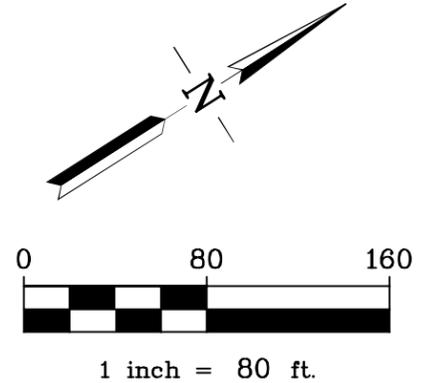
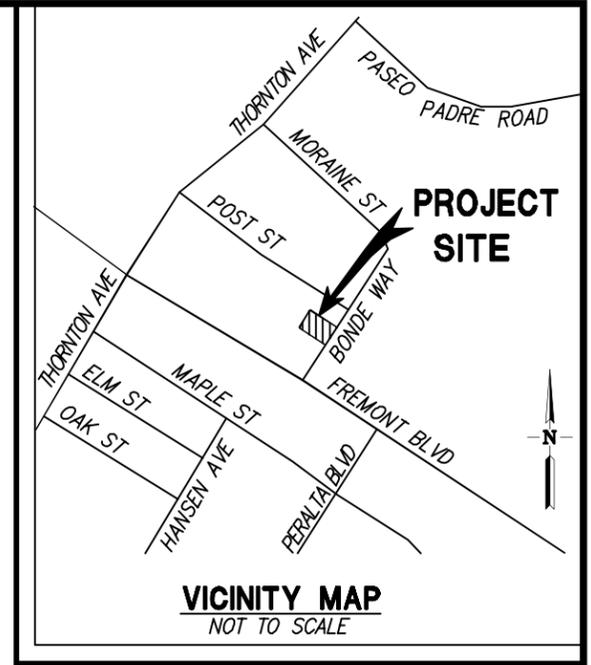
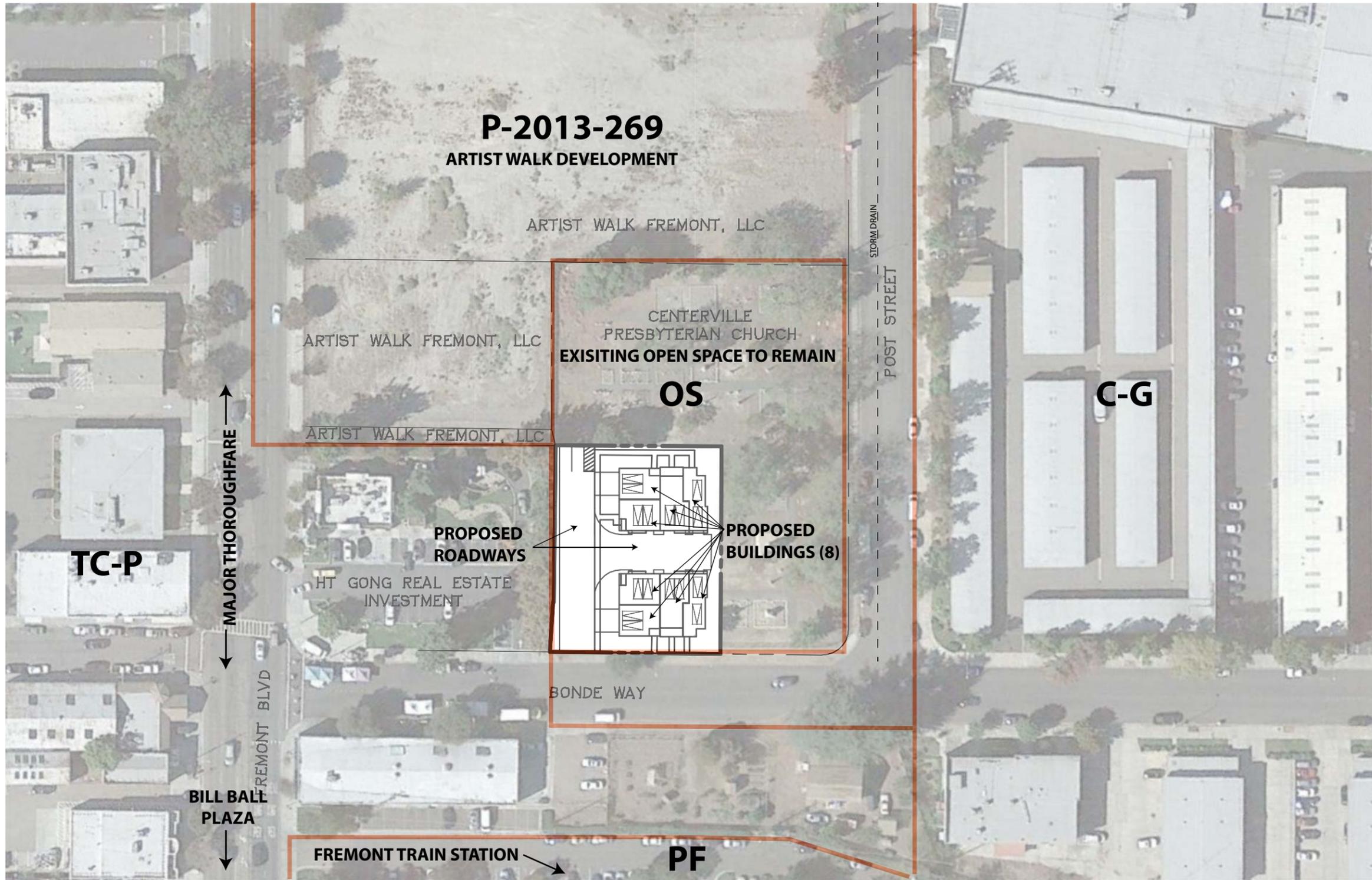
**RJA**  
**RUGGERI-JENSEN-AZAR**  
 ENGINEERS • PLANNERS • SURVEYORS  
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
 PHONE: (925) 227-9100 FAX: (925) 227-9300

G:\JOB2016\161038 BONDE WAY, FREMONT\SURVEY\161038 GENERAL PLAN EXHIBIT.DWG 6/23/2016 7:07:40 PM JESSE, MA



**GENERAL PLAN EXHIBIT**  
**CENTERVILLE PRESBYTERIAN CHURCH**  
CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA

**RJA**  
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PHONE: (925) 227-9100 FAX: (925) 227-9300



**Topography:** Flat  
**Easements:** None  
**Net Site Area:** 0.4 Acres

**SITE CONSTRAINTS AND OPPORTUNITIES ANALYSIS**



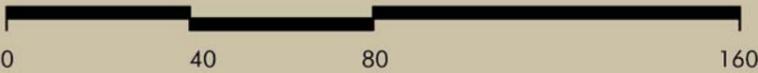
CENTERVILLE  
CEMETERY

POST STREET

BONDE WAY

**ILLUSTRATIVE SITE PLAN: 8 UNIT PLAN**

3858 Bonde Way



JOB NO. 1133.004  
DATE 06 - 24 -16  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200



A.1

## **BUSINESS TAX CERTIFICATE**

The business named below has registered with the City of Fremont for Business Tax. The acceptance of the tax and the issuance of this Business Tax Certificate entitles the holder to operate a business in the City of Fremont. Any business operated under this certificate shall comply with all applicable laws and ordinances.

**Business Name:** Centerville Presbyterian Church

**Business Location:** 4360 CENTRAL AVE FREMONT, CA 94536-5802

**Business Owner(s):** Centerville Presbyterian Church

CENTERVILLE PRESBYTERIAN CHURCH  
4360 CENTRAL AVE  
FREMONT, CA 94536-5802

## **CITY OF FREMONT**

Revenue Division  
39550 Liberty Street  
Fremont, California 94538  
(510) 494-4790 ext. 2

**BUSINESS LICENSE #: 049214**

**Taxpayer I.D. #:**

**Expiration Date:** September 30, 2016

**Description:** Religious Organization

**TO BE POSTED IN A CONSPICUOUS PLACE - NON TRANSFERABLE**

