

ROBSON HOMES

November 15, 2017

Mr. Jeff Schwob
City of Fremont
39550 Liberty Street
Fremont, CA 94539

RE: Lincoln Residential General Plan Amendment screening request

Robson Homes is pleased to submit a General Plan Amendment request to construct twenty new homes on 1.1 acres located at 43401 and 43431 Ellsworth Street. The project site is located within the Mission San Jose Community Plan Area and is zoned Town Center – Pedestrian, which allows for residential development as part of a vertical mixed-use development. Our proposal is to designate the site for medium density residential development to preserve the neighborhood character and infuse new investment and vitality in the area.

The Lincoln property is a mid-block location that should be developed to support the retail and community uses on Mission Boulevard, the main street of downtown Mission San Jose. Despite its zoning, the property has never been a commercial site, and more intense mixed-use development belongs on the main street. Historically, the Lincoln property contained a Portuguese social hall (Society of IDES) and single family housing. The social hall was removed in the mid-1960s, and the site has sat vacant for the last 50 years.

The proposed residential project will be a catalyst for the area and other investments in small properties. It will redevelop a vacant site of 50 years that has been a blight on the neighborhood, inject high income stakeholders and customers, provide attractive public street parking, and support the property values needed for renovation of other residences in the area.

The Ellsworth Street location offers future homeowners the ability to walk to the downtown retail shops, local schools, and parks. While the homes certainly do not qualify as affordable homes, they do provide much needed and sought after housing that is relatively affordable compared to the \$2+ million new homes being built in the Mission district. We also intend to explore the opportunity of incorporating small accessory dwelling units on the ground floor of the duplex units, which would promote multi-generational living and provide up to 8 additional “affordable by design” units.

The design and scale of the community will closely match our Abbey project (aka Sisters project), and will be compatible with the town center village. It will blend into the “existing pattern of varied front yard setbacks, mixed residential and commercial land uses, and buildings of varying heights, façade details, and roof lines”. The homes are 2 ½ stories along the edges, and three stories for the interior

Letter to Mr. Jeff Schwob

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duplexes. As shown in the attached picture of The Abbey, there will be a mix of Spanish and cottage styles and a complimentary mix of materials and colors. The site layout will also create an attractive landscape treatment that will relate to other clusters of noteworthy gardens and courtyards in the area.

What Ellsworth Street needs is basic street improvements for pedestrians, bikes and cars alike. The street serves as a secondary location for additional street parking to support Mission Boulevard and the Mission retail center on Anza Street, but there is no curb gutter, sidewalk, or landscaping. Moreover, the overly wide right-of-way has invited the cut-through traffic plaguing the area.

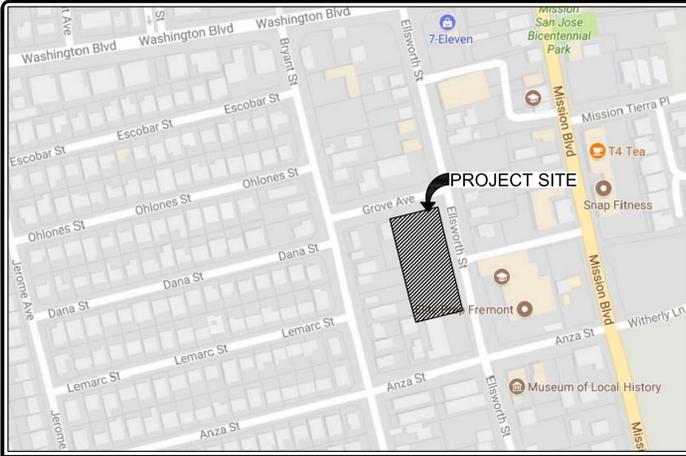


The Lincoln Residential project proposes to narrow the roadway, which will calm traffic, and complete extensive new street improvements along its street frontages on Ellsworth Street and Grove Avenue.

While the location of the project is not in a priority development area, revitalization of downtown Mission San Jose has always been a primary goal of the City of Fremont. The project will inject new private investment and make substantial public improvements to beautify the area. It will also promote long term sustainability by locating these homes close to so many amenities accessible by walking or biking. As an additional commitment to sustainability, each home will have the maximum solar array that can be accommodated with the roof design, which will likely exceed the City's mandatory solar requirements.

We are very proud to propose the Lincoln Residential project. We always take an active role in neighborhood improvement with our projects, and this one has the potential for doing a lot of good things for the area.

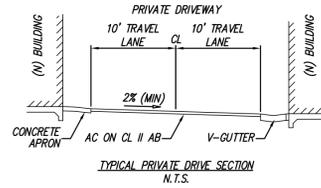
Sincerely,
Robson Homes, LLC



VICINITY MAP
N.T.S.

DEVELOPMENT SUMMARY TABLE

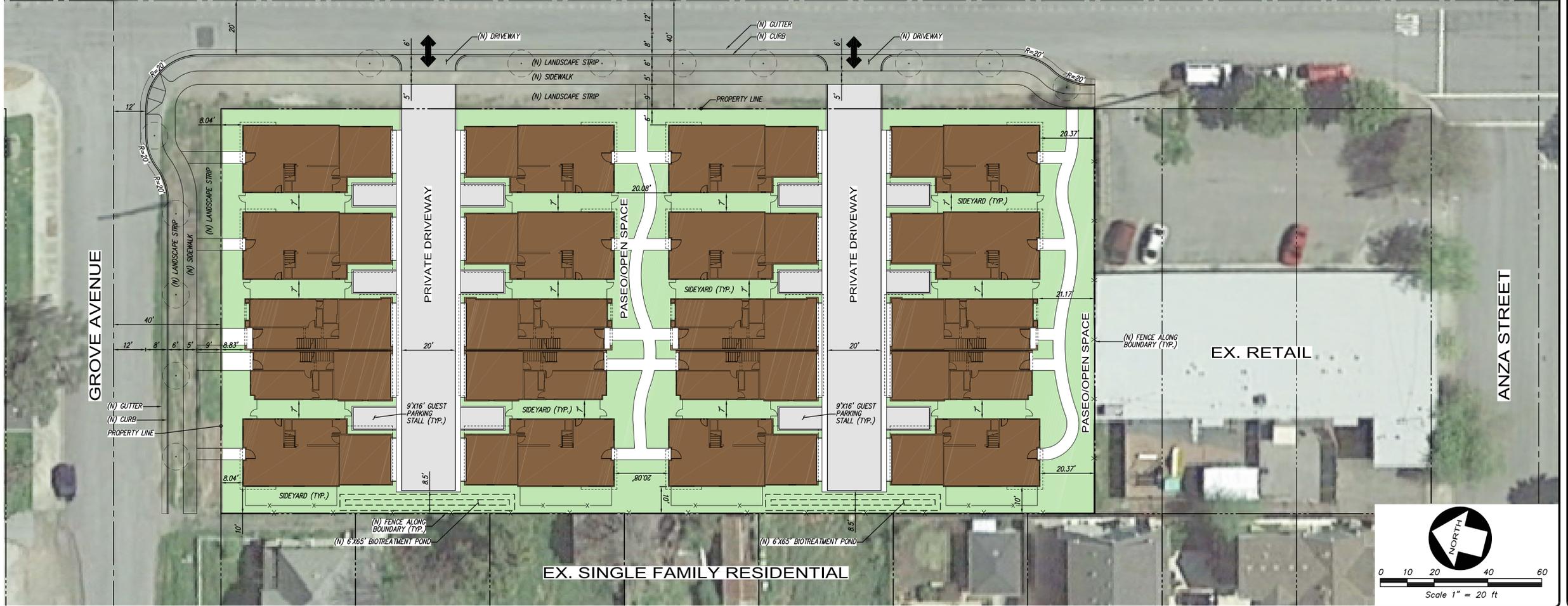
1. PROPERTY ADDRESS: 43401 AND 43431 ELLSWORTH STREET, FREMONT
2. ASSESSOR'S PARCEL NUMBERS: 513-0609-042, 513-0609-043
3. GENERAL PLAN LAND USE DESIGNATION: COMMERCIAL - TOWN CENTER
4. PROPOSED GENERAL PLAN LAND USE DESIGNATION: RESIDENTIAL - MEDIUM
5. EXISTING ZONING: TC-P (HOD) (H-1)
PROPOSED ZONING: R-3-18
6. GROSS AREA: 48,750 SQ. FT. (1.119± ACRES)
7. TOTAL UNITS: 20
DENSITY: 17.87 DU/AC
8. PARKING REQUIREMENTS
 - REQUIRED: 30 RESIDENT & 10 GUEST
 - PROVIDED: 40 RESIDENT & 12 GUEST
9. OPEN SPACE REQUIREMENTS
 - REQUIRED: 1,250 SF
 - PROVIDED: 3,000 SF (15' CLEAR WIDTH)
10. BUILDING TYPES
 - PLAN 1 - 2,800 SF - 4BR/4BA: 12
 - PLAN 2 (DUET) - 2,500 SF - 4BR/4BA: 8



EX. SINGLE FAMILY RESIDENTIAL

MISSION SHOPPING CENTER

ELLSWORTH STREET

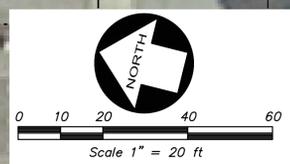


GROVE AVENUE

ANZA STREET

EX. RETAIL

EX. SINGLE FAMILY RESIDENTIAL



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NO.	REVISION	BY

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 3350 Scott Boulevard, Building 22
 San Jose, California 95134
 Tel: (408) 727-9641
 Fax: (408) 727-9641

GENERAL PLAN AMENDMENT
 SCREENING REQUEST FOR
 43401 AND 43431 ELLSWORTH STREET
 FREMONT, CALIFORNIA

CONCEPTUAL SITE PLAN
 AND VICINITY MAP

DATE	11/15/2017
SCALE	AS SHOWN
DESIGNER	M.K.
DRAFTER	STAFF
JOB	A17191
SHEET	C2
OF	2 SHEETS

A17191

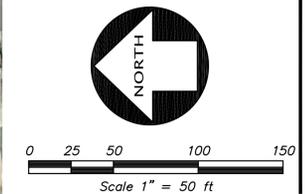
BOUNDARY NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED AUGUST 14, 2017, NUMBER NCS-868660-SC. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
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SUBJECT PROPERTY SITE CONSTRAINTS AND OPPORTUNITIES

1. EASEMENTS: NONE
2. NATURAL FEATURES: NONE
3. VIEWS: NONE
4. ACCESS: WITHIN HALF-MILE WALKING DISTANCE TO RETAIL, MISSION SAN JOSE ELEMENTARY SCHOOL, OHLONE COLLEGE, BUS STOPS, AND TWO MAJOR ARTERIAL ROADWAYS, WASHINGTON BLVD AND MISSION BLVD.
5. GENERAL TOPOGRAPHY: PROPERTY IS MOSTLY FLAT WITH GENTLE SLOPE TO THE NORTHWEST
6. UTILITIES
 - WATER: LOCATED WITHIN GROVE AVENUE AND ELLSWORTH STREET
 - STORM DRAIN: LOCATED WITHIN GROVE AVENUE AND ELLSWORTH STREET
 - SEWER: LOCATED WITHIN ELLSWORTH STREET
 - ELECTRIC, TELEPHONE & CABLE: EXISTING OVERHEAD LINES LOCATED ON EAST SIDE OF ELLSWORTH STREET, SOUTH SIDE OF GROVE AVENUE AND NORTH SIDE OF ANZA STREET
 - GAS: T.B.D.
7. TREES: NONE
8. BUILDINGS OR HISTORIC FEATURES: NONE



BY	
REVISION	
No.	

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 3350 Scott Boulevard, Building 22
 Santa Clara, California 95054
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 fax: (408) 727-9541

**GENERAL PLAN AMENDMENT
 SCREENING REQUEST FOR**
 43401 AND 43431 ELLSWORTH STREET
 FREMONT, CALIFORNIA

**CONTECT MAP AND
 SITE CONSTRAINTS &
 OPPORTUNITIES ANALYSIS**

DATE	11/15/2017
SCALE	AS SHOWN
DESIGNER	M.K.
DRAFTER	JAFFI
JOB	A17191
SHEET	C1
OF	2 SHEETS

Architectural Style

