

3883 ADAMS AVE
FREMONT, CA 94538

ALBERT HOROWITZ ARCHITECTURE

Table of Contents

SITE LOCATION	3
<u>EXISTING SITE CONDITIONS</u>	
TITLE REPORT	4
PARCEL ASSESORS	5
SITE STATISTICS	6
SITE PHOTOS	7
<u>ZONING REQUIREMENTS</u>	
LAND USE MAP	8
ZONING MAP	9
R-3 DEVELOPMENT STANDARDS	10
SUMMARY	11
PARKING	12-13
ADDITIONAL REQUIREMENTS	14
PROJECT SUBMITTAL	15-16
<u>PROPOSED LAND USE</u>	
SITE PLAN	17
FLOOR PLAN A	18
FLOOR PLAN B	19
FLOOR PLAN C	20
FLOOR PLAN D	21
SECTION	22

Site Location



Title Report

(621

SCALE: 1" = 100'

661

670

BAY STREET

(A) Ex-Mission San Jose - Sur. 18
Addition to Washington Corners
(B) (Lands of La Societe Francaise, ect.)
(C) Roberts Addition to the Town of Irvington
(D) P.M. 3762

Case 1-6-15
7/49
10/61
135/45-46

Assessor's Parcel

APN: 525-621-23

PROPERTY'S DIMENSIONS

85' x 172'

Site Statistics



LOT: 14,620 sqft.

EXISTING HOME

Single Family Home: 1,341 sqft.

One Story

2 bedrooms

1.5 baths

1 car detached garage

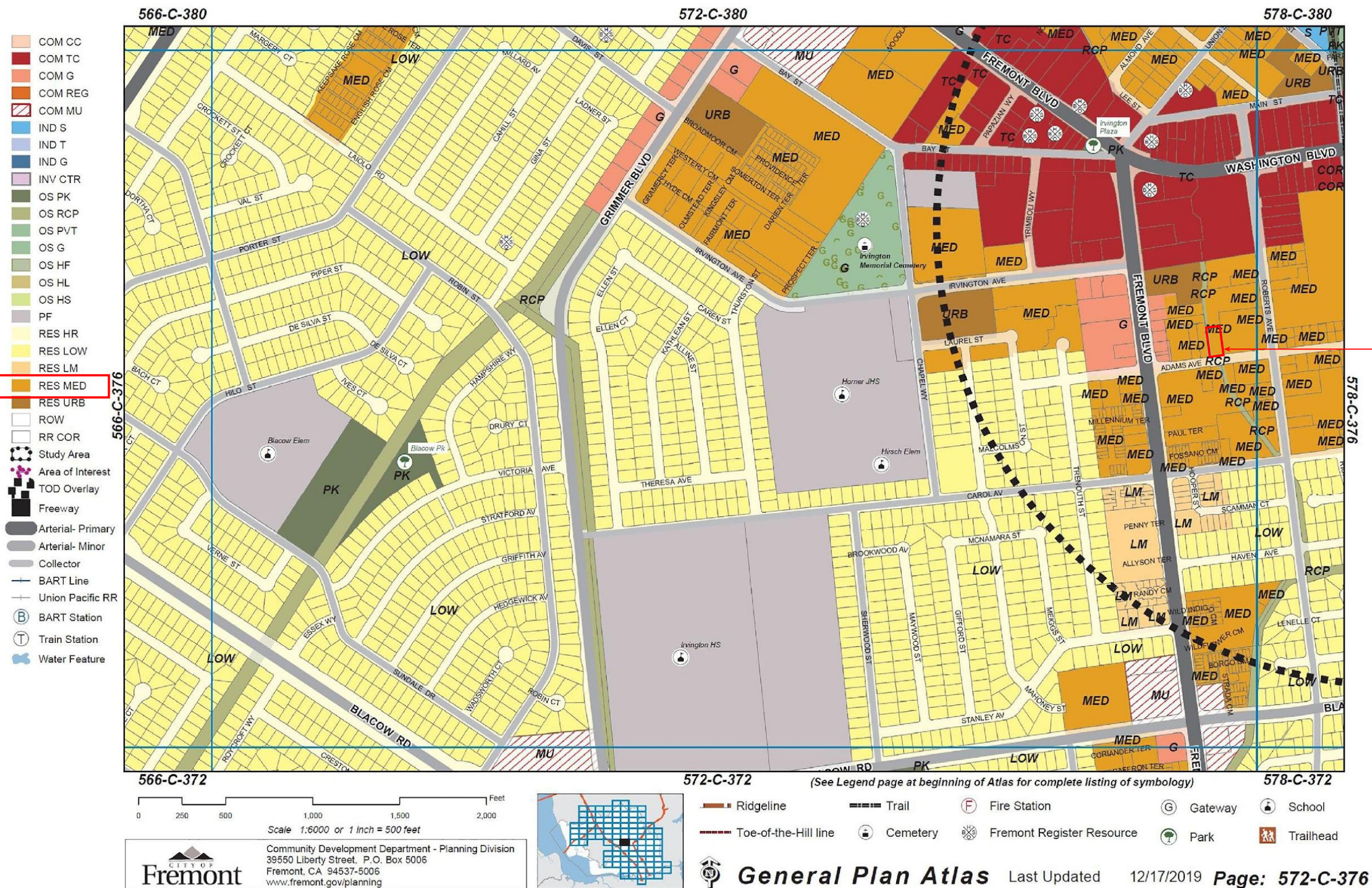
Site Photos



Land Use Map

LAND USE TYPE
FOR 3883
ADAMS AVE

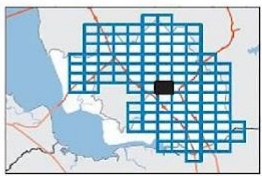
3883
ADAMS AVE



Zoning MAP



3883
ADAMS AVE



R-3 Development Standards

Zoning District Development Standard		R-3-10 ³	R-3-11	R-3-14	R-3-15 ³	R-3-18	R-3-23	R-3-27 ³	R-3-30	R-3-35	R-3-50	R-3-70
Allowable net density range (units/acre)		8.3 to 10	8.8 to 11	11.1 to 14.5	13 to 15	14.6 to 18	18.1 to 23	25 to 27	23.1 to 29.9	30 to 35	35.1 to 50	50.1 to 70
Minimum lot area (square feet)		6,000										
Minimum street frontage (feet)		35										
Minimum lot width	Interior (feet)	60					80					
	Corner (feet)	65					80					
Minimum lot depth (feet)		100										
Minimum front yard and street side yard depths ^{2,4,6} (feet)		15										
Minimum Interior side yard and rear depths ² both accessory and principal structures		10										
Additional minimum interior side and rear yard step back ⁹ when abutting a less dense residential general plan designation.												
·Principal structures of three stories		20										
·Principal structures of four stories		Not applicable		30								
·Principal structures of five or more stories		Not applicable									60	
Distance between windows of separate units on walls angled 90 degrees or less from each other (feet) ⁵		15										
Distance between parking or circulation areas and a public street right-of-way or private street easement (feet)		15										
Width of double-loaded paseo and pedestrian path circulation areas (feet)	One- and two-story buildings	15										
	Three-story buildings	20										
Maximum building height ⁷ (feet)		30	36 ⁷			45 ⁷			52 ⁷		52 ^{7,8}	
Maximum lot coverage ² (percentage)		40	45		50		55			65		75
Common open space		500 square feet for developments up to 5 units, plus 50 square feet for each additional unit. The minimum dimension of any common open space counting towards this requirement shall be 15 feet. (For projects with 12 or less subsection (g)(1)(A)(v) of this section)										
Private open space	Balconies (above ground level)	Minimum 60 square feet, the least interior dimension of which is 6 feet										
	Patios or private yards (at ground level)	Minimum 100 square feet, the least interior dimension of which is 10 feet, or minimum 200 square feet, with an interior dimension between 6 and 10 feet										
Accessory structures		See Chapter 18.153										
Fences and hedges		See Chapter 18.171										

² Attached housing developments are exempt from this requirement except as set forth in the city's multifamily design guidelines.

³ Properties with these zoning designations, or properties within a P district referencing these zoning designations, may continue to use the applicable density range until such time as property is rezoned. These zoning designations may not be applied to new properties as of January 1, 2014.

⁴ When a development fronts upon a Main street corridor or urban corridor street as identified in the general plan, there is not minimum setback distance to a building.

⁵ Buildings organized around private open space yards that consider privacy and views are exempt from this standard.

⁶ Building articulation and covered porch encroachments are allowable within front yards.

⁷ Height is limited to 30ft for those areas of parcels within 50ft of any property with a general plan density of 8.7 units per acre or less.

⁸ Height may be increased to 65ft maximum when within one-half mile of a transit station, and only for those portions of the building that have a step back of 100 ft from any property with a less dense residential general plan designation.

Summary

Address: 3883 ADAMS AVE, FREMONT, CA 94538

Zoning: R-3-18

(Site is located in medium density zoning, meaning apartments, condominiums, flats townhouses and low-rise multi-family complexes can be built. Must follow corresponding zoning standards and design guidelines)

Lot: 14,620 sqft or 0.336 ac

Max no. Units: .336 ac x 18units/1ac = 6 units

Lot coverage: 50% = $14,620/2 =$ 7,310 sqft.

Setbacks:

Front: 15ft

Rear: 10ft

Interior Side: 10ft

Max Height: 36ft

Common Open Space: 500 sqft for 5 units

+50 sqft. Per additional unit

Private open space:

Balconies: min. 60 sqft, least int. dimension 6 ft

Patios/ Pvt Yards: min. 100 sqft, least int.

dimension 10 ft

PARKING

Table 18.183.030

Required Parking Spaces

Residential Uses			
Use	Required Resident Covered Spaces	Required Resident Uncovered or Covered Spaces	Required Guest Spaces
Dwelling , single-family ¹ , two-family ¹ or duplex ¹			
-4 or fewer bedrooms	2 per unit	n/a	n/a
-5 or more bedrooms	3 per unit	n/a	n/a
Dwelling , multiple ^{1,4,5}			
-Studio and 1 bedroom units	1 per unit	n/a	0.5 per unit
-2 or more bedroom units	1 per unit	0.5 per unit	0.5 per unit
-Live/work units ^{1,3}	1 per unit	n/a	1.5 per unit
-Senior citizen housing developments, efficiency apartment units ¹ , boardinghouse and rooming house , ¹ single room occupancy (SRO) ¹	0.5 per unit	n/a	0.5 per unit

Parking: Multiple dwellings

Residents: 1 covered space/units

For 2+ bedroom units: 0.5 uncovered/unit
(Ex: for 6 two-bed units, 9 spaces required for residents)

Guest parking: 0.5 /unit

(Ex: for 6 two-bed units, 3 spaces required)

Note: covered spaced can be garages

BICYCLE PARKING

Table 18.183.135

Bicycle Parking Standards

Type of Use	Parking Standard
Multifamily residential with private garage	Long term = None required Short term = 4, plus 1 per 10 units
Multifamily residential without private garage	Long term = 2, plus 0.5 per unit Short term = 4, plus 1 per 10 units
Nonresidential	Long term = 1, plus 5% of required automobile parking for tenants or occupants Short term = 4, plus 5% of required automobile parking for visitors

Additional Requirements

LOCATIONS IS SUBJECT TO THE FOLLOWING:

1. MULTI-FAMILY DESIGN GUIDELINES

(<https://fremont.gov/DocumentCenter/View/18609/Multifamily-Design-Guidelines-Amended-March-2018?bidId=>)

2. IRVINGTON DESIGN GUIDELINES

(<https://fremont.gov/DocumentCenter/View/6873/Irvington-Design-Guidelines-2012-web?bidId=>)

3. CITYWIDE DESIGN GUIDELINES

(<https://fremont.gov/DocumentCenter/View/21012/Citywide-Design-Guidelines?bidId=>)

ALSO, IT'S PART OF THE IRVINGTON BART STATION PLAN- ROBERTS SUBAREA

(<https://fremont.gov/2977/Irvington-BART-Station>)

NOTE: Project must follow Multi-Family Design Guidelines first, if a subject is not addresses in those guidelines, then Irvington Design Guidelines must be followed, then Citywide Design Guidelines.

Project Submittal

PART VI: REQUIRED PLANS

A. Plan Set Elements

The following table indicates which elements of the Project Description/Justification, Standard Plan Set, and Map Set are required for various applications. If you have questions about whether an item is required for your application, please contact the Planning Division at planinfo@fremont.gov or (510) 494-4455 to clarify.

● = Always required.

○ = Sometimes required, based on scope of work.

- = Not required.

	Project Description or Justification				Standard Plan Set																Map Set
	Design Statement	Operation Description	Project Justification	Variance Justification	Title Sheet	Context Map	Site Plan	Floor Plan	Elevations	Sections	Boundary Survey	Prelim. Grading Plan	Prelim. Utility plan	Improvement Plans	Tree Survey	Landscape Plan	Misc. Details	Context Survey	Clean Bay Blueprint		
Agricultural Preserve Changes	-	-	●	-	●	●	●	-	-	-	-	-	-	-	-	-	-	-	●	-	
Appeal	-	-	●	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Certificate of Compliance	●	-	-	-	-	-	-	-	-	-	-	○	○	○	○	-	-	-	●	●	
Conditional Use Permit	-	●	-	-	●	●	●	●	○	-	-	-	-	-	○	○	○	-	●	-	
Discretionary Design Review	●	-	-	-	●	●	●	●	●	●	●	●	●	●	●	●	●	-	●	-	
Easement or Street Vacation	●	-	-	-	-	-	-	-	-	-	-	○	○	○	○	-	-	-	●	●	
General Plan Amendment	-	-	●	-	●	●	●	○	○	-	-	-	-	-	○	○	○	-	●	-	
General Plan Amendment Screening	-	-	●	-	●	●	●	○	○	-	-	-	-	-	○	○	○	-	●	-	
Historic Architectural Review	●	-	-	-	●	●	●	●	●	○	○	○	-	-	●	●	●	-	●	-	
Land Use Finding	-	-	●	-	●	●	●	-	-	-	-	-	-	-	-	-	-	-	●	-	
Lot Combination	●	-	-	-	-	-	-	-	-	-	-	○	○	○	○	-	-	-	●	●	
Lot Line Adjustment	●	-	-	-	-	-	-	-	-	-	-	○	○	○	○	-	-	-	●	●	
Ministerial Design Review	●	-	-	-	●	●	●	●	●	●	○	○	●	●	●	●	●	○	●	-	
Modifications of Zoning Standards	-	-	●	-	●	●	●	○	○	-	-	-	-	-	○	○	○	-	●	-	
Planned District	-	-	●	-	●	●	●	●	●	●	●	●	●	●	●	●	●	-	●	-	
Planned Unit Development	-	-	●	-	●	●	●	●	●	●	●	●	●	●	●	●	●	-	●	-	
Preliminary Review Procedure	-	-	-	-	●	●	●	●	●	-	-	○	-	-	●	●	●	-	●	-	
Private Street	●	-	-	-	-	-	-	-	-	-	-	○	○	○	○	-	-	-	●	●	
Rezoning	-	-	●	-	●	●	●	-	-	-	-	-	-	-	●	●	-	-	●	-	
Tentative Parcel Map	●	-	-	-	-	-	-	-	-	-	-	○	○	○	○	-	-	-	●	●	
Tentative Tract Map	●	-	-	-	-	-	-	-	-	-	-	○	○	○	○	-	-	-	●	●	
Variance	-	-		●	●	●	●	●	●	●	-	○	-	-	●	●	●	-	●	-	
Warm Springs Master Plan	-	-	●	-	●	●	●	●	●	●	●	●	●	●	●	●	●	-	●	-	
Zoning Administrator Permit	-	●	-	-	●	●	●	●	○	-	-	-	-	-	○	○	○	-	●	-	

NON-STANDARD APPLICATIONS

The following applications have their own submittal requirements. Please see the links below or visit www.fremont.gov/planningpermits for the submittal requirements for the following application types:

- [Housing Crisis Act Preliminary Application*](#)
- [Environmental Impact Assessment**](#)
- [Development Agreement](#)
- [Master Sign Program](#)
- [Transportation Demand Management](#)
- [Extension of Time](#)

* Application requirements are set by state law; please complete stand-alone application to verify submittal requirements are met.

** This application does not have any submittal requirements other than the Universal Planning Application.

For project, the **Universal Planning Application** has to be filed.

-Composed of project information, agreements, consultant list, fees, required plans, and other forms and information.
(<https://fremont.gov/DocumentCenter/View/932/Planning-Application-January-2020?bidId=>)

Discretionary Design Review

Preliminary Review Procedure

Project Submittal

B. Required Number of Submittal Items

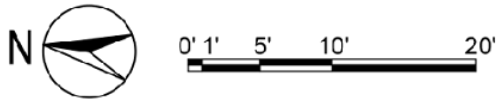
	Universal Application	Electronic Submittal (on USB or CD)*	Project Description or Justification	24" by 36" Standard Plan Set	11" by 17" Standard Plan Set	Map Set	Determination of Historic Significance	Address/Street Name Information	Preliminary Title Report	Legal Description(s)	Environmental Impact Questionnaire	Affordable Housing Plan	Supplemental Materials Checklist
Agricultural Preserve Changes	1	1	8	8	1	-	1	-	2	-	1	-	-
Appeal	1	1	3	-	-	-	-	-	-	-	-	-	-
Certificate of Compliance	1	1	3	-	3	3	1	-	2	2	-	-	-
Conditional Use Permit	1	1	8	8	1	-	1	-	2	-	1	-	-
Discretionary Design Review	1	1	8	8	8	-	1	-	2	-	1	1	-
Easement or Street Vacation	1	1	9	9	-	9	1	-	2	2	-	-	-
General Plan Amendment	1	1	8	8	8	-	1	-	2	-	-	1	-
General Plan Amendment Screening	1	1	8	8	10	-	1	-	2	-	-	1	-
Historic Architectural Review	1	1	8	8	8	-	1	-	2	-	1	-	1
Land Use Finding	1	1	8	5	8	-	1	-	2	-	-	-	-
Lot Combination	1	1	9	-	9	9	1	-	2	2	-	-	-
Lot Line Adjustment	1	1	3	-	3	3	1	-	2	2	-	-	1
Ministerial Design Review	1	1	3	3	1	-	1	-	2	-	-	-	-
Modifications of Zoning Standards	1	1	8	5	8	-	1	-	2	-	-	-	-
Planned District	1	1	10	10	10	-	1	2	2	-	1	1	1
Planned Unit Development	1	1	9	9	9	-	1	2	2	-	1	1	1
Preliminary Review Procedure	1	1	9	9	9	-	1	-	2	-	1	1	-
Private Street	1	1	9	9	-	9	1	2	2	2	-	-	-
Rezoning	1	1	8	8	8	-	1	-	2	-	1	-	-
Tentative Parcel Map	1	1	9	9	-	9	1	2	2	2	1	-	-
Tentative Tract Map	1	1	9	9	-	9	1	2	2	2	1	-	-
Variance	1	1	5	1	5	-	1	-	2	-	-	-	-
Warm Springs Area Master Plan	1	1	10	10	10	-	1	2	2	-	1	1	1
Zoning Administrator Permit	1	1	5	1	5	-	1	-	2	-	-	-	-

Upon submittal, number of copies vary per document type and type of submittal.

Proposed Site Plan

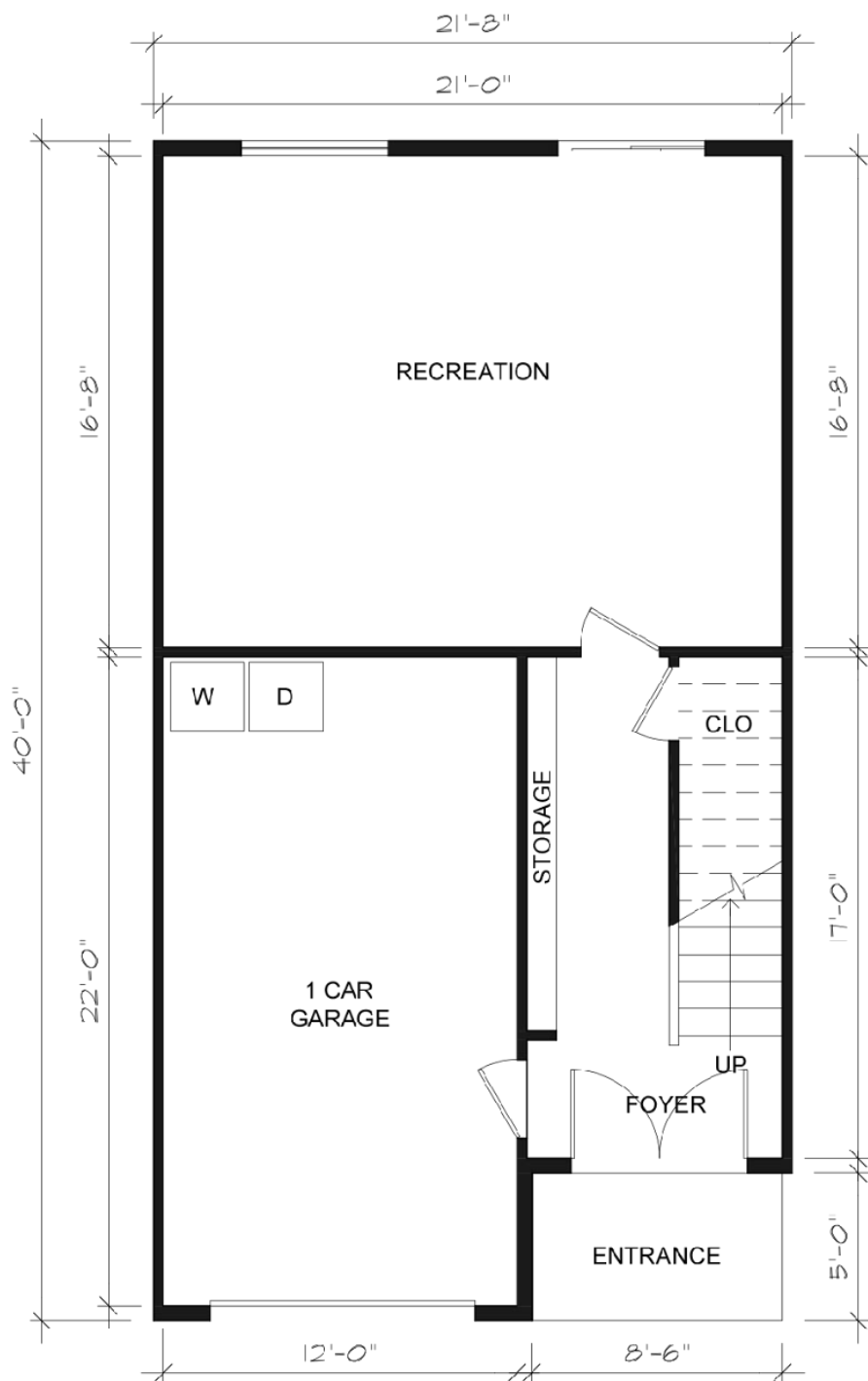
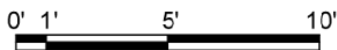


NOTE: THIS IS A PRELIMINARY DESIGN FOR PROJECT. FOR FINAL DESIGN, SURVEY NEEDS TO BE PROVIDED.



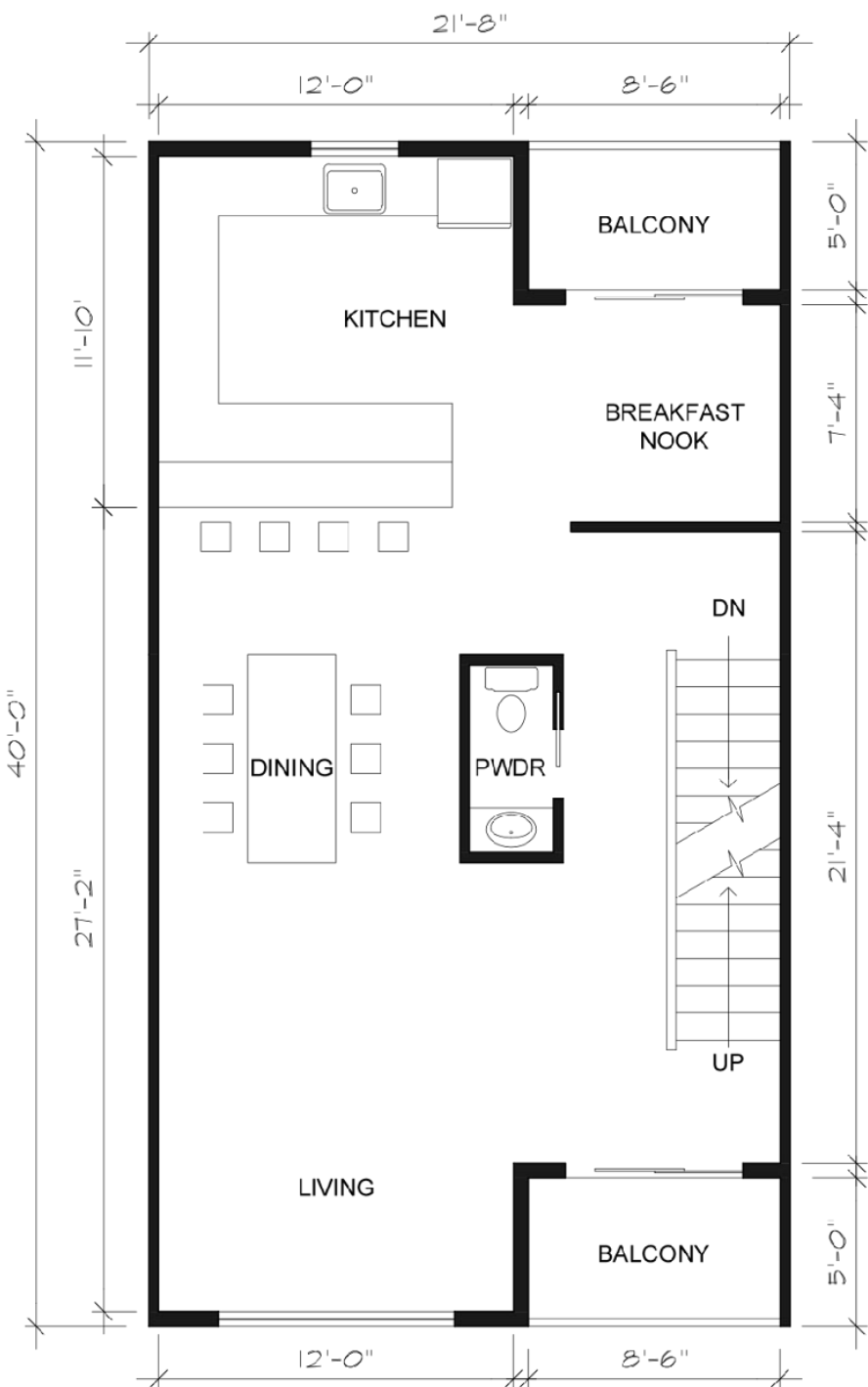
Floor Plan A

TOTAL AREA = 2,423.3 SF



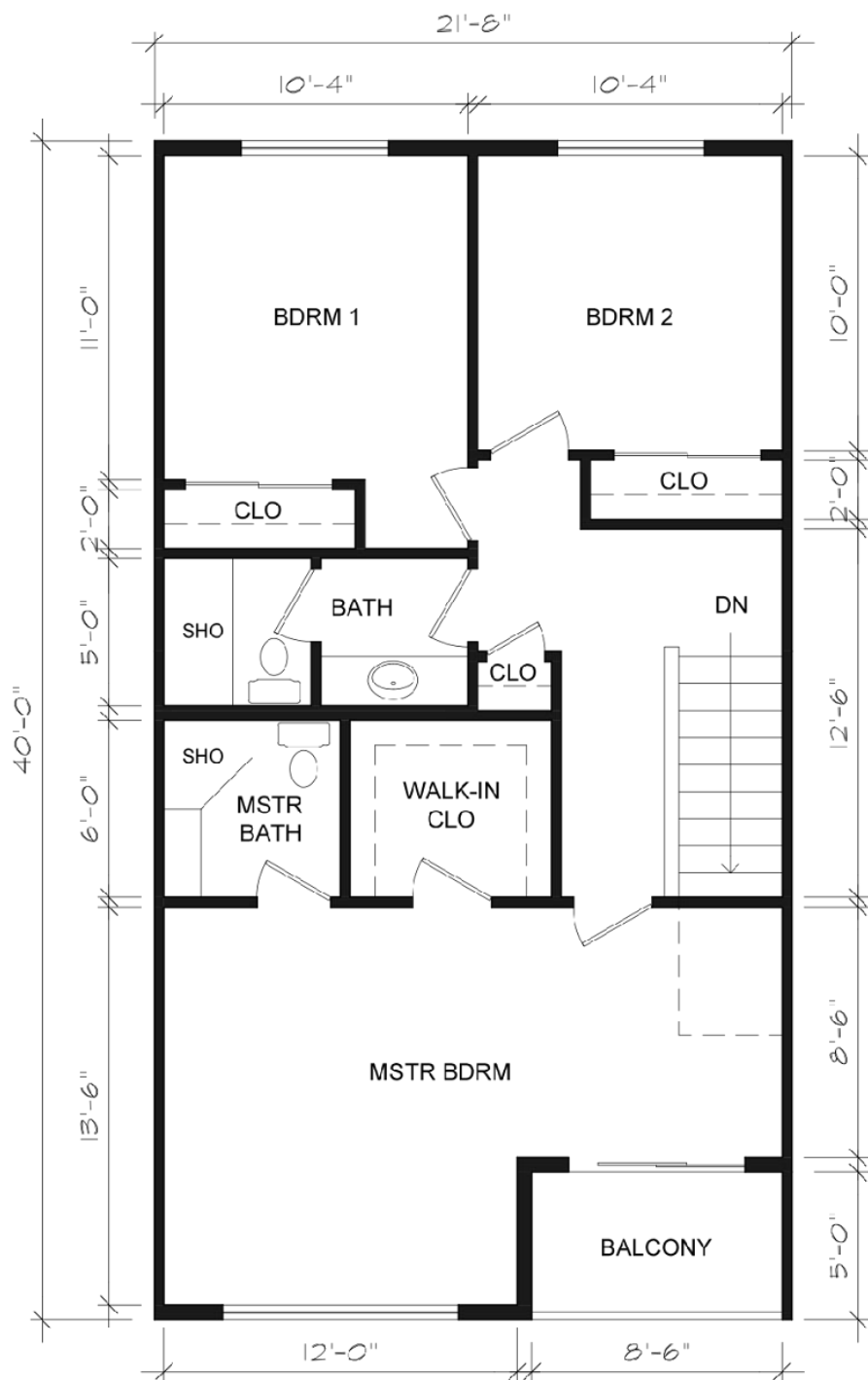
1ST FLOOR

AREA= 822.5 SF



2ND FLOOR

AREA = 778.3 SF

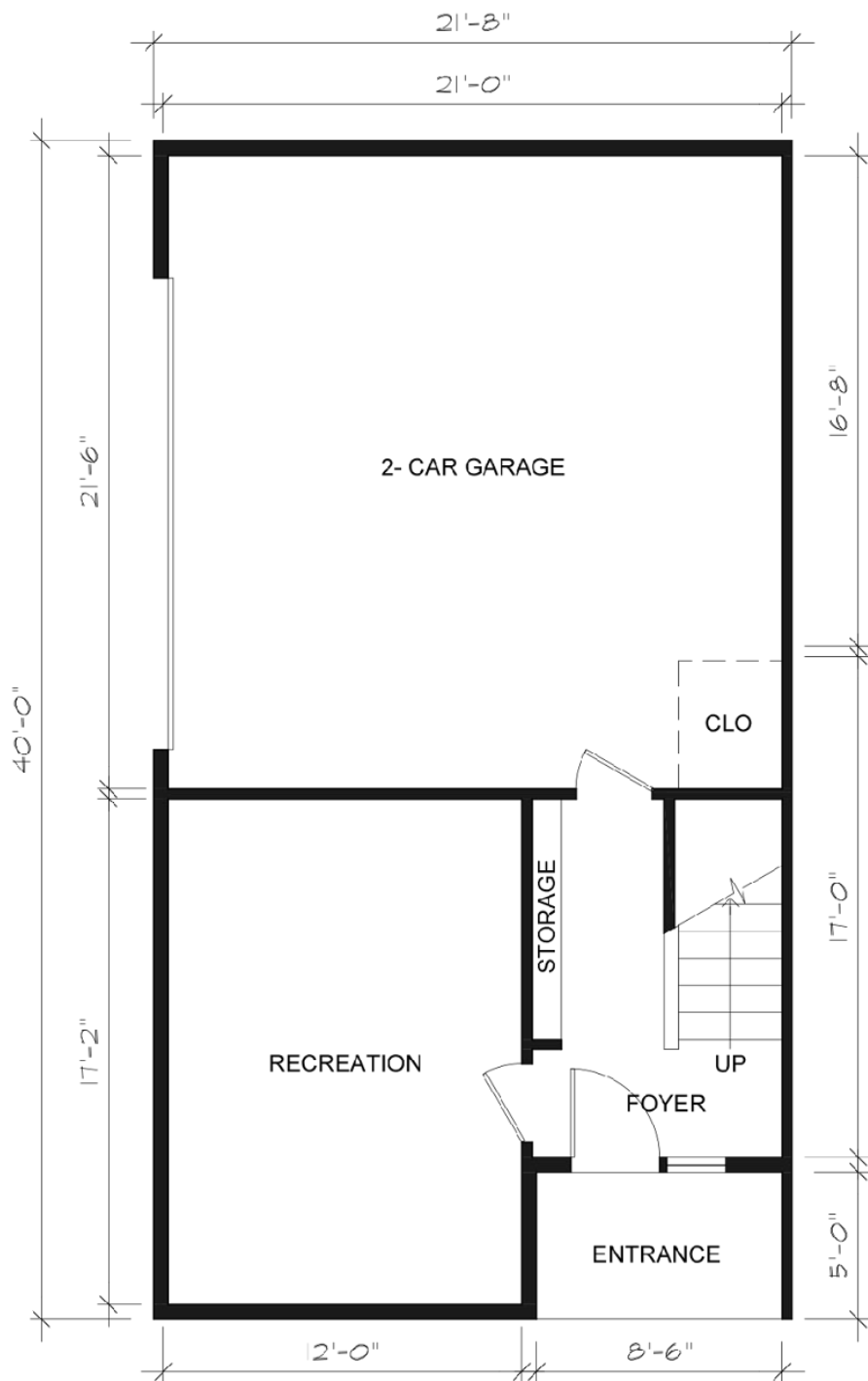
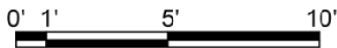


3RD FLOOR

AREA = 822.5 SF

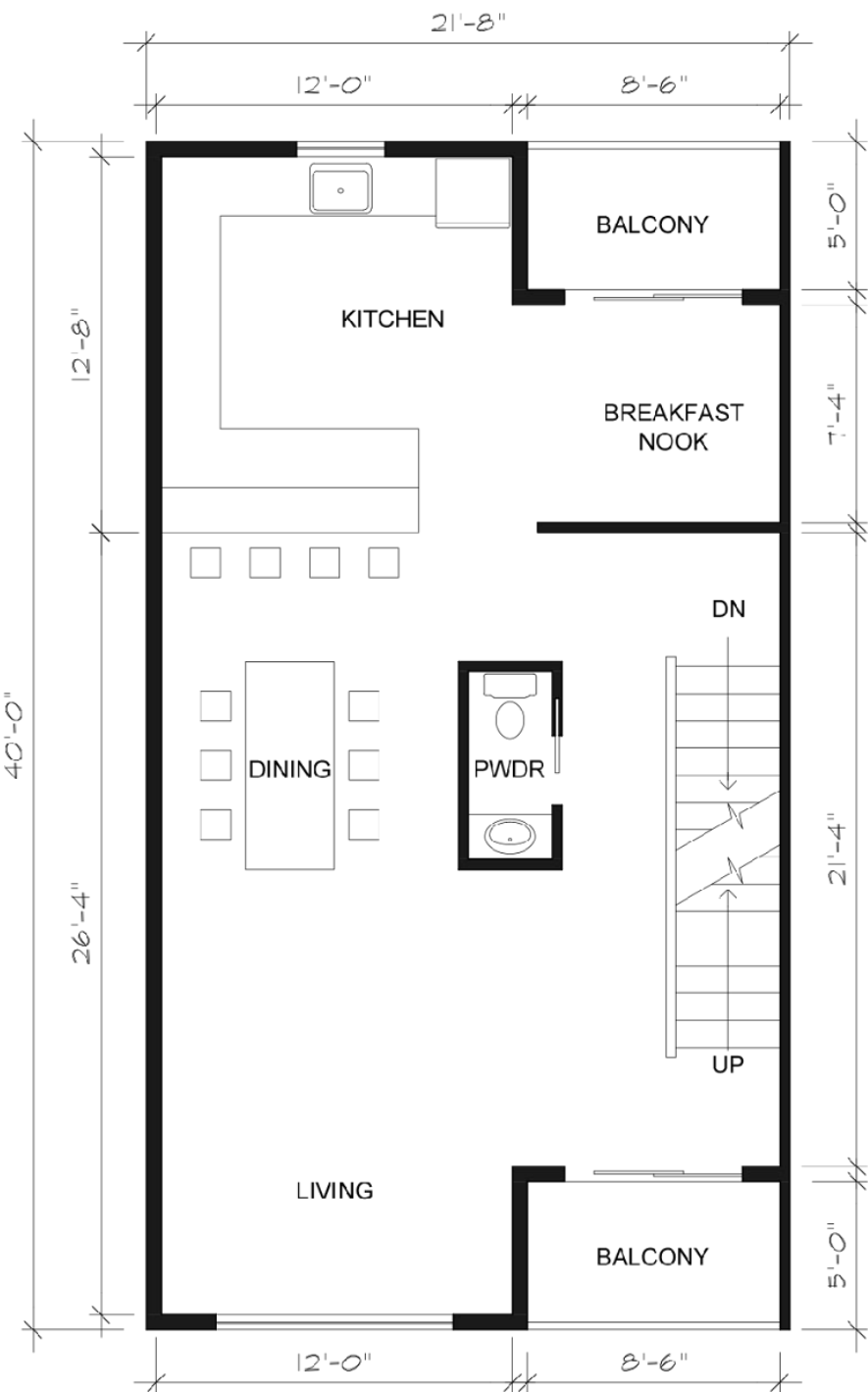
Floor Plan B

TOTAL AREA = 2,423.3 SF



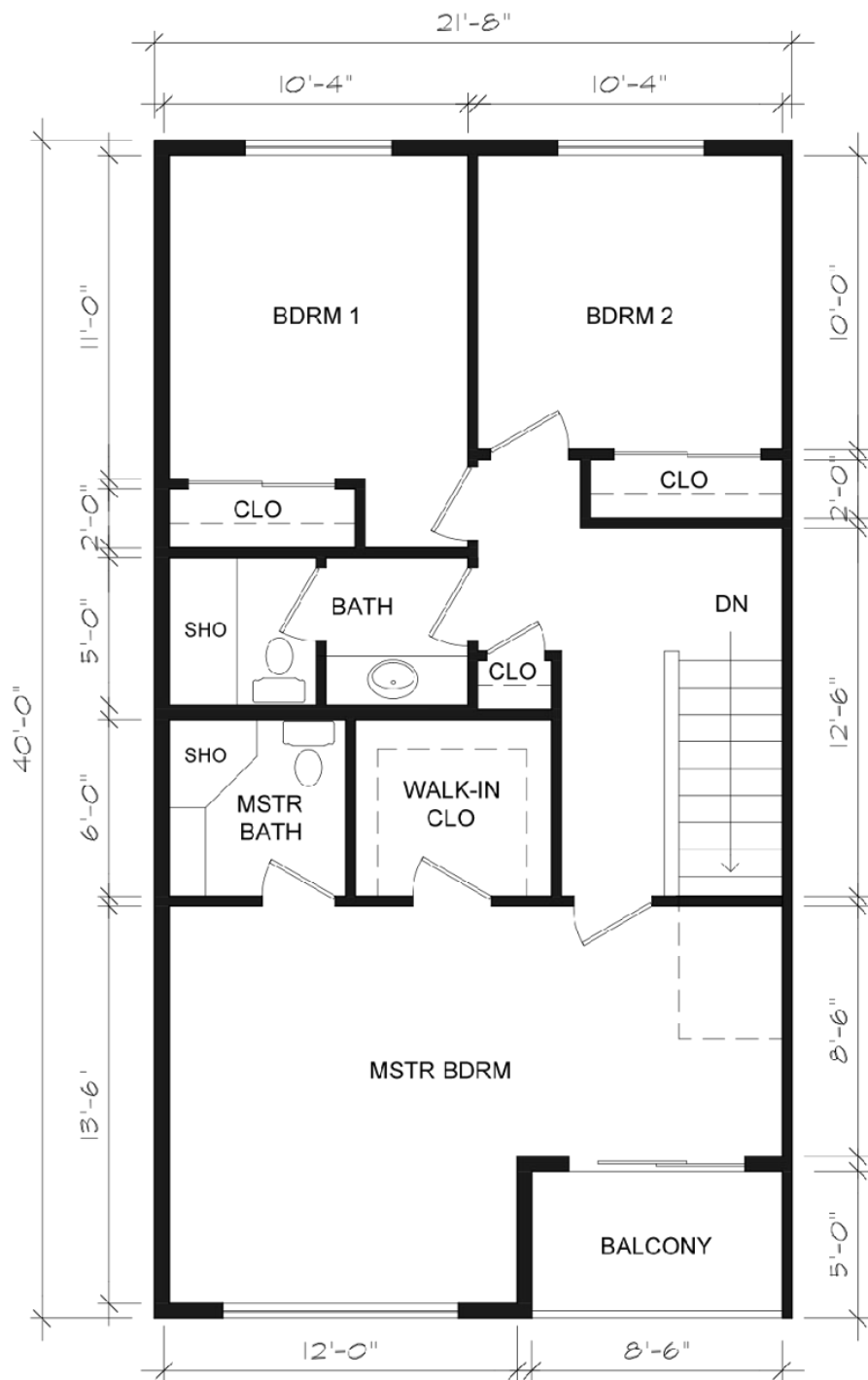
1ST FLOOR

AREA = 822.5 SF



2ND FLOOR

AREA = 778.3 SF

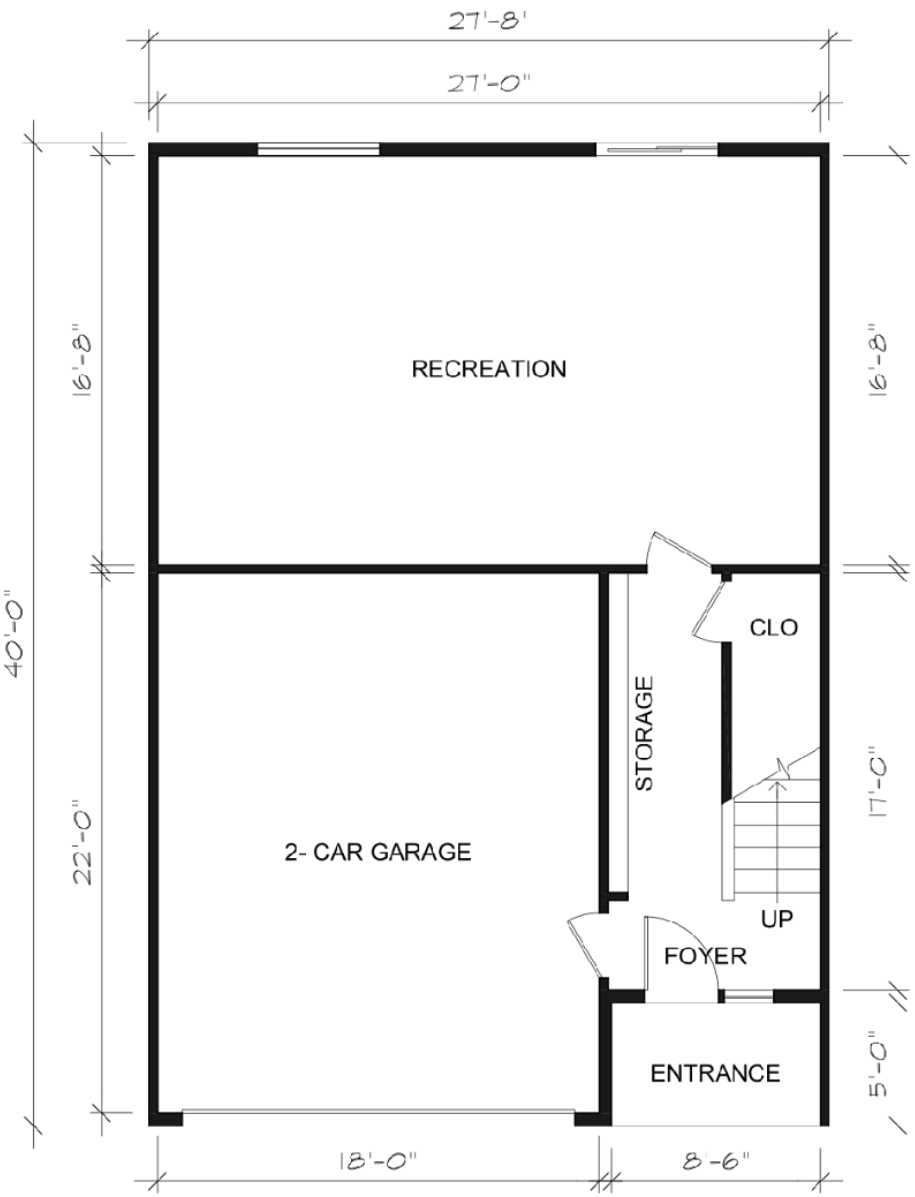
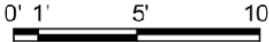


3RD FLOOR

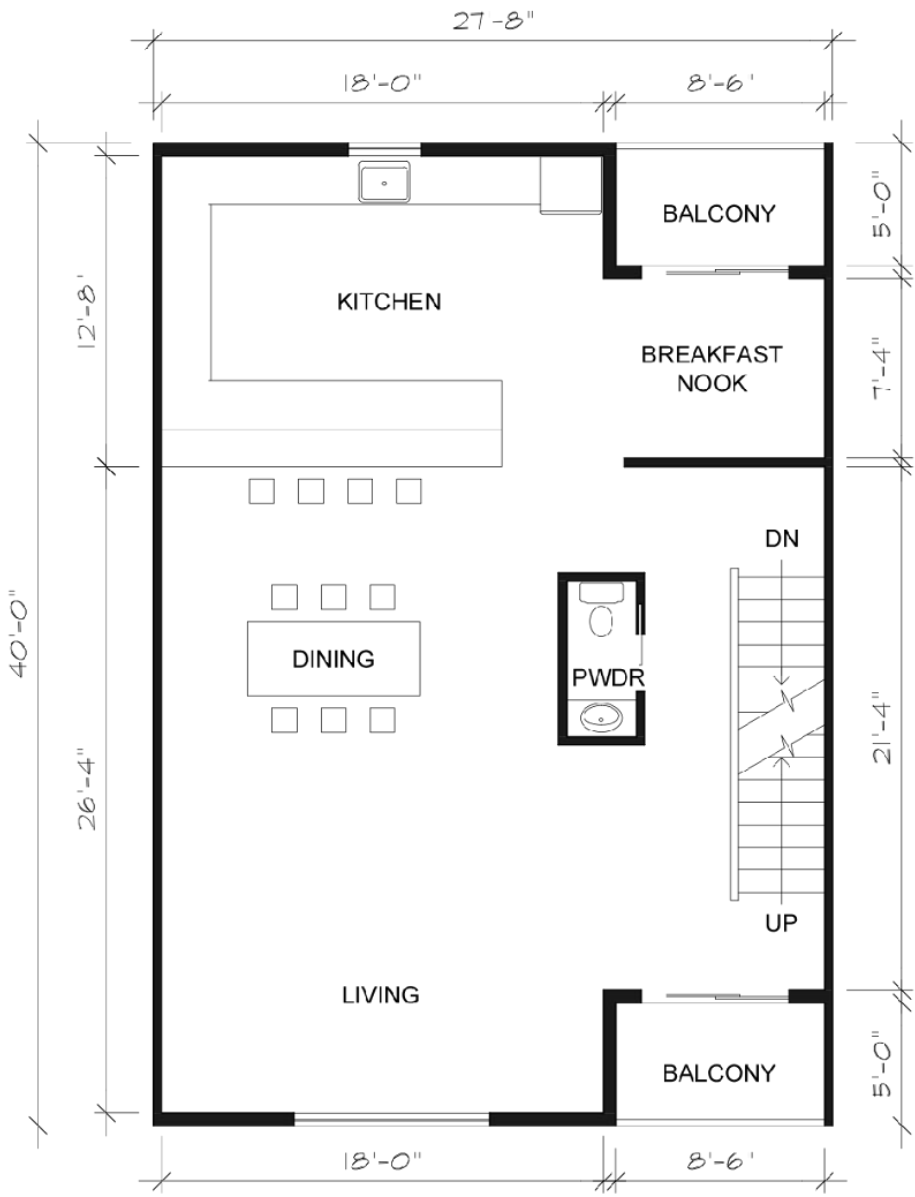
AREA = 822.5 SF

Floor Plan C

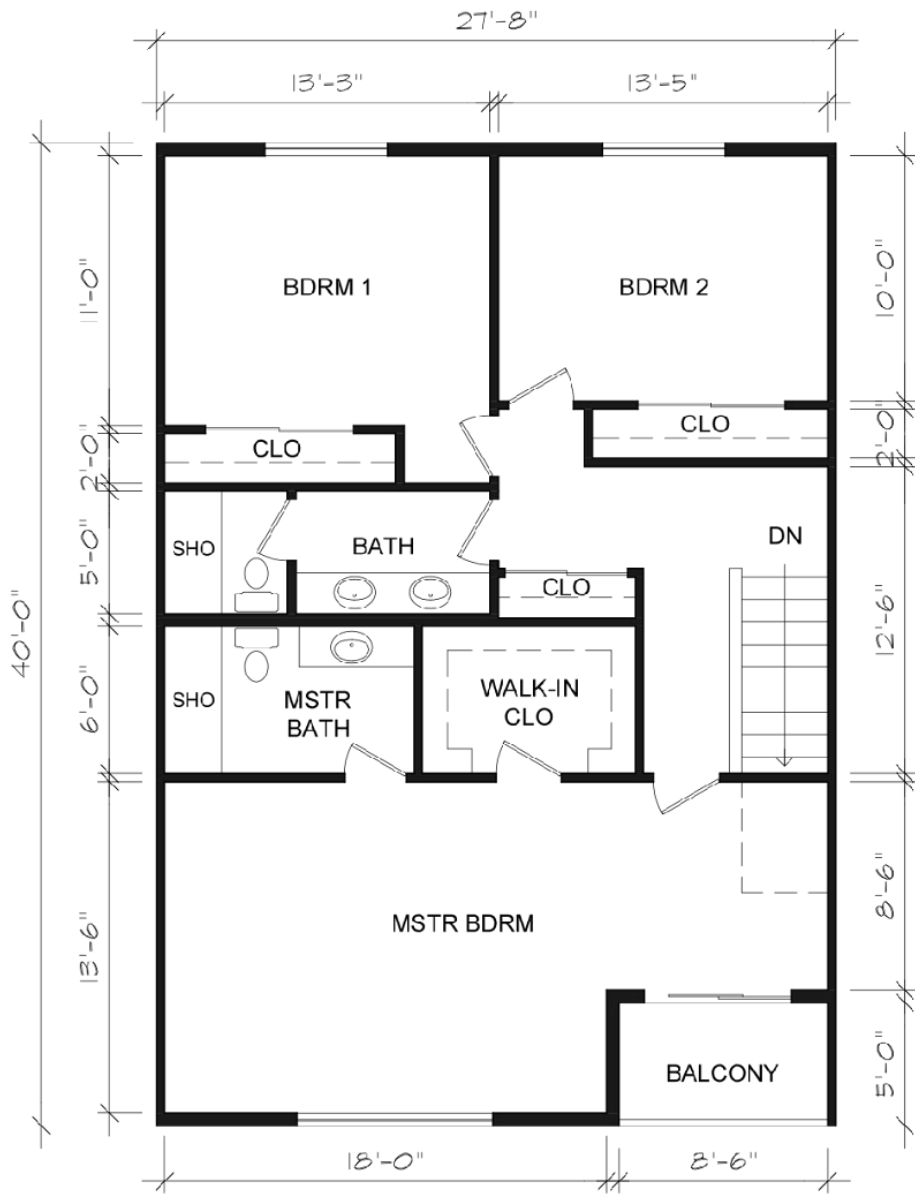
TOTAL AREA = 3,143.3 SF



1ST FLOOR
AREA = 1,062.5 SF



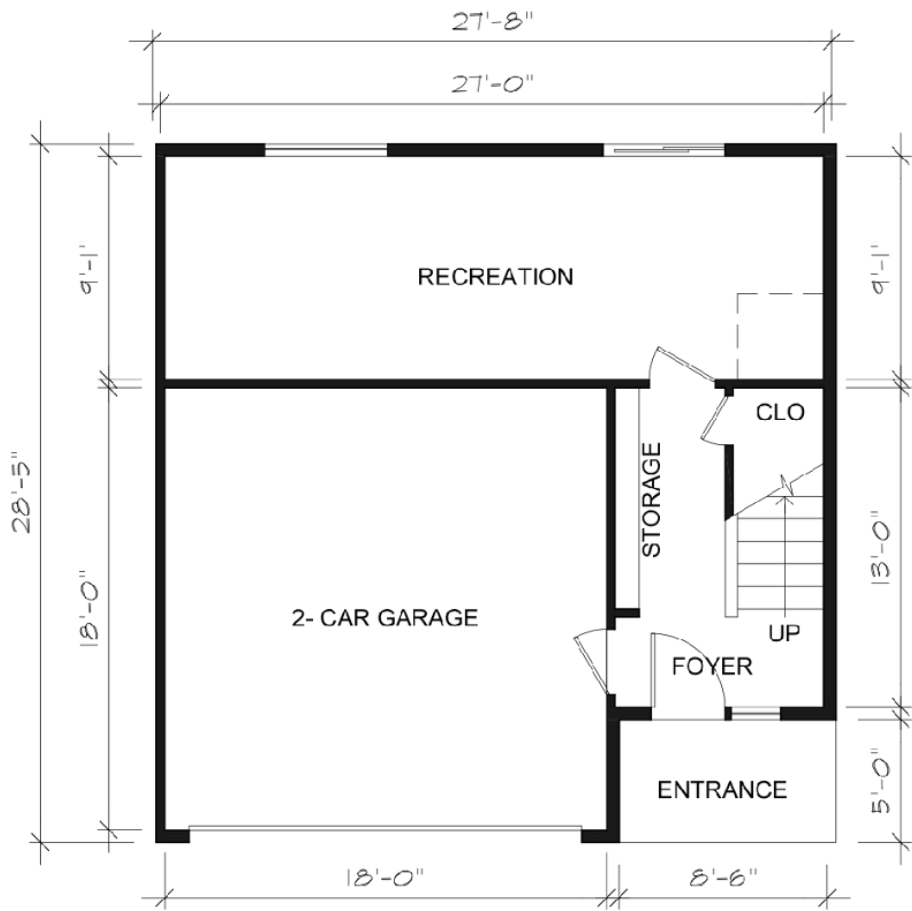
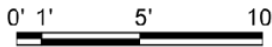
2ND FLOOR
AREA = 1,018.3 SF



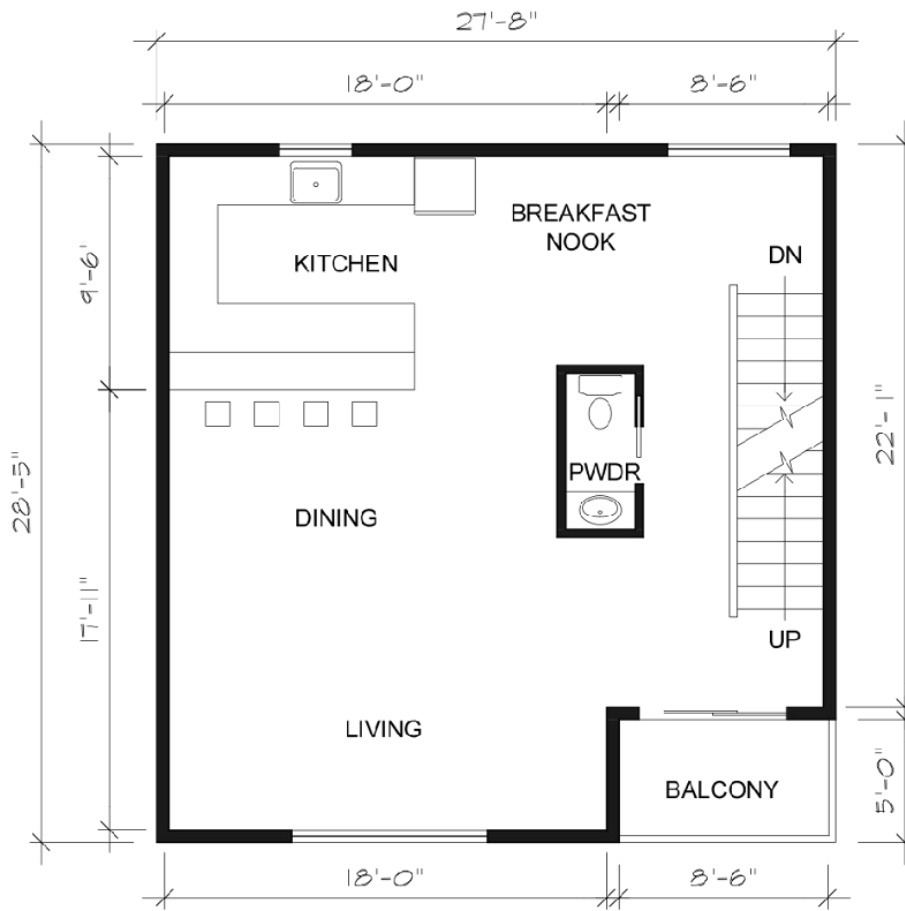
3RD FLOOR
AREA = 1,062.5 SF

Floor Plan D

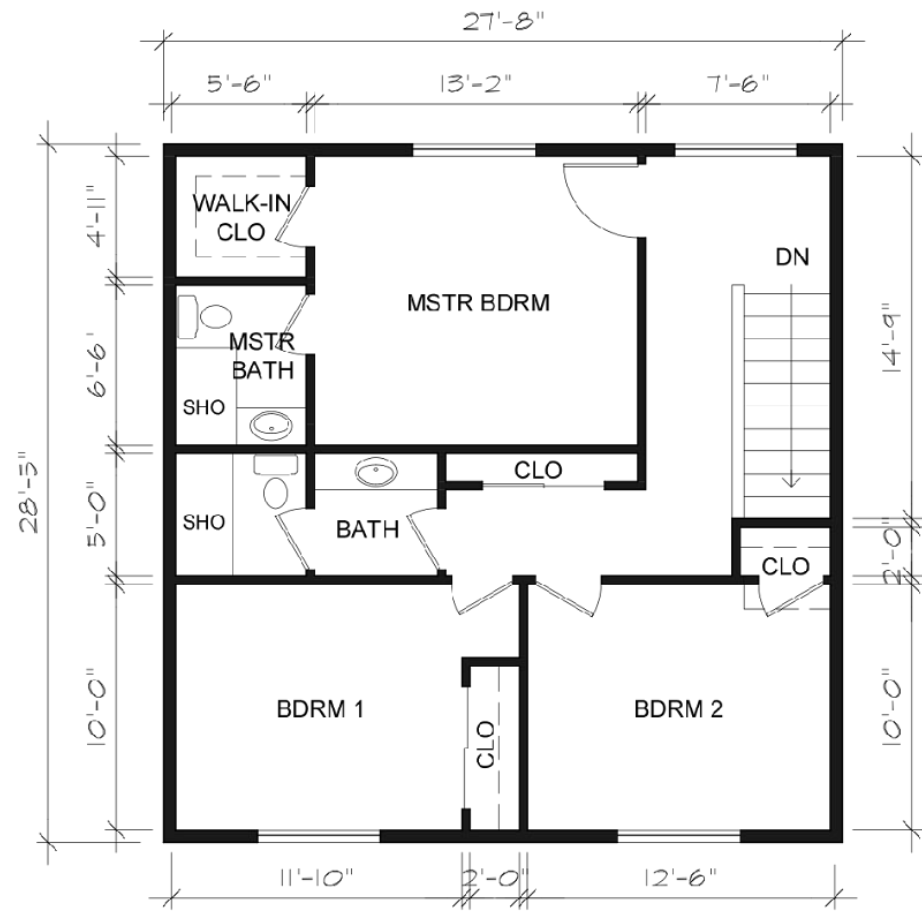
TOTAL AREA = 2,271.4 SF



1ST FLOOR
AREA = 742.4 SF

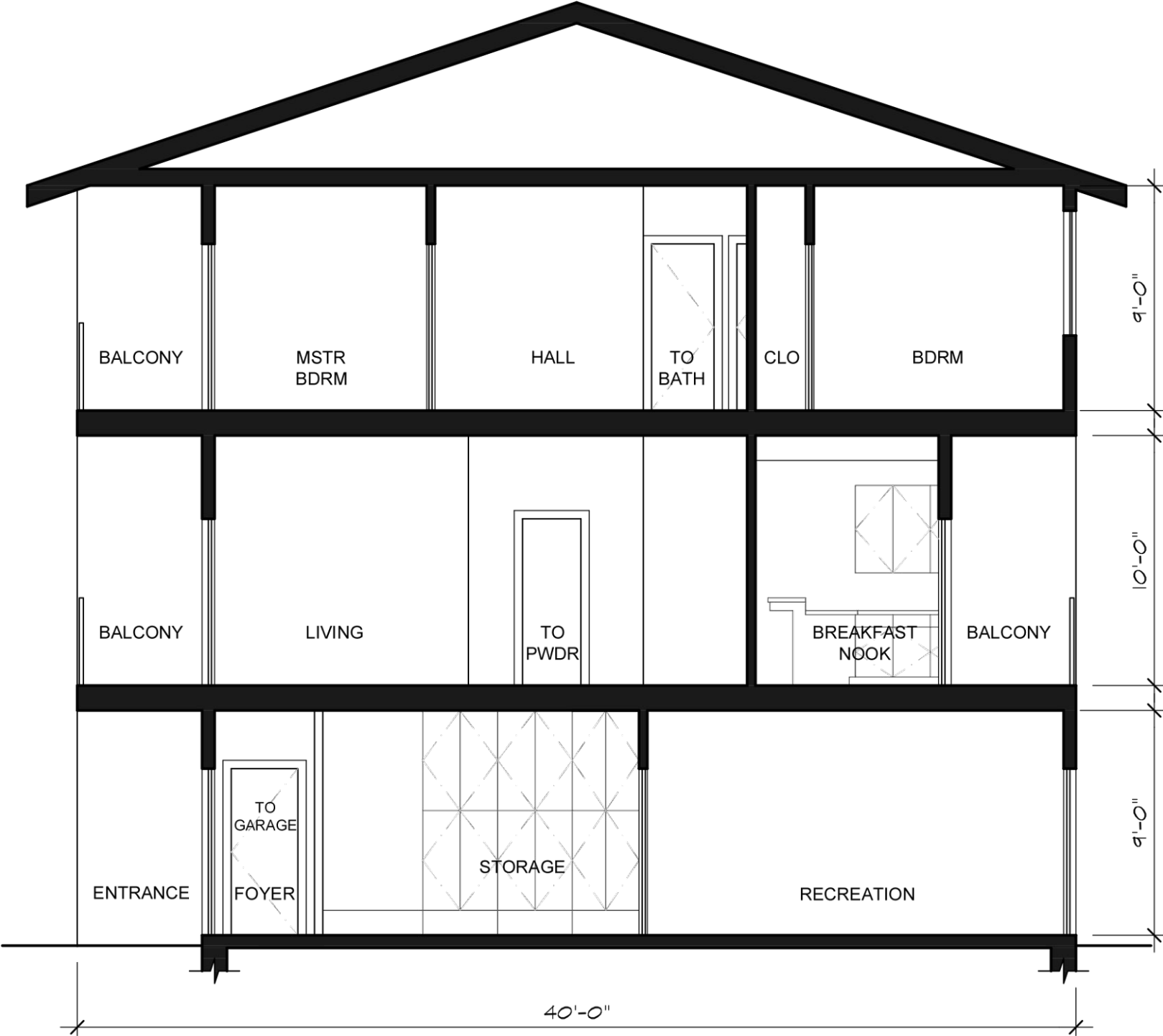
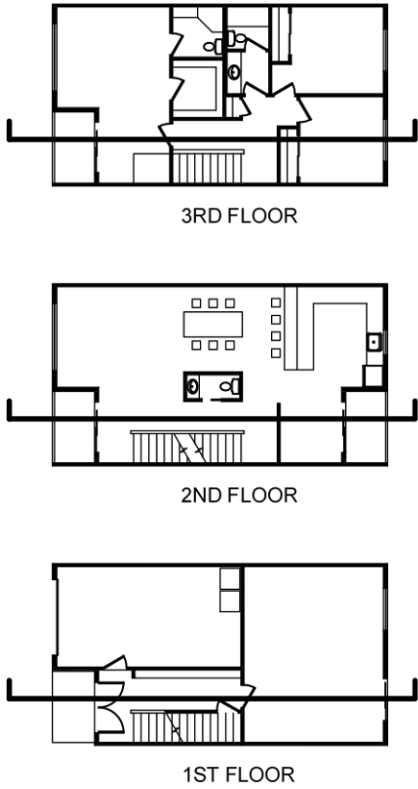


2ND FLOOR
AREA = 742.4 SF



3RD FLOOR
AREA = 786.6 SF

Typical Section



NOTE: THIS IS A PRELIMINARY SECTION FOR PROJECT
SHOWING FLOOR TO CEILING HEIGHTS OF EACH LEVEL.

