



CITY OF NEWARK PLANNING COMMISSION

37101 Newark Boulevard, Newark, California 94560-3796 □ 510/578-4330 □ FAX 510/578-4265

City Administration Building
7:30 p.m.
City Council Chambers

AGENDA Tuesday, January 24, 2017

- A. ROLL CALL**
- B. MINUTES**
 - B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, December 13, 2016. (MOTION)**
- C. WRITTEN COMMUNICATIONS**
- D. ORAL COMMUNICATIONS (Anyone wishing to address the Commission on any planning item not on the Agenda may take the podium and state his/her name and address clearly for the recorder.)**
- E. PUBLIC HEARINGS**
- F. STAFF REPORTS**
- G. COMMISSION MATTERS**
 - G.1 ASC-16-19, an Administrative Special Civic Review, for additions to a single-family residence at 5255 Orkney Court – from Assistant Planner Bowab. (INFORMATIONAL)**
 - G.2 Report on City Council actions.**
- H. ADJOURNMENT to a Regular Planning Commission meeting on Tuesday, February 14, 2017 at 7:30 p.m. in the City Council Chambers.**

Pursuant to Government Code 54957.5: Supplemental materials distributed less than 72 hours before this meeting, to a majority of the Planning Commission, will be made available for public inspection at this meeting and at the Planning Division Counter located at 37101 Newark Boulevard, 1st Floor, during normal business hours. Materials prepared by City staff and distributed during the meeting are available for public inspection at the meeting or after the meeting if prepared by some other person. Documents related to closed session items or are exempt from disclosure will not be made available for public inspection.

CITY OF NEWARK PLANNING COMMISSION

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City Administration Building
7:30 p.m.
City Council Chambers

MINUTES Tuesday, December 13, 2016

A. ROLL CALL

At 7:32 p.m., Chairperson Aguilar called the meeting to order. All Planning Commissioners were present.

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, November 8, 2016.

Commissioner Fitts moved, Commissioner Otterstetter seconded, to approve the Minutes of November 8, 2016. The motion passed 5 AYES.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

E.1 Hearing to consider recommending approval of an ordinance amending the Zoning Code to replace Newark Municipal Code Section 17.08.415 (Secondary dwelling units) with new Chapter 17.08.415 (Accessory Dwelling Units) and to amend various other sections of the Newark Municipal Code to Achieve consistency with California Senate Bill 1069 and Assembly Bill 2299 pertaining to the construction of accessory dwelling units.

Assistant City Manager Grindall gave the staff report.

Answering Commissioner Fitts, ACM Grindall gave an example of an Applicant initiating a conditional use permit (CUP) under the proposed Addendum.

Answering Commissioner Fitts, ACM Grindall stated with the current limitations in size and the housing impact fees, the City receives very few applications for a secondary dwelling unit.

Answering Commissioner Otterstetter, ACM Grindall stated with a CUP, notices would be mailed to property owners within 300' of the subject site and a "windshield survey" would be conducted by staff to access the neighborhood's parking situation.

Answering Commissioner Otterstetter, ACM Grindall clarified that an Applicant must convert an existing bedroom but could also convert additional living space with the existing bedroom to make a JADU.

Answering Vice-Chairperson Nillo, ACM Grindall stated the Building Code is flexible in accommodating for handicapped parking accessibility.

Chairperson Aguilar thanked staff for their work on updating the zoning ordinance.

Chairperson Aguilar gave an example of when a CUP would be allowed and described locations where additional parking spaces would be acceptable.

Answering Chairperson Aguilar, ACM Grindall stated the current State legislature only pertains to Cities and not Special Districts; and he would have to confer with the City Attorney on imposing time limits to a CUP.

Answering Commissioner Fitts, ACM Grindall stated it is up to the Union Sanitary District and the Alameda County Water District to determine if additional plumbing hook ups and fees are warranted for a JADU.

Chairperson Aguilar opened the Public Hearing. Since no one from the public wanted to speak on this item Chairperson Aguilar closed the Public Hearing.

Motion by Vice-Chairperson Nillo, seconded by Commissioner Fitts, to recommend the City Council: (1) Find that the proposed Newark Municipal Code Amendments are exempt from the requirements of CEQA under Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h); (2) Find that the proposed Zoning Text Amendment is consistent with the General Plan, including the policies described and analyzed in this report; (3) Find that the proposed Zoning Text Amendment furthers the public interest, convenience, and general welfare of the City. The proposed amendments would ensure consistency of the Newark Municipal Code with the State Government Code, and provide zoning standards that are relevant to current development trends, demographic changes, and local and regional housing needs; (4) Introduce an Ordinance approving amendments to Title 17 (Zoning) as shown on Exhibit "A"; and (5) Direct staff to prepare and the City Clerk to publish a summary of the Ordinance. Motion passed 5 AYES.

F. STAFF REPORTS

None.

G. COMMISSION MATTERS**G.1 Election of Officers.**

Chairperson Aguilar nominated Vice-Chairperson Nillo for Planning Commission Chairperson for 2017. Seconded by Commissioner Bridges, motion passed 5 AYES.

Vice-Chairperson Nillo nominated Commissioner Bridges for Planning Commission Vice-Chairperson for 2017. Seconded by Commissioner Otterstetter, motion passed 5 AYES.

G.2 Cancellation of the regularly scheduled Planning Commission Meeting of Tuesday, December 27, 2016.

Motion by Vice-Chairperson Nillo, seconded by Commissioner Otterstetter, to cancel the regularly scheduled Planning Commission Meeting of Tuesday, December 27, 2016. Motion passed 5 AYES.

G.3 Report on City Council actions.

None.

Commissioners' Comments

Commissioner Fitts wished everyone a Merry Christmas and a Happy New Year.

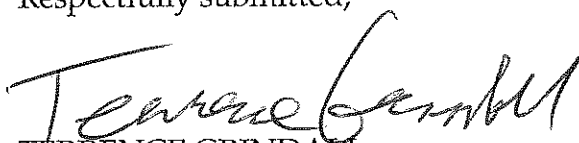
Vice-Chairperson Nillo and Commissioner Bridges congratulated Chairperson Aguilar for a job well done.

Chairperson Aguilar thanked everyone for their assistance and kind words and congratulated Chairperson Elect Bernie Nillo and Vice-Chairperson Elect Karen Bridges.

H. ADJOURNMENT

At 8:02 p.m., Chairperson Aguilar adjourned the regular Planning Commission meeting of Tuesday, December 13, 2016.

Respectfully submitted,


TERRENCE GRINDALL
Secretary



G.1 ASC-16-19, an Administrative Special Civic Review, for additions to a single-family residence at 5255 Orkney Court – from Assistant Planner Bowab. ^B
(INFORMATIONAL)

Background/Discussion – Ms. Gurpreet Bhandal, property owner, has submitted an Administrative Special Civic Review application for new additions to their residence located at 5255 Orkney Court. Attached is exhibit A, pages 1 through 5 (cover sheet, site plan, floor plans, and roof plan) and pages 6 through 7 (elevations).

The subject site is located in the Lake Area and zoned R-8000-SC (Low Density Residential – 8,000 District – Special Civic). It is on the southwest end of Orkney Court, west of Lundy Drive, and backs up to Lakeshore Park. Special Civic Districts were established to assure an orderly development in the vicinity of civic centers, public parks and public buildings. Whenever an application is submitted for a building permit for the erection or alteration of a building or structure in an SC District, design review approval is required.

The project consists of a new 176 square foot office/guestroom, a 56 square foot kitchen expansion, a 108 square foot living room expansion to the front of the home, a new 68 square foot closet, and two new bathrooms adding approximately 174 square feet. The new exterior building materials, architectural treatments, and colors will match the existing home. The applicant has obtained letters from all the property owners within 100 feet of the subject site stating that they do not object to the project.

The Zoning Administrator has approved the project subject to the following condition: “The owner and/or contractor shall implement all applicable Storm Water Quality Best Management Practices for the duration of all work activity. Additional best management practices may be required by the City Engineer to minimize the pollution of storm water runoff from the project area. A note to this effect shall appear on the building permit plans.”

Environmental Review

This project is categorically exempt from the California Environmental Quality Act (CEQA) per section 15301, Class 1, additions to existing facilities.

Attachment

Action – This is an informational item only.

5255 Orkney Court

Newark, CA 94560

Remodel Single Family Residence

SITE PERMIT DOCUMENTS

ARCHITECT

441 Banbury Street
Hayward, CA 94544
(888) 292-8828
patrick@architectinspect.com
Lic. # C-19988



REVISIONS

DATE: 11/21/2016
SCALE: AS NOTED
DRAWN BY: JS
PROJECT: Orkney Court

Remodel Single Family Residence
5255 Orkney Court,
Newark, 94560

COVER SHEET &
PROJECT INFO

PROJECT INFORMATION

Client: Gurpreet Bhandal
Phone: 510-209-9637
Email: bhandalgurdeep@yahoo.com

Jurisdiction: City of Newark
APN: 92A-2590-9
Type: VB

Lot Size:	9,017 sq ft
Existing Floor	2,123 sq ft
New Floor	2,637 sq ft
Addition	514 sq ft
Total Footprint	2,212 sq ft
Proposed Habitable Space:	2,643 sqft
Non-habitable space(garage):	663 sqft
Floor Area Ratio:	24.5%

Landscape Coverage:	
Front Yard	1,752 sq ft
Rear Yard	4,369 sq ft
Side Yard	706 sq ft
Deck(open area)	539 sq ft
Driveway	570 sq ft

Architect:
Patrick J. Burger mobile: 415-595-5457
441 Banbury Street Hayward, CA 94544
415-817-9969 office: 888-292-8828

Structural Engineer:
Zenith Engineers Inc.
office: 415-975-1666 Fax: 415-500-9853
22320 Foothill Blvd, Suite #600, Hayward CA 94541

Civil Engineer:
Hale & Associates mobile: 415-595-5457
1441 W. 7th Street San Pedro, CA 90732
Office: 310-833-2129

Title 24 Consultant:
Chris Baumann, mobile: 310-833-2129
Baumann Energy Calc Co P.O. Box 2261 Fremont, CA 94536
baumannenergy@aol.com

DRAWING INDEX

- A-0 COVER SHEET & PROJECT INFO
- A-1 SITE PLAN
- A-2 1ST FLOOR PLAN
- A-3 2ND FLOOR PLAN
- A-4 ROOF PLAN
- A-5 ELEVATIONS 1
- A-6 ELEVATIONS 2
- A-7 SECTIONS & DETAILS

MEP-1 Mechanical & Electrical Plan Plumbing Plan

- T-24.1 Title 24 Documentation
- T-24.2 Title 24 Documentation
- BG-1 Build It Green Date Sheet
- BP-1.0 Blueprint For A Clean Day

SCOPE OF WORK

The total square footage propose on adding is limited to 514 sq. ft. The existing residence is 2,123 Square feet, and with our proposed addition, the final square footage will be 2,637.

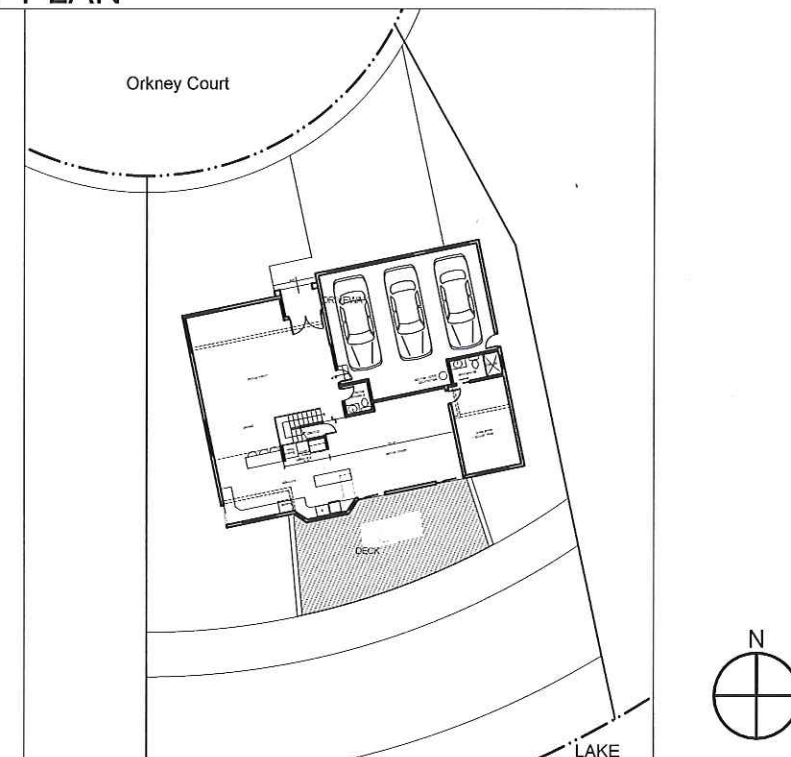
1. On the first floor plan on expanding the kitchen by adding approximately 56 sq. ft. at the right, rear of the dwelling, and adding an Office/Guest Bedroom of approximately 176 sq. ft. at the left, rear of the dwelling. Neither of these additions are visible from the street side. Expand the Living Room slightly, adding to the front of the dwelling, a space of approximately 108 sq. ft. Moving the front entry steps a few feet forward, and accentuating the entryway with arched columns, keeping the same roofline as now exists.
2. On the second floor, Adding a closet addition at the left side, rear - of approximately 68 sq. ft., and adding an addition of approximately 174 sq. ft. to the right, rear side.

APPLICABLE CODES

List of Applicable Codes (2013 CBC)
The Current Codes adopted, 2013 California Building Code:

- Part 1 California Administrative Code
- Part 2 California Building Code, Volumes 1 & 2
- Part 3 California Residential Code
- Part 4 California Electrical Code
- Part 5 California Mechanical Code
- Part 6 California Plumbing Code
- Part 7 California Energy Code
- Part 8 California Historical Building Code
- Part 9 California Fire Code
- Part 11 California Green Building Standard Code
- Part 12 California Referenced Standard Code

PLOT PLAN



VICINITY MAP

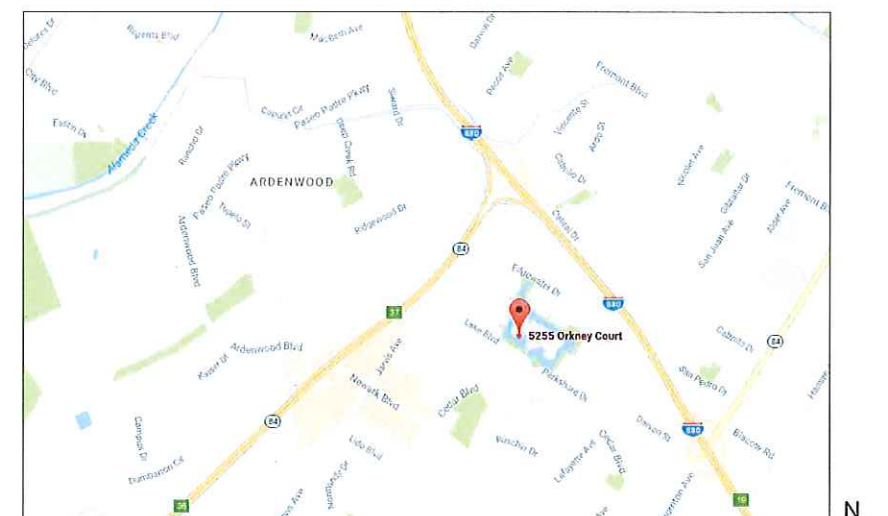
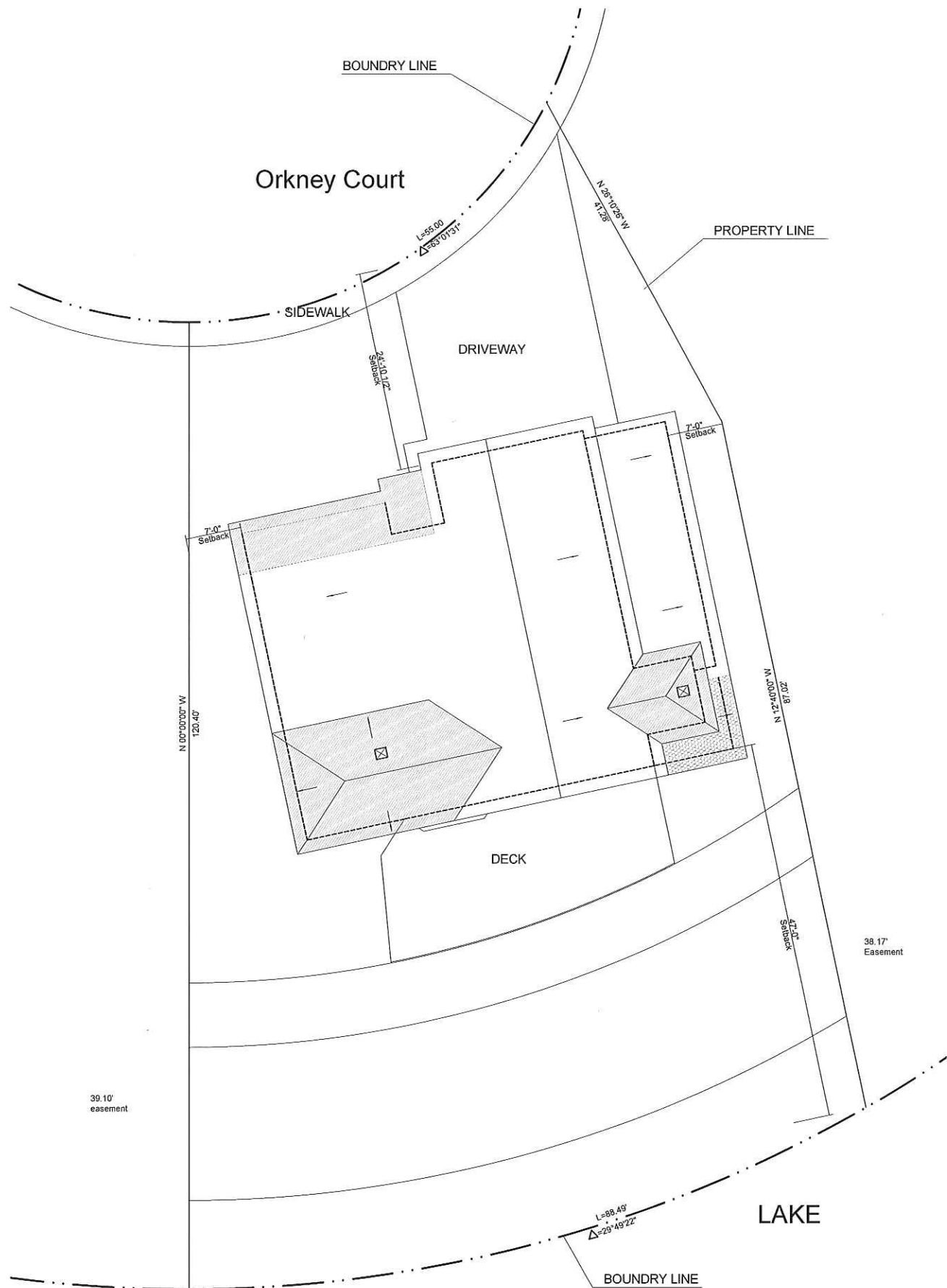


EXHIBIT Ap1



SITE PLAN
SCALE: 1/8" = 1'-0"

CONTRACTOR NOTE:

These drawings are Contract Documents. The Contractor is legally bound to conform to every part of the drawings, general conditions and specifications, soils report (if one is included) and Title 24 energy report, unless a letter signed by both owner and contractor (and approved by the architect) excuses the contractor from any of the obligations contained herein. The Architect is responsible for the content of the originally approved permit drawings, and any clarification information provided by his office upon request, but not responsible for the execution of the project (construction administration). The construction and completion of this work is the exclusive domain of the Contractor and Owner, to the satisfaction of the governing Building Inspector in complete accordance with these drawings. If field conditions vary from what is shown on the drawings, it is the Contractor's responsibility to bring those differences to the attention of the Architect or Structural Engineer for determinations related to constructability, construction standards, safety or code compliance. This design is the exclusive property of, and may not be used in any form without the consent of Patrick Burger. Copies of these drawings may only be provided by the office of Patrick Burger.

In the spirit of ensuring the Project is built as it is intended by the Owner and designer, the Architect requests a minimum of one (1) site meeting at the Project address during or before layout of the addition bounds. We will mutually review the intentions of the project limits with regard to a review of the dimensions provided in the drawings, we will review and note any information not fully provided, (such as fireplace/ chimney design, or crawl space access, or new vs. existing footings, etc.). If this is the only visit to the Project site by the Architect, it will satisfactorily eliminate conflicts caused by an absence of contact by the contractor with the Architect during the construction phase. The Architect can be reached at 415-595-5457.

SYMBOL	DESCRIPTION
	EXISTING PORTION TO MAINTAIN
	1ST FLOOR NEW PORTION TO ADD
	2ND FLOOR NEW PORTION TO ADD

ARCHITECT

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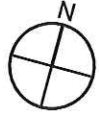
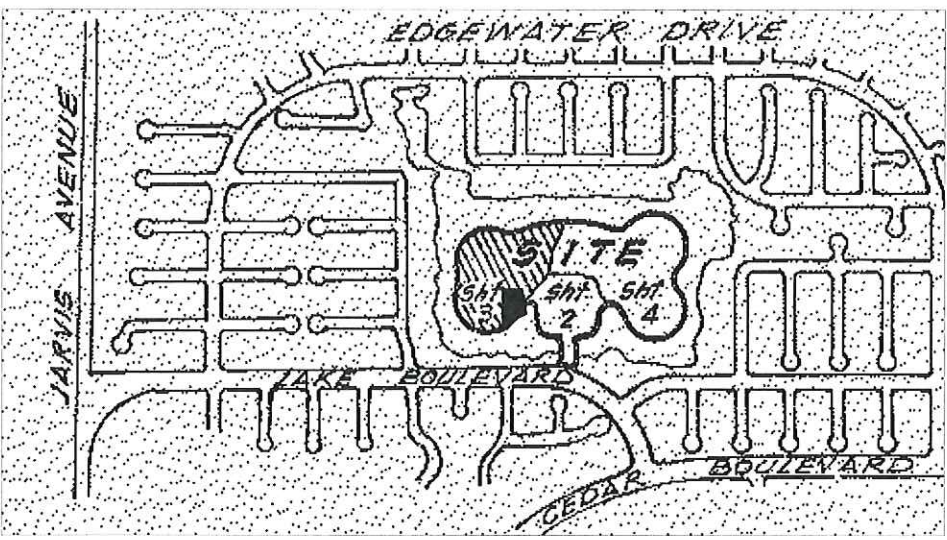
REVISIONS

DATE: 11/21/2016
SCALE: AS NOTED
DRAWN BY: JS
PROJECT: Orkney Court

Remodel Single Family Residence
5255 Orkney Court,
Newark, 94560

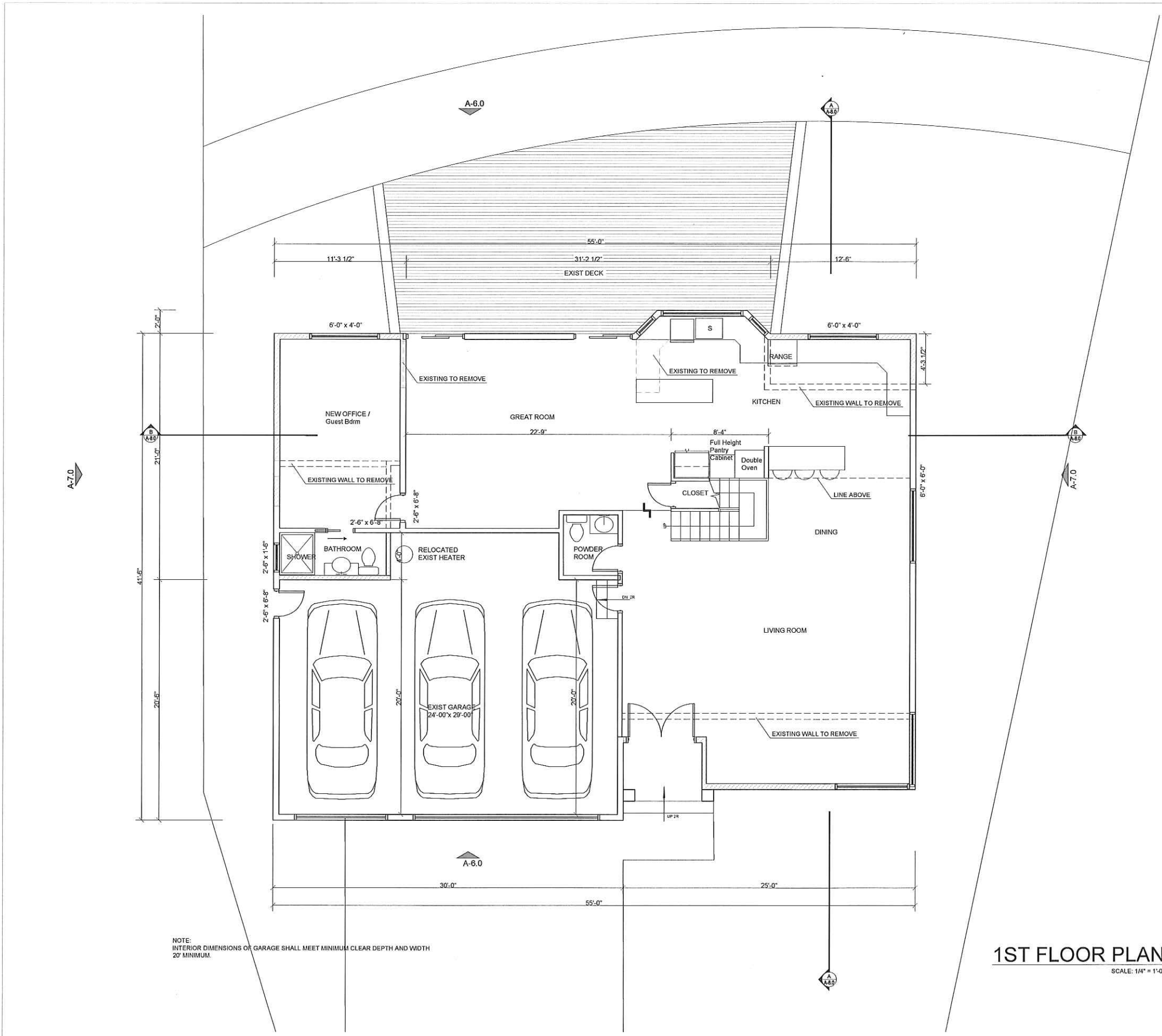
SITE PLAN

■ 5255 Orkney Court, Newark

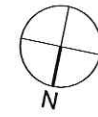


LOCATION & KEY MAP

EXHIBIT Ap2



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WALL TO MAINTAIN
	EXISTING WALL TO REMOVE
	NEW WALL TO ADD
	ELEVATION VIEW
	DRAWING NUMBER
	SHEET NUMBER
	DIRECTION OF CUT / VIEW



ARCHITECT

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REVISIONS

DATE: 12/05/2016
 SCALE: AS NOTED
 DRAWN BY: JS
 PROJECT: Orkney Court

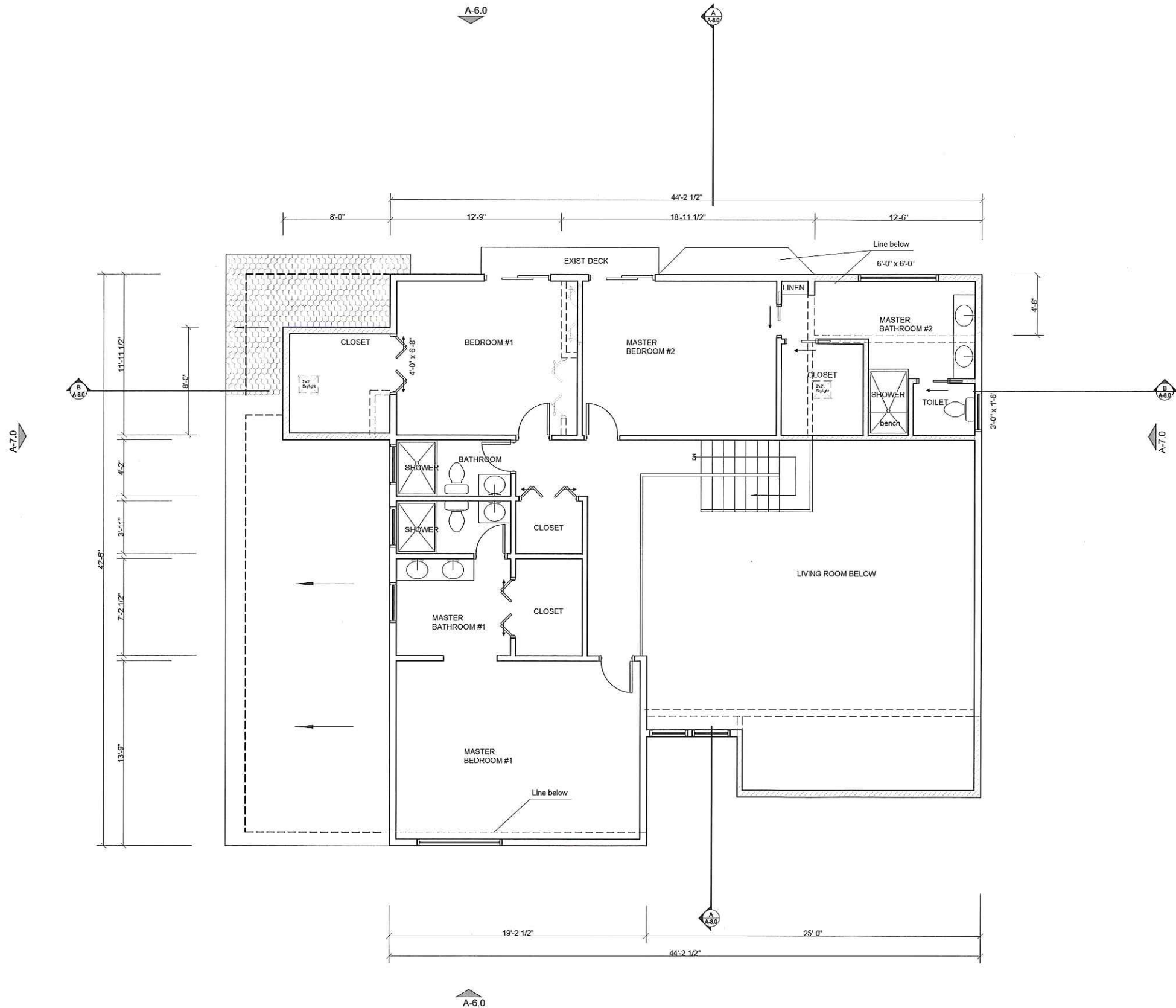
Remodel Single Family Residence
5255 Orkney Court,
Newark, 94560

1ST FLOOR PLAN

NOTE:
 INTERIOR DIMENSIONS OF GARAGE SHALL MEET MINIMUM CLEAR DEPTH AND WIDTH
 20' MINIMUM.

1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

EXHIBIT Ap3



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WALL TO MAINTAIN
	EXISTING WALL TO REMOVE
	NEW WALL TO ADD
	1ST FLOOR NEW PORTION TO ADD
	ELEVATION VIEW
	DRAWING NUMBER
	SHEET NUMBER
	DIRECTION OF CUT / VIEW

ARCHITECT

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LICENSED ARCHITECT
PATRICK J. BURGER
No. C-19988
REN. 5/31/17
STATE OF CALIFORNIA

REVISIONS

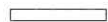


DATE: 11/21/2016
SCALE: AS NOTED
DRAWN BY: JS
PROJECT: Orkney Court

Remodel Single Family Residence
5255 Orkney Court,
Newark, 94560

2ND FLOOR PLAN

2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXHIBIT Ap4

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING PORTION TO MAINTAIN
	1ST FLOOR NEW PORTION TO ADD
	2ND FLOOR NEW PORTION TO ADD



ARCHITECT

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REVISIONS

DATE: 11/21/2016
SCALE: AS NOTED
DRAWN BY: JS
PROJECT: Orkney Court

Remodel Single Family Residence
5255 Orkney Court,
Newark, 94560

ROOF PLAN

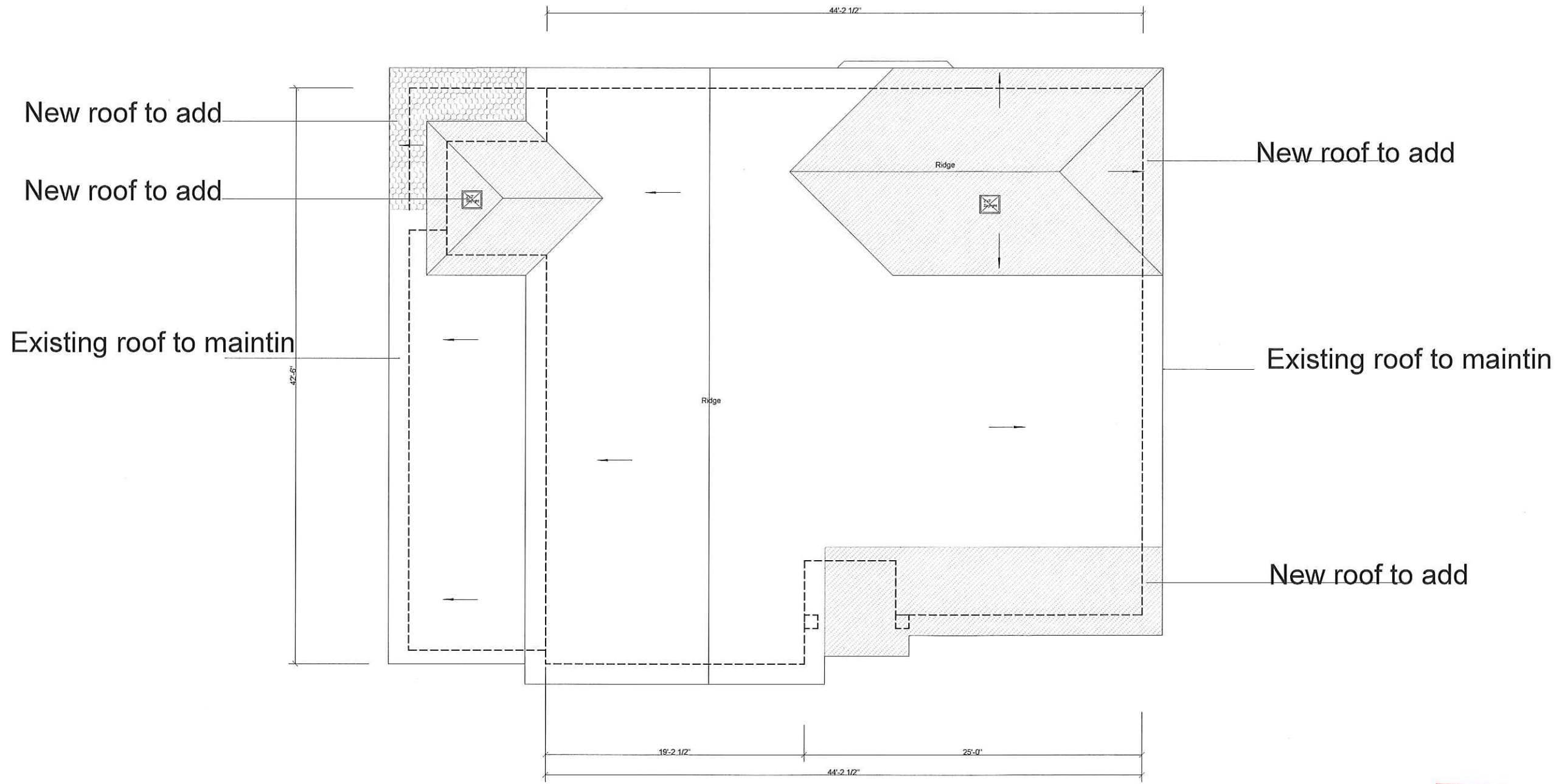


EXHIBIT *Ap5*

ROOF PLAN
SCALE: 1/4" = 1'-0"

LEGEND	
SYMBOL	DESCRIPTION
	NEW PORTION TO ADD

ARCHITECT

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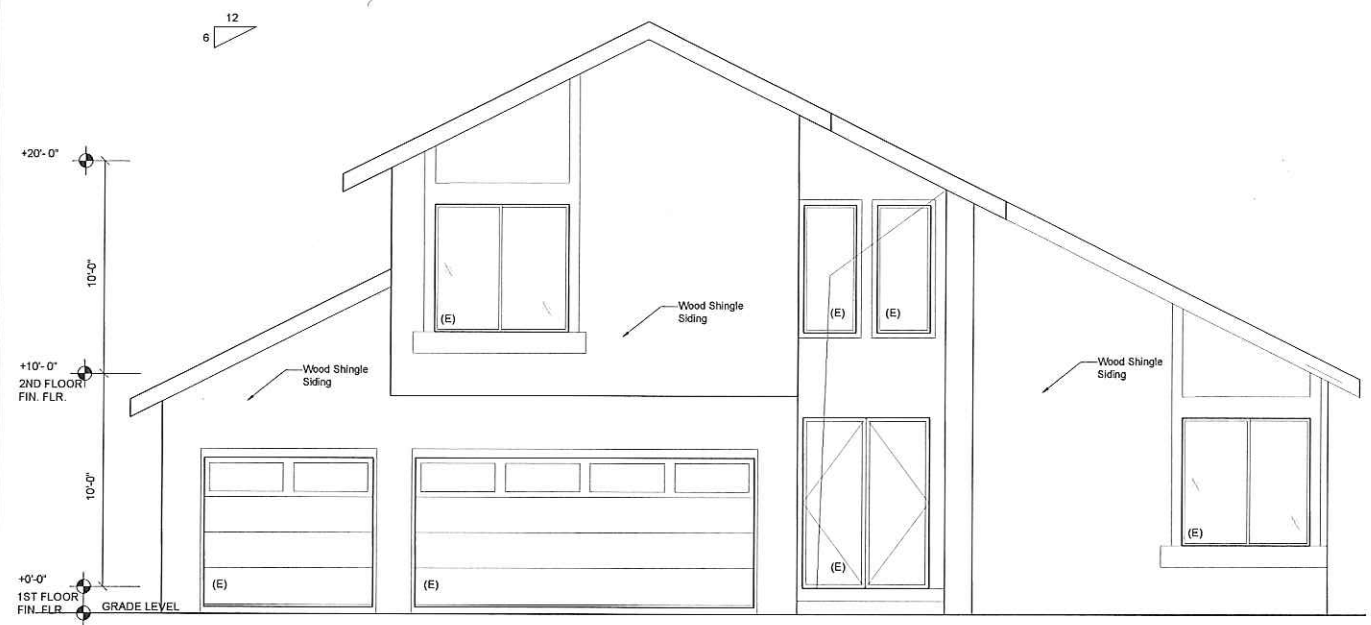


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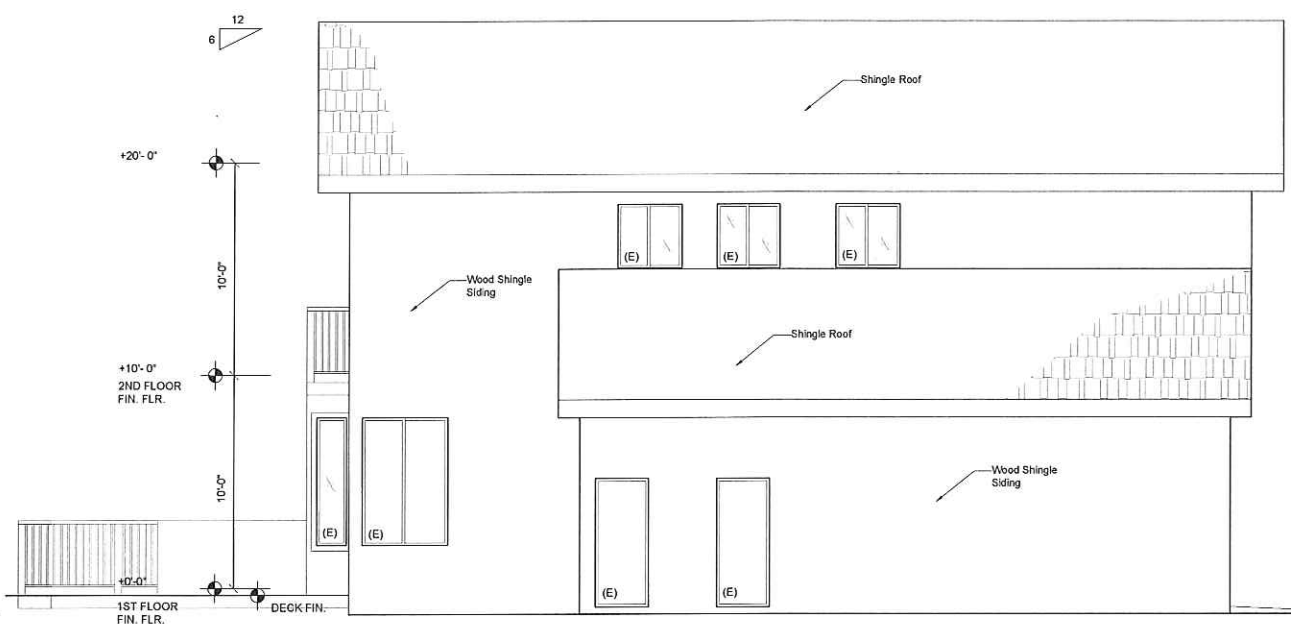
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SCALE: AS NOTED
DRAWN BY: JS
PROJECT: Orkney Court

Remodel Single Family Residence
5255 Orkney Court,
Newark, 94560

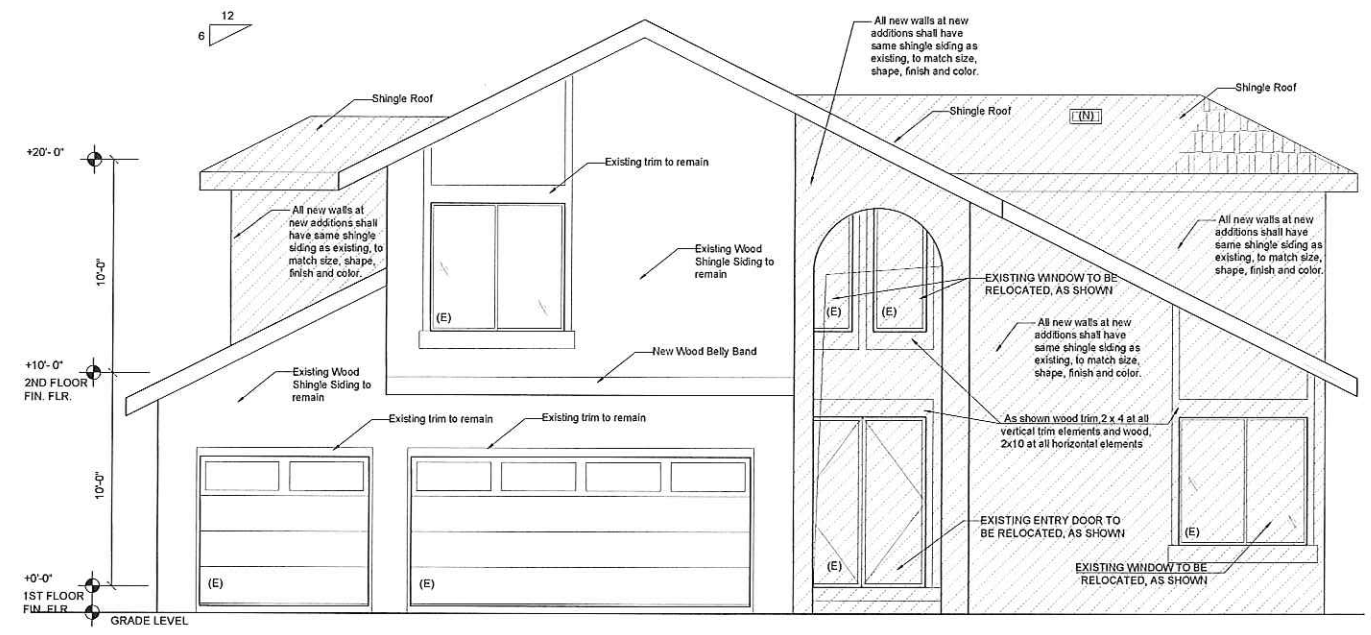
EXIST & PROPOSED
ELEVATIONS



EXIST FRONT ELEVATION
SCALE: 1/4" = 1'-0"

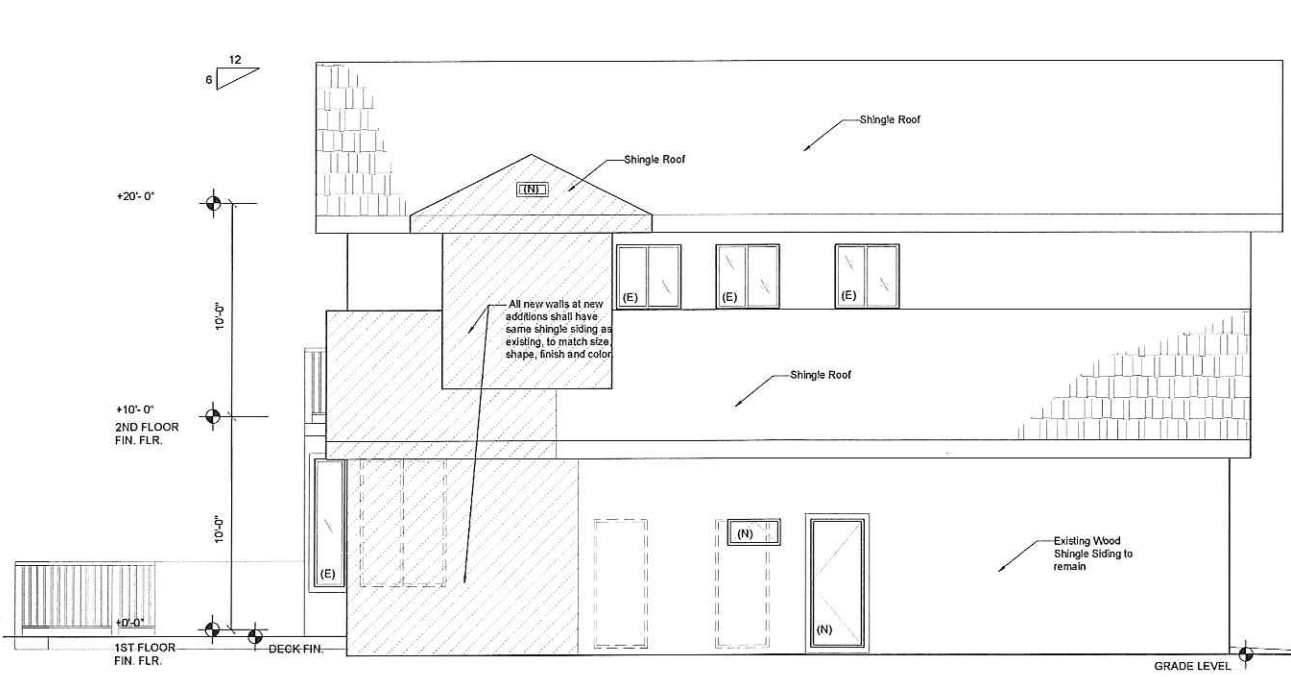


EXIST LEFT ELEVATION
SCALE: 1/4" = 1'-0"




PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

- NOTE:
1. ALL NEW WALLS AT NEW ADDITIONS SHALL HAVE SAME SHINGLE SIDING AS EXISTING, TO MATCH SIZE, SHAPE, FINISH AND COLOR.
 2. ALL NEW TRIM ELEMENTS TO MATCH EXISTING TRIM ELEMENTS, IN SIZE, SHAPE, FINISH AND COLOR.



PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"

EXHIBIT *ApG*

LEGEND	
SYMBOL	DESCRIPTION
	NEW PORTION TO ADD

ARCHITECT

441 Barbary Street
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(888) 252-8828
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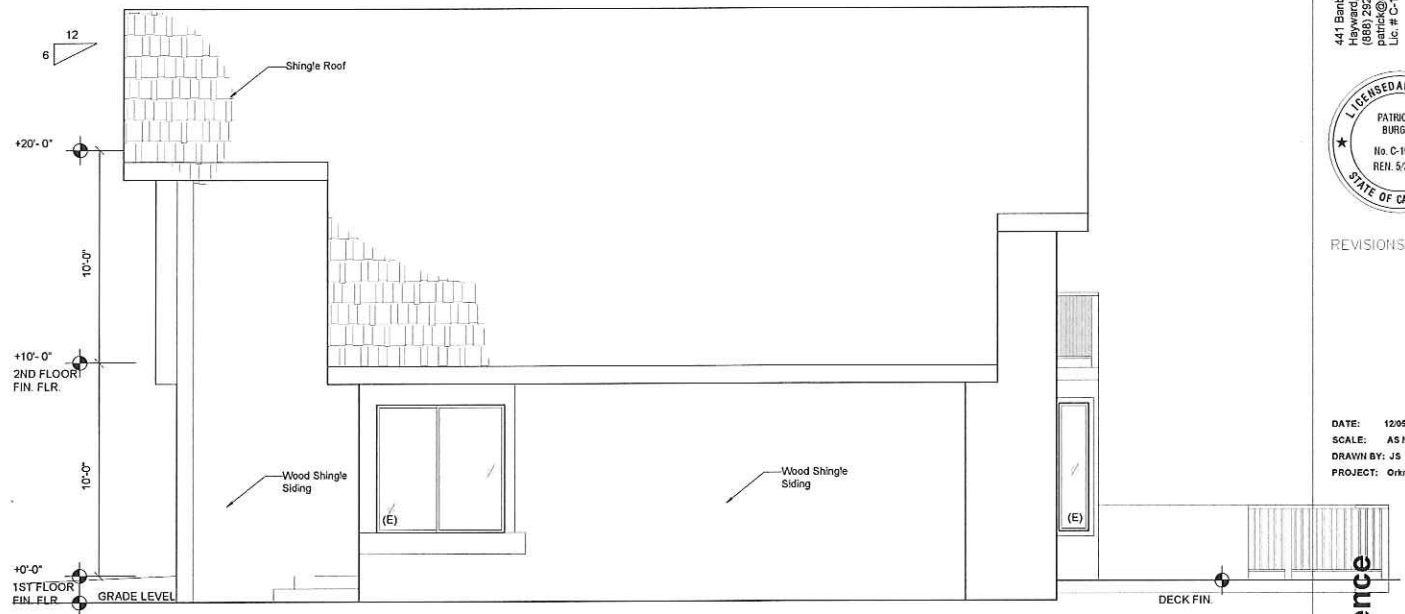


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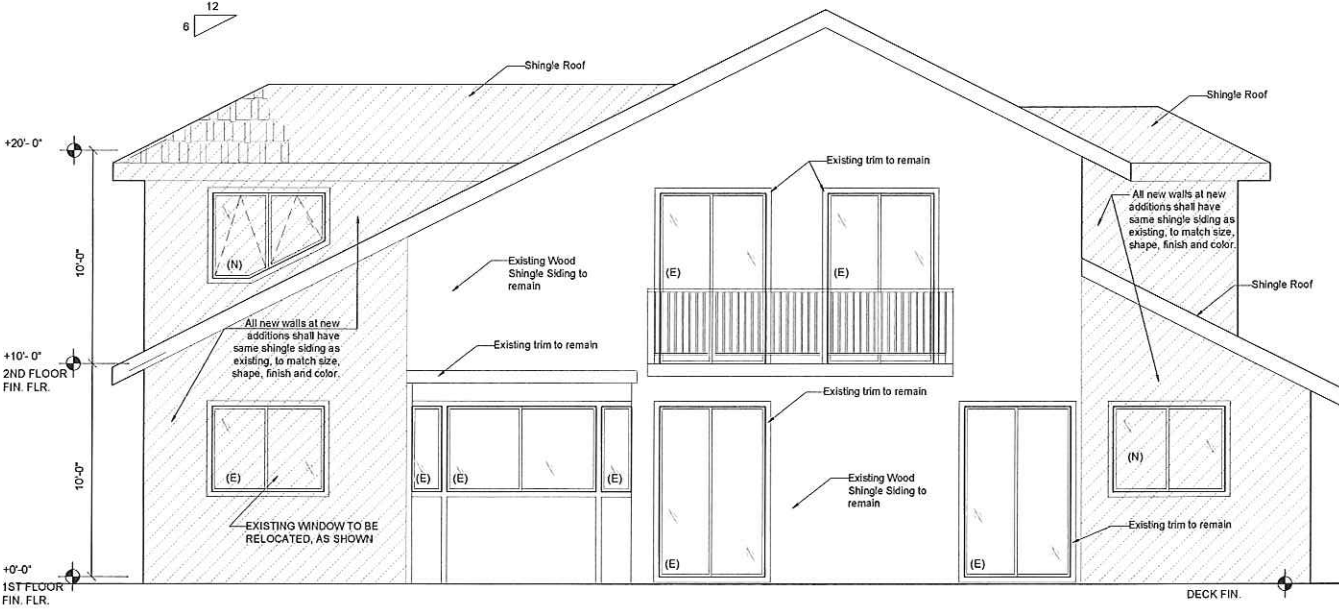
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SCALE: AS NOTED
DRAWN BY: JS
PROJECT: Orkney Court



EXIST REAR ELEVATION
SCALE: 1/4" = 1'-0"

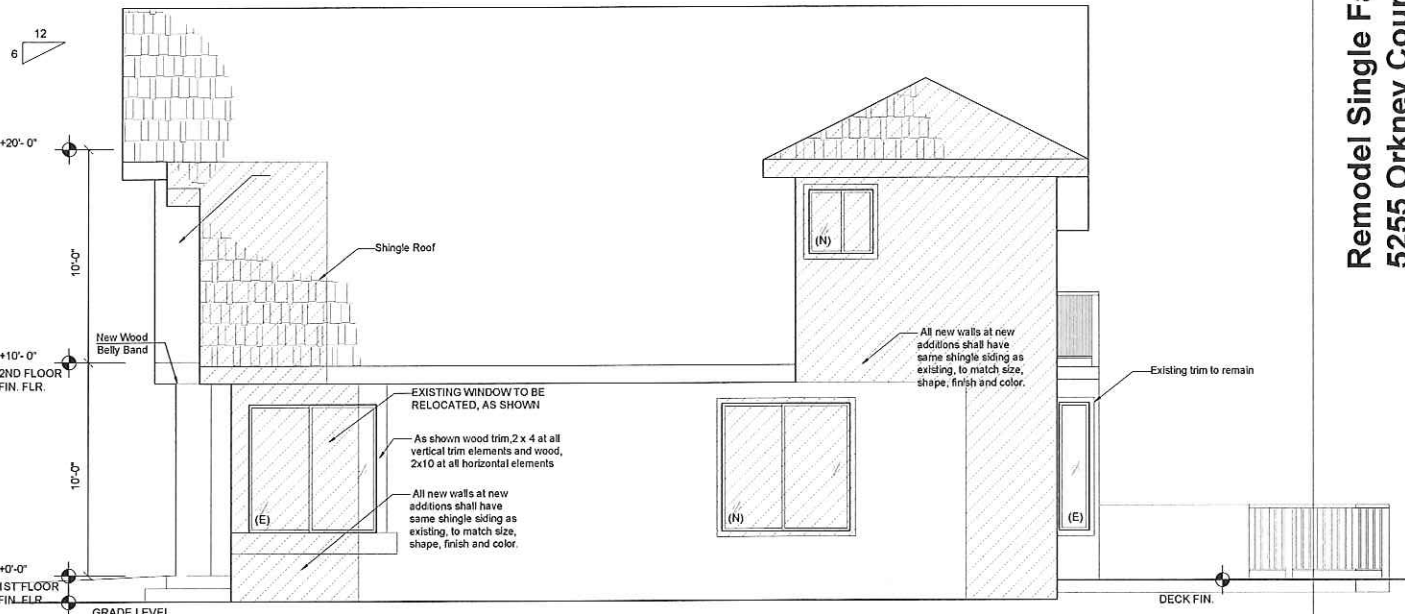


EXIST RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
1. ALL NEW WALLS AT NEW ADDITIONS SHALL HAVE SAME SHINGLE SIDING AS EXISTING, TO MATCH SIZE, SHAPE, FINISH AND COLOR.
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PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

Remodel Single Family Residence
5255 Orkney Court,
Newark, 94560

EXIST & PROPOSED
ELEVATIONS

EXHIBIT A07