
CITY OF NEWARK PLANNING COMMISSION

37101 Newark Boulevard, Newark, CA 94560-3796 • 510-578-4330 • FAX 510-578-4265

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

MINUTES Tuesday, August 9, 2016

A. ROLL CALL

At 7:30 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, July 12, 2016.

Vice-Chairperson Nillo moved, Commission Fitts seconded, to approve the Minutes of July 12, 2016. The motion passed 5 AYES.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

E.1 Hearing to consider P-16-11, a planned unit development, U-16-12, a conditional use permit, and TTM-16-10, Tentative Tract Map 8340 to construct a 14-unit condominium project (Merida Place) at 36731 Sycamore Street (APN: 92-21-151-3).

Assistant City Manager Grindall gave the staff report.

Answering Commissioner Fitts, Associate Planner Mangalam replied a 6' masonry wall is proposed to be built between the neighboring single-family homes and the proposed units.

Answering Commissioner Fitts, ACM Grindall confirmed that Public Hearing notices were mailed to all property owners within 300' of the subject site and only

one comment was received, via a telephone call, which was favorable to the project once assured that adequate parking would be provided onsite.

Answering Commissioner Bridges, ACM Grindall stated the Noise Study included detailed mitigation measures to ensure the project will meet the City's acceptable noise standards.

Answering Commissioner Otterstetter, ACM Grindall stated an amendment to the Resolution could be made to increase the height of the 6' masonry wall to 8' if the owner agrees to the change in the Conditions.

Answering Chairperson Aguilar, ACM Grindall stated the Fire Department has adequate hose pull distance from Sycamore Street to service all of the units.

Answering Chairperson Aguilar, ACM Grindall confirmed all applicable Impact Fees will be paid by the Developer.

Chairperson Aguilar opened the Public Hearing.

Mr. Joe Wu, 2278 Trade Zone Boulevard, San Jose, CA 95131, stated he has read and is in agreement with the conditions listed in Resolutions 1937 and 1938.

Mr. Wu stated he will follow his Landscape Architect's suggestions in regards to which trees will be removed and/or replaced.

Mr. George Szabo, Architect, 6787 Chapman Place, Moorpark, CA 93021, stated a T-Turnaround is provided onsite for fire truck access and fifty-one 15-gallon trees will be planted to replace 6 existing diseased trees.

Addressing Commissioner Bridge's concerns, Mr. Szabo stated if Mr. Wu agrees to a change in the Conditions, he believes changing 25 of the 51 trees to 25-gallon size (24 inch box) would be a good compromise.

Mr. Szabo stated changing the 6' masonry wall to 8' would be fine.

Addressing Commissioner Fitts' concerns, Mr. Szabo stated the trees proposed along Sycamore Street would all be 25-gallon.

Answering Vice-Chairperson Nillo, Mr. Szabo illustrated via the Exhibits, how the units closest to the single-story existing homes are stepped back to allow privacy and stated 6 trees will be planted in that area to provide additional screening.

Answering Commissioner Bridges, Mr. Wu estimates that he will obtain approval for his Tentative Map by the end of the year and construction would take a year to complete. He has not yet considered pricing for the units.

Chairperson Aguilar closed the Public Hearing.

Motion by Vice-Chairperson Nillo, seconded by Commissioner Bridges, to approve: (1) Resolution 1937, approving P-16-11, a planned unit development, U-16-12, a conditional use permit, with Exhibit A, pages 1 through 43, for a 14 unit condominium project at 36731 Sycamore Street with the addition of Condition "b" (The property owner shall construct an 8-foot high masonry wall on the north side of the property abutting single-family homes) and revision to Condition "yy" (...No less than half of the new trees for the project shall be minimum 24-inch box size...); and (2) Resolution 1938, approving TTM-16-10, Tentative Tract Map 8340 with Exhibit A, pages 1 through 9. Motion passed 5 AYES.

This item will be heard at the September 8, 2016 City Council Meeting.

E.2 Hearing to consider U-16-13, a conditional use permit and P-16-14, a planned unit development to APN(s) 092-0005-029-04 AND 092-0005-029-09 located at 6826 and 6844 Mayhews Landing Road, to facilitate subdivision of approximately +/- 1.41 acres of land by Parcel Map No. 10261 by allowing 5 foot side setbacks and lots a minimum of 45 feet wide while maintaining 6000 square foot lot minimums consistent with R-6000 (Low Density Residential – 6000 district).

Assistant City Manager Grindall gave the staff report.

Answering Commissioner Fitts, ACM Grindall stated the area between Sycamore Street and proposed Parcel 1, is not a buildable lot.

Answering Chairperson Aguilar, ACM Grindall confirmed this proposed PUD is to allow 5' side setbacks and lots that are 45 feet wide at this site, no architectural components are being approved at this time for Planning Commission consideration.

Chairperson Aguilar opened the Public Hearing.

Ms. Raylene Piazza, 6844 Mayhews Landing Road, Newark, CA 94560, stated she has read and agrees to the Conditions.

Answering Chairperson Aguilar, Mr. Piazza stated no one had contacted her with concerns about this proposal.

Answering Chairperson Aguilar, Associate Planner Mangalam stated 3 people came to the City Offices to obtain additional information about the project but did not have any concerns.

Mr. Joe Silva, 6829 Mayhews Landing Road, Newark, CA 94560, needed clarification on the location of the project.

Answering Mr. Silva, ACM Grindall confirmed no changes were proposed for the existing homes located next to Mr. Silva's property, and that the proposed site is further away on a narrow lot.

Answering Mr. Silva, ACM Grindall stated when an application is submitted to build on the narrow lot, all property owners within 300' will be notified and per City standards, 2-car covered parking must be met.

Mr. Rick Geha, 3100 Mowry Avenue, Suite 408, Fremont, CA 94538 complemented staff on their cooperation and assistance on this project.

Chairperson Aguilar closed the Public Hearing.

Motion by Commissioner Fitts, seconded by Vice-Chairperson Nillo, to approve Resolution 1939, approving U-16-13, a conditional use permit and P-16-14, a planned unit development, with Exhibit A, page 1, to APN(s) 092-0005-029-04 AND 092-0005-029-09, located at 6826 and 6844 Mayhews Landing Road, to facilitate subdivision of approximately +/- 1.41 acres of land by Parcel Map No. 10261 by allowing 5 foot side setbacks and lots a minimum of 45 feet wide while maintaining 6000 square foot lot minimums consistent with R-6000 (Low Density Residential – 6000 district). Motion passed 5 AYES.

This item will be heard at the September 8, 2016 City Council Meeting.

F. STAFF REPORTS

None.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

None.

ACM Grindall informed the Planning Commission that the August 4, 2016 Community Meeting on the Citywide Parks Master Plan had approximately 70 members of the public in attendance and provided some good feedback to staff.

ACM Grindall stated the next Bicycle and Pedestrian Master Plan Meeting would be held in September; and a Workshop to discuss the Zoning Code Update will be held in the near future.

Commissioners' Comments

Commissioner Otterstetter informed the public that Stage One Theatre will be presenting a youth performance of "One Year with Frog and Toad" at the Newark Memorial High School.

H. ADJOURNMENT

At 8:21 p.m., Chairperson Aguilar adjourned the regular Planning Commission meeting of Tuesday, August 9, 2016.

Respectfully submitted,



TERRENCE GRINDALL
Secretary