

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, November 13, 2018

A. ROLL CALL

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, June 12, 2018. (MOTION)

B.2 Approval of Minutes of the regular Planning Commission meeting of Tuesday, August 28, 2018. (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

E.1 Hearing to consider the 'Cargill Plummer Slough Bridge Project', which includes a Grading Permit and Structural Permit to install a clear span bridge over Plummer Slough within Cargill, Incorporated's (Cargill) solar salt production facility at 7220 Central Avenue. The Planning Commission will consider recommending that the City Council: 1) adopt the California Environmental Quality Act (CEQA) Initial Study and Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and 2) approve the Grading Permit and Structural Permit for the Cargill Plummer Slough Bridge Project – from Assistant City Manager Grindall. (RESOLUTION - 2)

E.2 Cancellation of Public Hearing to consider recommending approval of P-16-14, an amendment to an existing Planned Development Plan (PD) and TPM-18-30, Vesting Tentative Parcel Map 10812 to allow a subdivision of approximately 23,678 square feet of land into three lots for construction of three new single-family homes at the corner of Mayhews Landing Road and Sycamore Street (APN: 92-5-38) – from Associate Planner Mangalam. (MOTION)

F. STAFF REPORTS

- F.1 DR-18-31 a Design Review to allow construction of three new single-family homes at the corner of Mayhews Landing Road and Sycamore Street (APN: 92-5-38) – from Associate Planner Mangalam. (MOTION)**

G. COMMISSION MATTERS

- G.1 Report on City Council actions.**

H. ADJOURNMENT

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

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, June 12, 2018

A. ROLL CALL

At 7:34 p.m., Chairperson Fitts called the meeting to order. All Planning Commissioners were present except Commissioner Bridges (personal) and Commissioner Otterstetter (personal).

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, May 29, 2018.

Commissioner Nillo moved, Vice-Chairperson Aguilar seconded, to approve the Minutes of May 29, 2018. The motion passed 3 AYES, 2 ABSENT (Bridges and Otterstetter).

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

E.1 Hearing to consider a conditional use permit, U-18-11, to allow a modification to an existing monopole communication tower located at 37900 Timber Street (APN: 92A-2125-12-4).

Assistant City Manager Grindall recommended this Public Hearing item be opened then continued to allow staff and the Applicant time to resolve issues with the Conditions in the proposed Resolution.

ACM Grindall gave the staff report.

Answering Chairperson Fitts, ACM Grindall state the site is currently zoned high density residential.

Answering Vice-Chairperson Aguilar, ACM Grindall confirmed cell towers are allowed in residential neighborhoods with a conditional use permit but they must be stealth in accordance with the Zoning Ordinance.

Chairperson Fitts opened the Public Hearing.

Applicant Tim Page, Crown Castle, 4301 Hacienda Drive, Suite 410, Pleasanton, CA 94588, stated the existing cell tower is not concealed and referenced a photo of the cell tower.

Applicant Page stated Federal Law CFR47, also known as Section 6409 of the Middle Class Job Creation and Tax Relief Act, supersedes the Newark Municipal Code, and their request must be approved within 60 days of submission.

Answering Vice-Chairperson Aguilar, both Applicant Page and ACM Grindall stated their interpretation to Criteria #4 to determine if this application qualifies as an “eligible facilities request”.

Chairperson Fitts along with Commissioner Nillo and Vice-Chairperson Aguilar, were in agreement that if the City Attorney deemed this project does not qualify as an “eligible facilities request” they would be in favor of having the cell tower be stealth due in part to being located in a residential zoning district.

Motion by Commissioner Nillo, seconded by Chairperson Fitts, to continue this item to the June 26, 2018 Planning Commission Meeting. Motion passed 3 AYES.

F. STAFF REPORTS

None.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

None.

Commissioners' Comments

Vice-Chairperson Aguilar stated he would like to see written in the June 26 staff report information on CFR47 and the six criteria for determining what is an “eligible facilities request”.

Commissioner Nillo congratulated the graduating Class of 2018 and the NBA Champions Golden State Warriors.

Commissioner Nillo wished his fellow Commissioners a Happy Father's Day.

H. ADJOURNMENT

At 8:10 p.m., Chairperson Fitts adjourned the regular Planning Commission meeting of Tuesday, June 12, 2018.

Respectfully submitted,



TERRENCE GRINDALL

Secretary

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 28, 2018

A. ROLL CALL

At 7:32 p.m., Chairperson Fitts called the meeting to order. All Planning Commissioners were present except Commissioner Nillo (business).

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, June 12, 2018.

Vice-Chairperson Aguilar moved, Chairperson Fitts seconded, to approve the Minutes of June 12, 2018. There were 2 AYES, 2 ABSTENSION (Bridges and Otterstetter), and 1 ABSENT (Nillo).

C. WRITTEN COMMUNICATIONS

Two correspondence were received: 1) Email from Jonathan Mendoza, San Francisco Public Utilities Commission, dated August 23, 2018; and 2) Letter from Collin McCarthy, Adams Broadwell Joseph & Cardozo dated August 28, 2018.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

- E.1 The Planning Commission will consider recommending approval of: (1) RZ-18-9, a rezoning of an approximately 17.4-acre portion of Vesting Tentative Tract Map 8453 from Business and Technology Park (BTP) to Residential Medium Density with Form Based Code (RM-FBC) and Planned Development Overlay District (PD) (to portions of APNs: 537-0852-001-02, 537-0852-002-02 and 537-0852-002-07) and rezoning of an approximately 5-acre site from Business and Technology Park (BTP) to Park (PK) (to portions of 537-0852-001-02 and 537-0852-002-07); (2) TTM-18-16, Vesting Tentative Tract Map 8453; (3) P-18-8, a Planned Development Plan for a 193-unit residential project on a site located west of the intersection of Hickory Street and Enterprise Drive; and (4) E-18-10, approving and recommending that the City Council approve an

addendum to the Dumbarton Transit Oriented Development Specific Plan Environmental Impact Report and certifying that the previously approved EIR (State Clearinghouse number 2010042012) addresses all the impacts of the proposed development.

Associate Planner Mangalam gave the staff report via a Power Point presentation.

AP Mangalam informed the Planning Commission that in response to the August 23, 2018 email from Mr. Mendoza, none of the project sites are located on SFPUC property. In response to the concerns in Mr. McCarthy letter, staff found no merit due to the PEIR mitigation measures still being in effect.

Answering Chairperson Fitts, Assistant City Manager Grindall stated there are still parcels inside the Dumbarton Transit Oriented Development Area that do not have entitlements.

Answering Chairperson Fitts, ACM Grindall stated there are plans in place to construct an overcrossing to allow direct pedestrian access to the Don Edwards Wildlife Refuge and sidewalks will be installed at the Bayshores and Glass Bay development projects after the underground water lines are installed.

Answering Commissioner Bridges, ACM Grindall stated phosphorus contamination was not found within this project site and stressed the City would not allow residential housing to be built on a site that was not fully clean.

Answering Commissioner Bridges, ACM Grindall stated the proposed turf areas are not intended to be rented out to Sports Clubs and the parks are anticipated to be completed in 2022.

Answering Commissioner Bridges, ACM Grindall stated the condition for no short-term rental is a standard condition to remind developments and homeowners that the units cannot be rented out as an Air Bed and Breakfast.

Answering Vice-Chairperson Aguilar, ACM Grindall stated City staff works closely with the Regional Air Quality Board and other Agencies and would not allow any development or Certificates of Occupancies to be issued until they receive the okay from each Agency.

Answering Vice-Chairperson Aguilar, ACM Grindall stated Facebook and Samtrans are looking into establishing a transit corridor but no timeframe has been established.

Chairperson Fitts opened the Public Hearing.

Applicant Mark Butler, Integral Communities, 500 La Gonda Way, #102, Danville, CA 94526, stated he has read and is in agreement with the Conditions listed in Resolutions 1962, 1963, 1964 and 1965.

Mr. Butler stated his Company also received the letter from Adams Broadwell Joseph and Cardozo and found their claims had no merit.

Answering Vice-Chairperson Aguilar, Mr. Butler estimates the first half of 2020 would be when remediation would be completed on the 5-acre site.

Answering Commissioner Bridges, ACM Grindall stated a trail is not designated as a “Bay Trail” unless an application is submitted and approved by the Bay Trail Organization.

Answering Vice-Chairperson Bridges, ACM Grindall stated the City would still be responsible for maintaining the trail even if it is designated as a “Bay Trail”.

Answering Chairperson Fitts, Mr. Butler stated grading will begin next summer with 2022 being the completion date of all communities and pricing per unit in the \$1 Million to \$1.2 Million range.

Answering Commissioner Otterstetter, Mr. Justin DeKnoblough, Civil Engineer, Carlson, Barbee & Gibson, Inc., 2633 Camino Ramon, Suite 350, San Ramon, CA 94583, stated the fire access land for Parcel B was designed to meet Fire Code regulations for a firetruck to complete a 3-point turn on a Hammerhead street.

Chairperson Fitts closed the Public Hearing.

Motion by Vice Commissioner Aguilar, seconded by Commissioner Bridges, to approve Resolution 1962 recommending the City Council approve RZ-18-9, a rezoning of an approximately 17.4-acre portion of Vesting Tentative Tract Map 8453 from Business and Technology Park (BTP) to Residential Medium Density with Form Based Code (RM-FBC) and Planned Development Overlay District (-PD)(to portions of APNs: 537-0852-001-02, 537-0852-002-02 and 537-0852-002-07) and rezoning of an approximately 5-acre site from Business and Technology Park (BTP) to Park (PK)(to portions of 537-0852-001-02 and 537-0852-002-07); Resolution 1963 recommending the City Council approve TTM-18-16, Vesting Tentative Tract Map 8453; Resolution 1964 recommending the City Council approve P-18-8, a Planned Development Plan for a 193-unit residential project on a site located west of the intersection of Hickory Street and Enterprise Drive; and Resolution 1965 recommending City Council approve E-18-10, an addendum to the Dumbarton Transit Oriented Development Specific Plan Environmental Impact Report and certifying that the previously approved EIR (State Clearinghouse number 2010042012) addresses all the impacts of the proposed development. Motion passed 4 AYES.

- E.2 Hearing to consider ‘Compass Bay’, a 138-unit residential project on an approximately 9.97-acre site located at 8610 Enterprise Drive. The Planning Commission will consider recommending approval of: (1) RZ-18-17, a rezoning of an approximately 9.97-acre portion of Vesting Tentative Tract Map 8459 from Business and Technology Park (BTP) to Residential Medium Density with Form Based Code (RM-FBC) and Planned Development Overlay Districts (-PD) (APN 092-0115-005-02); (2) TTM-18-19, a Vesting Tentative Tract Map 8459; (3) P-18-20, a Planned Development Plan for a 138-unit residential project located southeast of the intersection of Hickory Street and Enterprise Drive; and (4) E-18-18, approving and recommending that the City Council approve an**

addendum to the Dumbarton Transit Oriented Development Specific Plan Environmental Impact Report and certifying that the previously approved EIR (state clearinghouse number 2010042012) addresses all the impacts of the proposed development.

Associate Planner Mangalam gave the staff report via a Power Point presentation.

Answering Commissioner Bridges, ACM Grindall stated Resolution 1966, Condition “cc” is a standard condition added to all development projects to ensure interior noise standards are met. ACM Grindall also stated the proposed homes are approximately 1000 feet from any railroad tracks.

Answering Commissioner Bridges, ACM Grindall explained Resolution 1966, Condition “z” was added to ensure the Developer for this project meets their obligations on one of their previously approved project.

Answering Commissioner Otterstetter, ACM Grindall clarified Affordable Housing Fees are included with the Impact Fees.

Addressing Commissioner Otterstetter’s concerns, staff will revised the construction hours in Resolution 1966, Condition “ffff” to “8am to 7pm Monday through Friday”.

Chairperson Fitts opened the Public Hearing.

Applicant Garrett Hinds, Trumark Homes, 3001 Bishop Drive, Suite 100, San Ramon, CA 94583, stated he has read and is in agreement with the Conditions listed in Resolutions 1966, 1967, 1968 and 1969.

Answering Vice-Chairperson Aguilar, Mr. Hinds stated the majority of their homebuyers are young first-time buyers from the Peninsula.

Chairperson Fitts closed the Public Hearing.

Motion by Commissioner Bridges, seconded by Commissioner Otterstetter, to approve Resolution 1966 recommending the City Council approve RZ-18-17, a rezoning of an approximately 9.97-acre portion of Vesting Tentative Tract Map 8459 from Business and Technology Park (BTP) to Residential Medium Density with Form Based Code (RM-FBC) and Planned Development Overlay Districts (PD)(APN 092-0115-005-02) with the revision in construction hours; Resolution 1967 recommending the City Council approve TTM-18-19, a Vesting Tentative Tract Map 8459; Resolution 1968 recommending the City Council approve P-18-20, a Planned Development Plan for a 138-unit residential project located southeast of the intersection o Hickory Street and Enterprise Drive; and Resolution 1969 recommending the City Council approve E-18-18, adopting an addendum to the Dumbarton Transit Oriented Development Specific Plan Environmental Impact Report and certifying that the previously approved EIR (State Clearinghouse numbe4 2010042012) addresses all the impacts of the proposed development. Motion passed 4 AYES.

F. STAFF REPORTS

None.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

None.

Commissioners' Comments

Chairperson Fitts commented and ACM Grindall confirmed that the incumbent City Councilmembers have been granted another term of office.

Answering Chairperson Fitts, ACM Grindall stated the Capital Improvement Plan to widen Thornton Avenue is not currently funded.

Commissioner Bridges commented that she would like to see green painted bicycle lanes in Newark.

Answering Chairperson Fitts, ACM Grindall stated the Developer for Sanctuary would not be changing the name of their housing project.

Answering Vice-Chairperson Aguilar, ACM Grindall stated no application had been submitted yet for the proposed housing project at the NewPark Mall.

Chairperson Fitts wished everyone a safe and sane Labor Day weekend.

H. ADJOURNMENT

At 8:40 p.m., Chairperson Fitts adjourned the regular Planning Commission meeting of Tuesday, August 28, 2018.

Respectfully submitted,



TERRENCE GRINDALL
Secretary

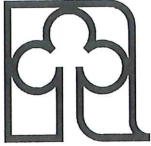


E.2 Cancellation of public hearing to consider recommending approval of P-16-14, an amendment to an existing Planned Development Plan (PD) and TPM-18-30, Vesting Tentative Parcel Map 10812 to allow a subdivision of approximately 23,678 square feet of land into three lots for construction of three new single-family homes at the corner of Mayhews Landing Road and Sycamore Street (APN: 92-5-38) – from Associate Planner Mangalam. *sm* (MOTION)

Background/Discussion – Well Worth LLC has submitted an application to allow construction of three new single-family homes at the corner of Mayhews Landing Road and Sycamore Street (APN: 92-5-38). There is an existing single -family home with a detached garage and an accessory structure on the site. The subject site is zoned Residential Single Family (RS-6000) with a Low Density Residential General Plan land use designation.

After careful review of the project, staff determined that the project does not require an amendment to the Planned Development Plan, P-16-14 as the boundary of the PD remains unchanged. The proposed project meets all the requirements included in the conditions of approval of the original PD such as minimum 6,000 square feet lot sizes, minimum lot width of 45 feet and minimum side setbacks. In addition, the proposed project meets all other development standards of Newark Zoning Ordinance that is not covered under the PD. Thus, the approval of this project is based on design review only which is being presented to the Planning Commission as a separate action for consideration immediately following this item.

Action – It is recommended that the Planning Commission dismiss the amendment to Planned Development Plan, P-16-14 and considers the project for a Design Review for construction of three new single-family homes at the corner of Mayhews Landing Road and Sycamore Street (APN: 92-5-38).



F.1 DR-18-31, a Design Review to allow construction of three new single-family homes at the corner of Mayhews Landing Road and Sycamore Street (APN: 92-5-38) – from Associate Planner Mangalam. *Srm* (MOTION)

Background/Discussion – Well Worth LLC has submitted an application to allow construction of three new single-family homes at the corner of Mayhews Landing Road and Sycamore Street (portion of APN: 92-5-38). There is an existing single-family home with a detached garage and an accessory structure on the site. The subject site is zoned Residential Single Family (RS-6000) with a Low Density Residential General Plan land use designation.

The applicant proposes to construct three new homes on three lots created by Vesting Tentative Map 10281; Lot 1 is approximately 6,322 square feet; Lot 2 is approximately 8,477 square feet and; Lot 3 is approximately 8,879 square feet in size. All three proposed homes are single-story with varying sizes: 2,142 square feet; 2,823 square feet and 2,702 square feet. Each home will include living, dining, family, kitchen, three bedrooms and 2.5 to 3.5 bathrooms.

The three proposed homes meet or exceed the following requirements of the Newark Zoning Ordinance such as minimum 6,000 square feet lot size; minimum 20 feet front and rear setbacks; minimum 5 feet side setbacks; maximum 30 feet height; maximum 50% ground coverage; and minimum 25% of the lot to be landscaped. It also conforms to the requirements included in the conditions of approval of the original Planned Development Plan (P-16-14) such as minimum 6,000 square feet lot sizes, minimum lot width of 45 feet and minimum side setbacks. The City's off-street parking requirement of two parking spaces per unit, is also satisfied by the provision of attached two-car garages along with deep aprons to allow for guest parking.

All three homes have different floor plans and well-articulated elevations to add to variety. Front porches in all three homes form an important design feature. To enhance the streetscape, the garages are provided to the rear of the homes instead of the front. Every home has at least two complimentary colors and materials to provide architectural relief and interest. Exterior building materials include cement siding, ledge stone and stucco.

Project Benefits

The project will pay for the cost of undergrounding existing overhead service which benefits the Community. Proposed street improvements include new handicap ramp at intersection of Mayhews Landing Road and Sycamore Street, in addition to replacing existing driveways with new driveways that conform to current ADA requirements for sidewalk.

California Environmental Quality Act (CEQA)

Section 21080 of the Public Resource Code exempts from the application of CEQA those projects over which public agencies exercise only ministerial authority. This project is presented to the Planning Commission for design review only, a ministerial review. Thus, it is exempt from CEQA.

Although eligible for staff level review, as per 17.34.030.B of the Newark Zoning Ordinance, the Community Development Director may refer items directly to the Planning Commission when in his/her opinion the public interest would be better served by having Planning Commission conduct the review. Thus, this project is being presented to Planning Commission for a design review.

Recommendation – The proposed project is consistent with the previously approved Planned Unit Development, P-16-14 (PD), the approval of this project is based on design review only. Staff requests the approval of this project.

Action – The Planning Commission, by motion, hereby approve Exhibit A, pages 1 through 12, for DR-18-31, Design Review for to allow construction of three new single-family homes at the corner of Mayhews Landing Road and Sycamore Street (APN: 92-5-38).

Attachments

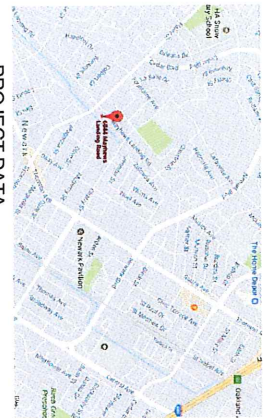
Exhibit A: Plan set

MAYHEWS ESTATE 3 NEW HOMES NEWARK, CA. 94560

LOT 1: 6844 MAYHEWS LANDING RD
LOT 2: 6862 MAYHEWS LANDING RD
LOT 3: 36530 SYCAMORE ST



OWNER/DEVELOPER	DESIGN	PRINCIPAL ENGINEER	SURVEY
YING WANG GREENGLOBAL INC. 686 STOCKTON AVE SAN JOSE, CA 95128 T. 510.966.7941 greenglobal.net	FAHEE HABAYEB, AIA 686 STOCKTON AVE SAN JOSE, CA 95128 T. 408.483.0302 habayeb3@aol.com	GRM ENGINEERS 2000 WILSON BLVD SAN JOSE, CA 95131 T. 650.331.7254 mgenrdy@grmengineers.com	THE BRONSON COMPANY 1000 WILSON BLVD WINTON, CA 95388 T. 209.606.7340 kevin@thebronsosurvey.com

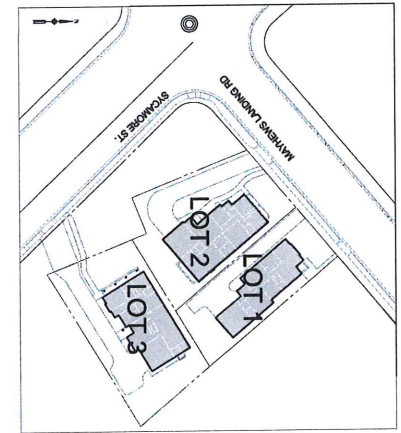


PROJECT DATA

APN# 92-5-38
SITE AREA 0.53 AC
EXISTING USE SFR
PROPOSE DENSITY 5.66
ZONING PD-16-14
GENERAL PLANS LOW DENSITY RESIDENTIAL

FIRE SPRINKLER NOTE:
AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE PROVIDED FOR EACH BUILDING.
POLICE DIVISION NOTE:
THE DEVELOPMENT SHALL COMPLY WITH CHAPTER 15.06 SECURITY CODE OF THE CITY NEWARK MUNICIPAL CODE AND SECTION 5.10 OF THE CALIFORNIA FIRE CODE FOR PDRD RECEPTION.

PLAN	LOT #	LOT AREA (SF)	LIVING	GARAGE	COVERED LOT	LANDSCAPE COVERAGE
EXISTING	LOT-1	6,322 NET	1,680 SF	427 SF	56 SF	2,580 SQFT REQ. @ FRONT PORCH
	LOT-2	8,477 NET	2,212 SF	426 SF	185 SF	2,116 SQFT REQ. @ FRONT PORCH
	LOT-3	8,879 NET	2,112 SF	420 SF	170 SF	2,219 SQFT REQ. @ FRONT PORCH
	TOTAL LOT AREA	23,679				1,345 SQFT PROVIDED



DRAWING INDEX

CS	COVER SHEET & PROJECT DATA
S10	GENERAL SITE PLAN
S11	LOT 1 SITE PLAN
S12	LOT 2 SITE PLAN
S13	LOT 3 SITE PLAN
LOT-1-A	EXISTING AND DEMO FLOOR ROOF PLANS & ELEVATIONS
LOT-1-A1	FLOOR ROOF PLANS
LOT-1-A2	ELEVATIONS
LOT-2-A	FLOOR ROOF PLANS
LOT-2-A1	ELEVATIONS
LOT-2-A2	FLOOR ROOF PLANS
LOT-2-A3	ELEVATIONS
G1	CIVIL COVER SHEET
G2	TOPOGRAPHIC SURVEY (EXISTING STRUCTURING)
G3	LOTS LAYOUT
G4	CONCEPTUAL GRADING AND DRAINAGE
G5	CONCEPTUAL UTILITY PLAN
G6	STORM WATER QUALITY PLAN
LOT-1-L1	LANDSCAPE PLAN
LOT-2-L1	LANDSCAPE PLAN
LOT-3-L1	LANDSCAPE PLAN
L4	BAR FURNISHING LANDSCAPE PRACTICE

MAYHEWS ESTATE
3 NEW HOMES
CORNER OF SYCAMORE ST.
AND MAYHEWS LANDING
NEWARK, CA. 94560

**FAHEE HABAYEB
PLANNING & DESIGN**
686 STOCKTON AVE.
SAN JOSE, CA 95128
TEL: (408) 483-0302
E-MAIL: habayeb3@aol.com

EXHIBIT A.pl

CS

JOB NO. 0917
DRAWN BY ASHVED
CHECKED BY FH
SHEET NO.

NO.	DATE	ISSUE
1	11-17	PLANNING
2	3-9	PLANNING
3	6-20	PLANNING

GENERAL SITE PLAN

1" = 1/16"

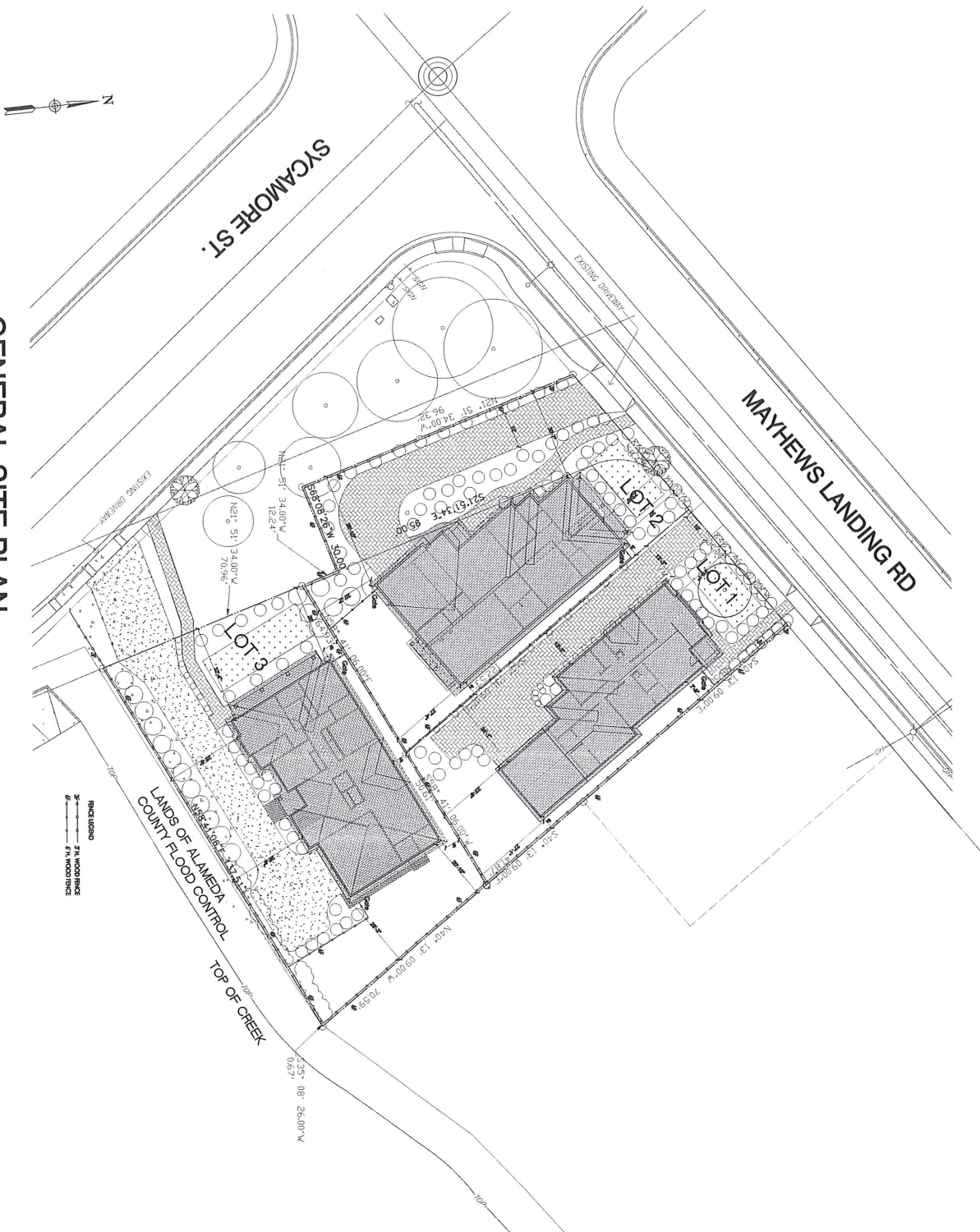


EXHIBIT A P2

STO

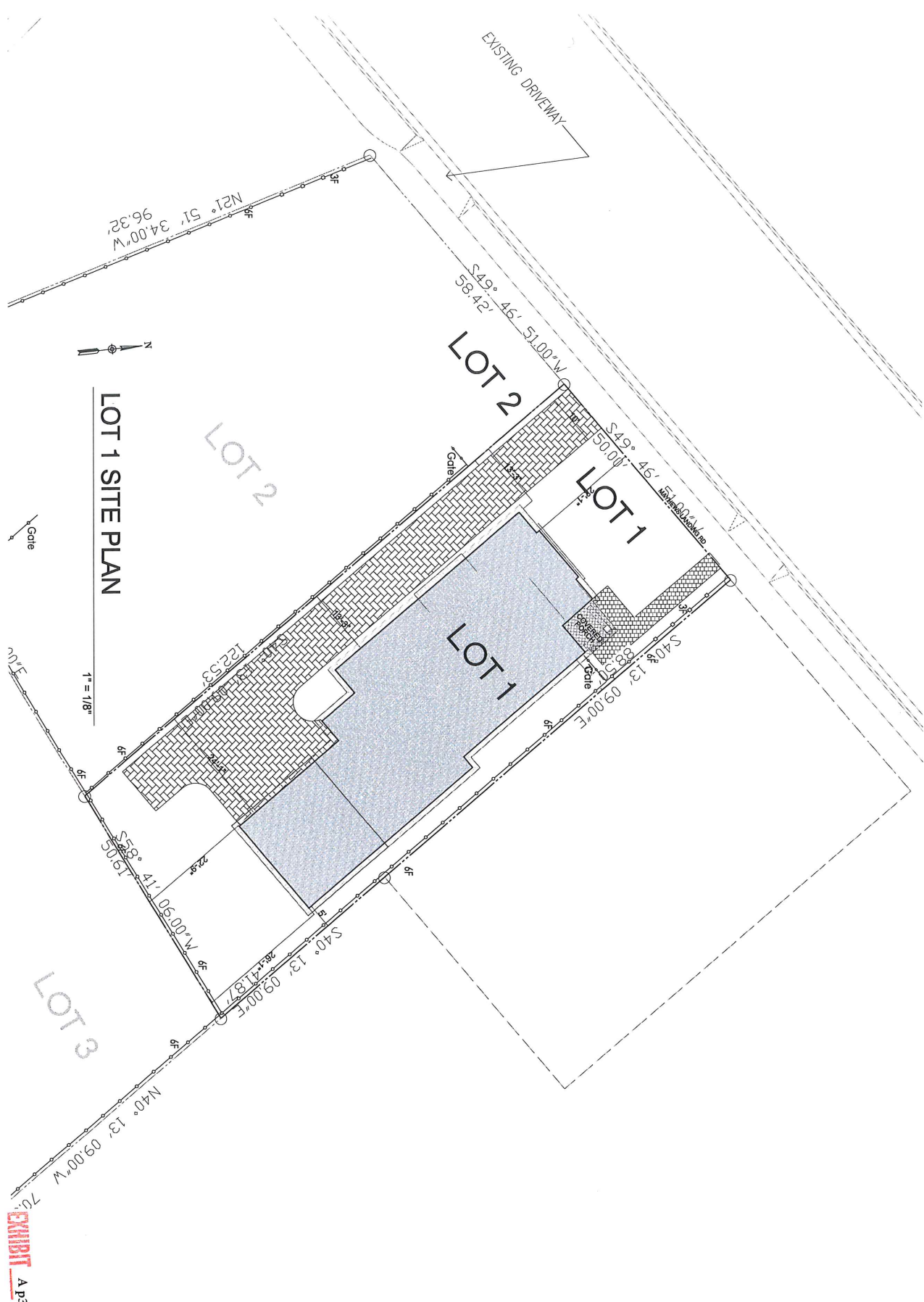
JOB NO. 0817
 SCALE AS NOTED
 DRAWN BY FH
 SHEET NO.

GENERAL SITE PLAN

NO.	DATE	ISSUE
1	11.17	PLANNING
2	3.9.18	PLANNING
3	6.20.18	PLANNING
4	8.18.18	PLANNING

LOT 1: 6844 MAYHEWS LANDING RD
 LOT 2: 6862 MAYHEWS LANDING RD
 LOT 3: 36530 SYCAMORE ST

MAYHEWS ESTATE
 3 NEW HOMES
 CORNER OF SYCAMORE ST.
 AND MAYHEWS LANDING
 NEWARK, CA. 94560



LOT 1 SITE PLAN



1" = 1/8"

EXHIBIT A p3

ST1

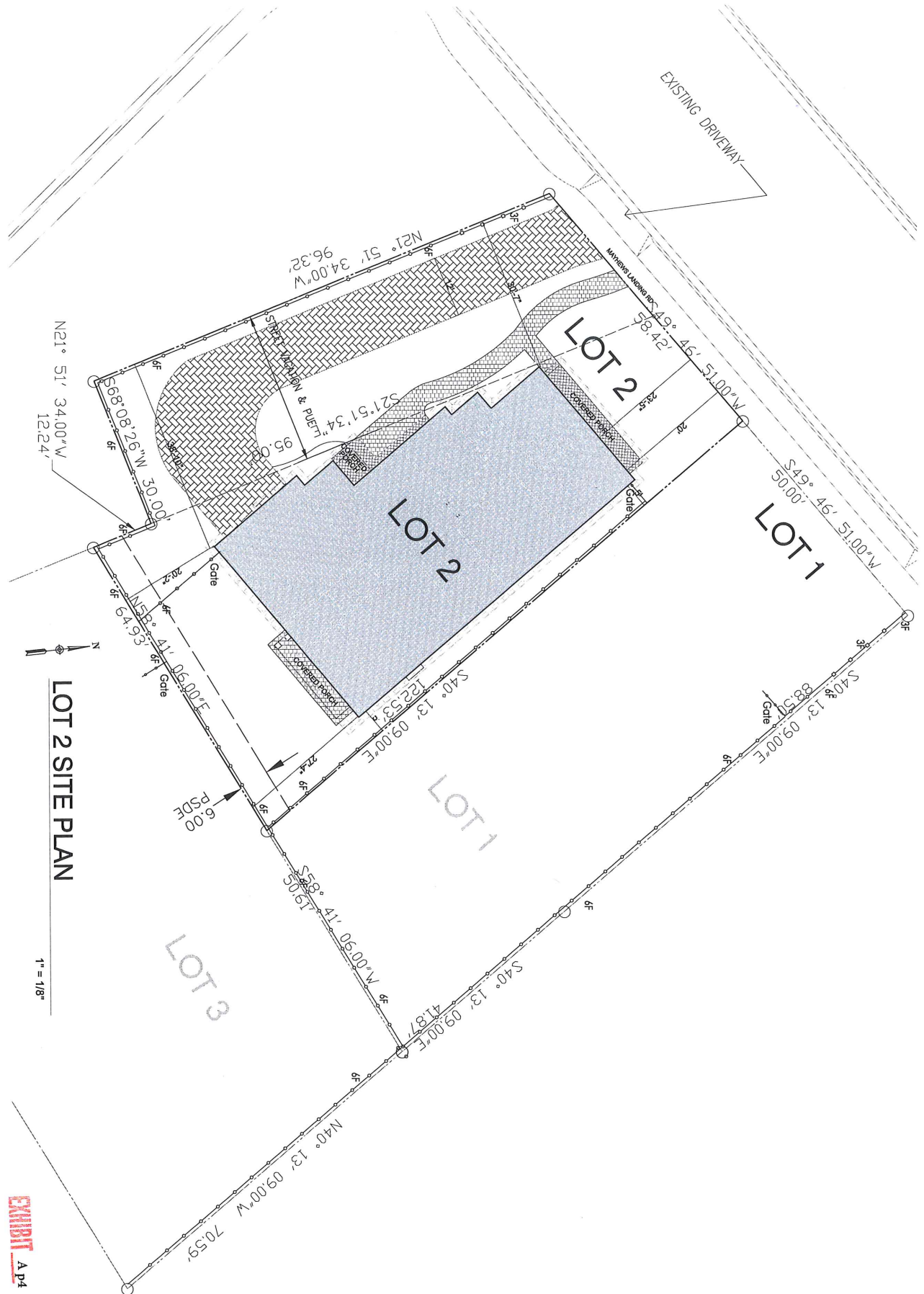
0817
AS NOTED
FH

LOT 1 SITE PLAN

ISSUE
1 3 9 18 PLANNING
2 6 20 18 PLANNING

LOT 1: 6844 MAYHEWS LANDING RD
 MAYHEWS ESTATE
 3 NEW HOMES
 CORNER OF SYCAMORE ST.
 AND MAYHEWS LANDING
 NEWARK, CA. 94560

FAHED HABAYEB
 PLANNING & DESIGN
 688 STOCKTON AVE
 SAN JOSE, CA. 95128
 TEL: (408) 483-0302
 E-MAIL: habayeb3@aol.com



LOT 2 SITE PLAN

1" = 1/8"

EXHIBIT
A P4

ST2

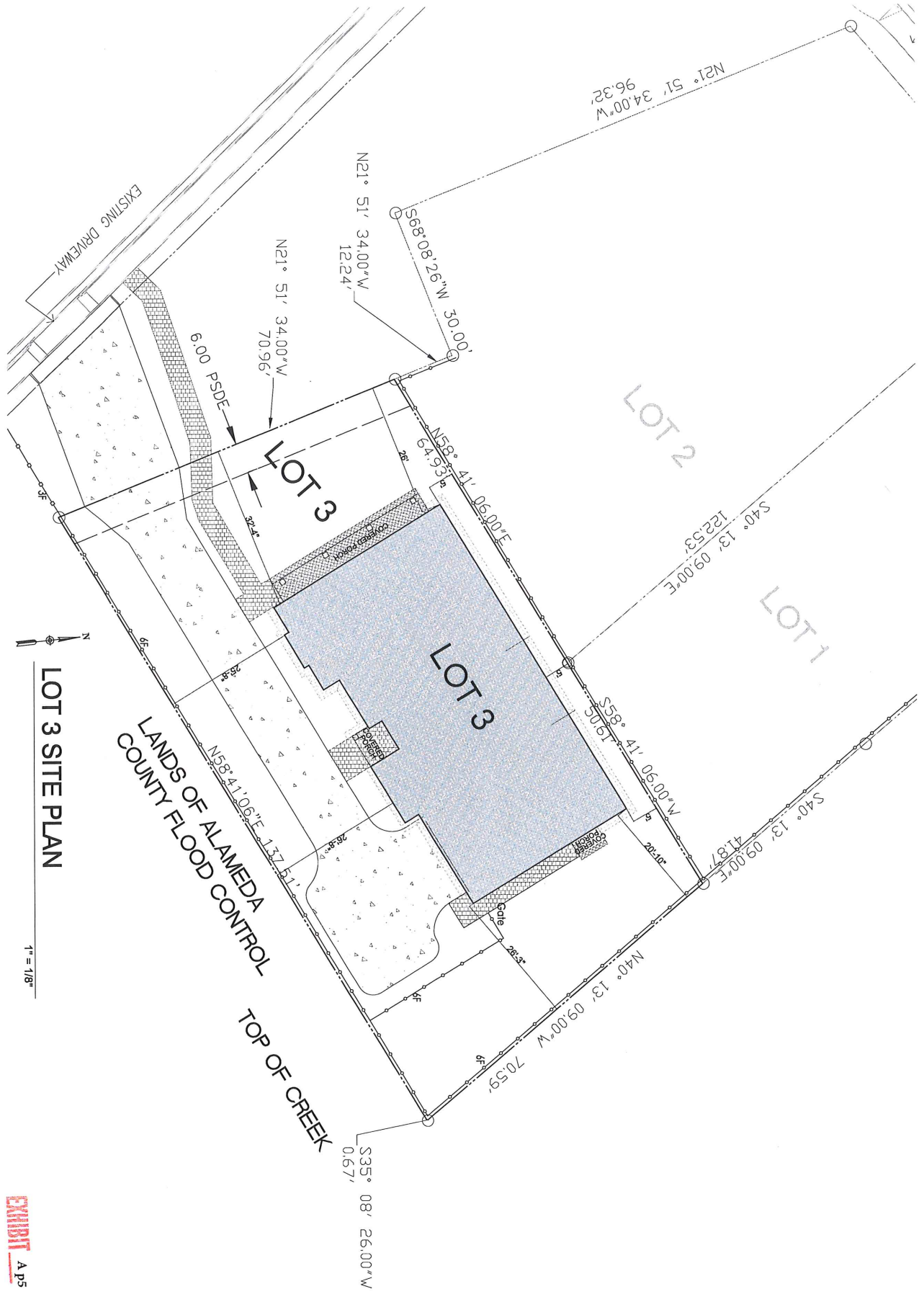
08/17
AS NOTED
FH

LOT 2 SITE PLAN

ISSUE
1 3 918 PLANNING
2 6 2018 PLANNING

LOT 2: 6862 MAYHEWS LANDING RD
MAYHEWS ESTATE
3 NEW HOMES
CORNER OF SYCAMORE ST.
AND MAYHEWS LANDING
NEWARK, CA. 94560

FAHEH HABAYEB
PLANNING & DESIGN
 688 STOCKTON AVE.
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 TEL: (408) 483-0302
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LOT 3 SITE PLAN

EXHIBIT A ps

ST3

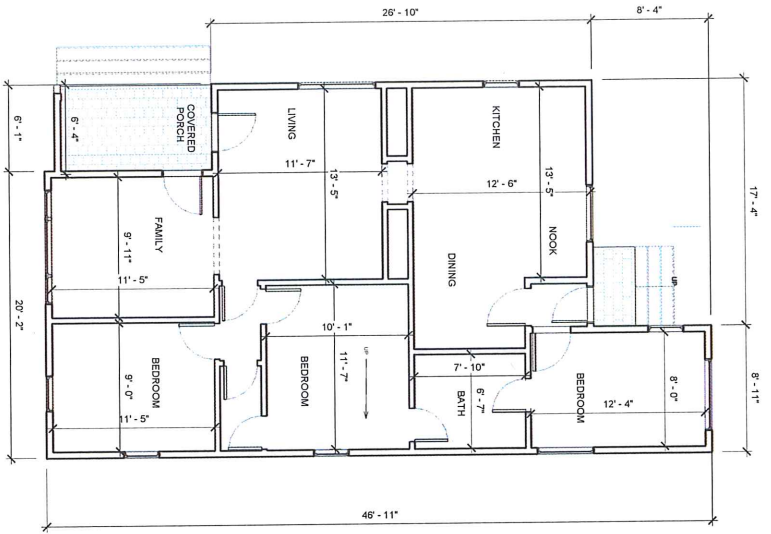
0817	AS NOTED
FH	

LOT 3 SITE PLAN

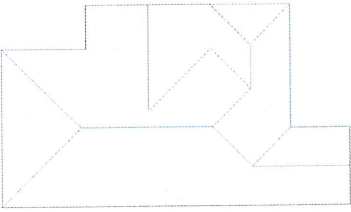
ISSUE	DATE
1	3 9 18 PLANNING
2	6 20 18 PLANNING

LOT 3: 36530 SYCAMORE ST
 MAYHEWS ESTATE
 3 NEW HOMES
 CORNER OF SYCAMORE ST.
 AND MAYHEWS LANDING
 NEWARK, CA. 94560

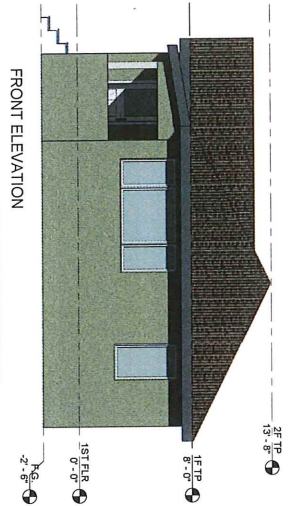
FAHED HABAYEB
 PLANNING & DESIGN
 666 STOCKTON AVE.
 SAN JOSE, CA. 95128
 TEL: (408) 483-0302
 E-MAIL: habayeb@psd.com



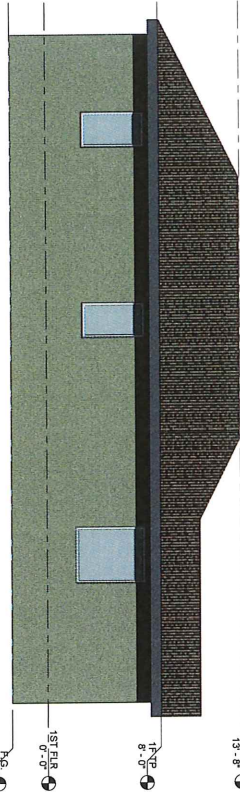
1ST FLOOR PLAN
1,020 SQFT
1/4"



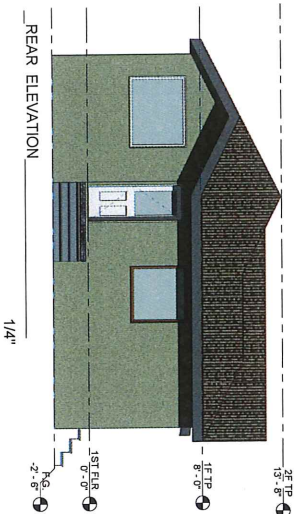
ROOF PLAN
1/8"



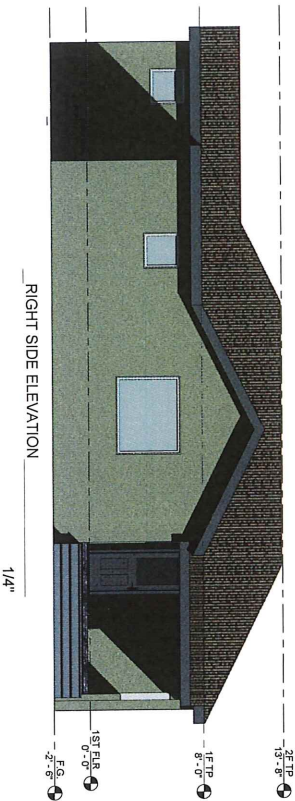
FRONT ELEVATION
1/4"



LEFT SIDE ELEVATION
1/4"



REAR ELEVATION
1/4"



RIGHT SIDE ELEVATION
1/4"

NOTE:
ALL OF THE EXISTING STRUCTURE TO BE COMPLETELY REMOVED
INCLUDING:
- CONCRETE FOUNDATION
- EXTERIOR AND INTERIOR WALLS
- THE ENTIRE ROOF STRUCTURE.

6844 MAYHEWS LANDING RD.
MAYHEWS ESTATE
3 NEW HOMES
NEWARK, CA. 94560
LOT 1



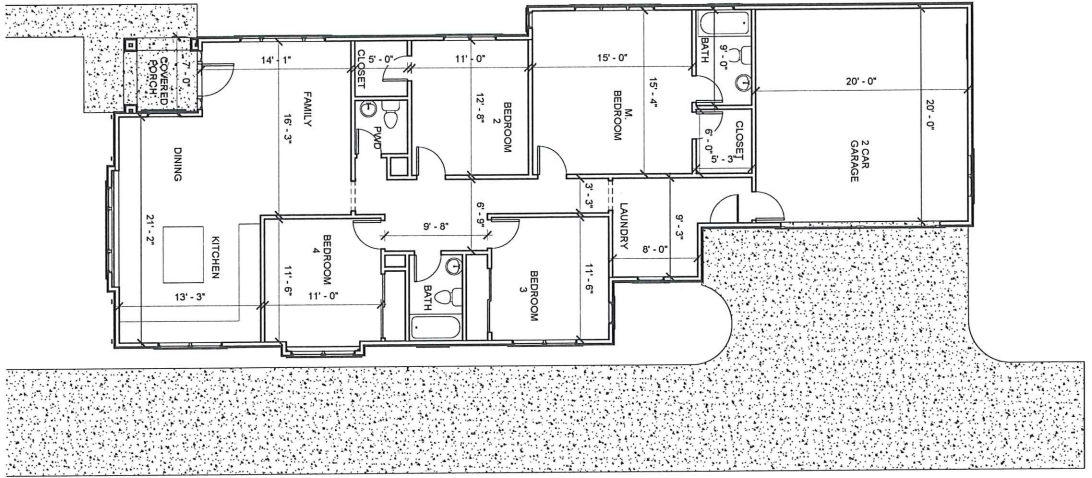
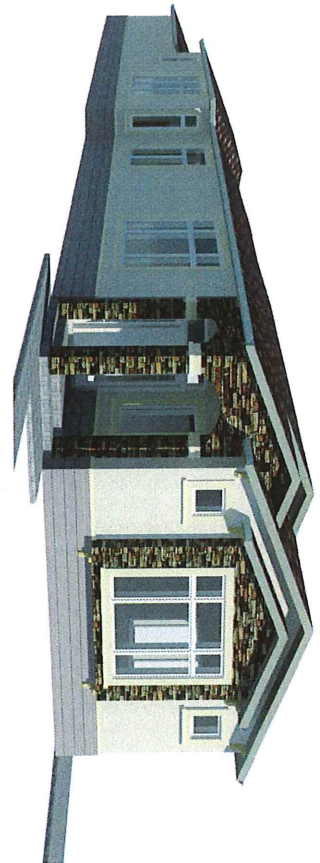
FAHED HABAYEB
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SAN JOSE, CA. 95126
TEL: (408) 483-0302
E-MAIL: habayeb3@aol.com

NO.	DATE	ISSUE
1	12.9.17	PLANNING
2	3.9.18	PLANNING
3	6.20.18	PLANNING

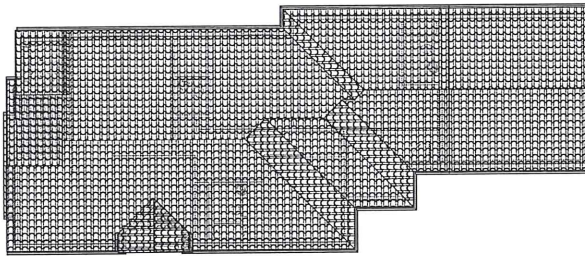
EXISTING & DEMO PLAN

JOB NO. 0116
SCALE AS NOTED
DRAWN BY FH
SHEET NO. A

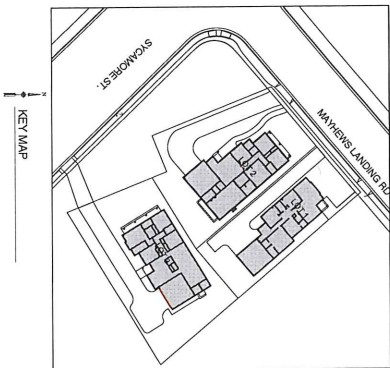
EXHIBIT A p6



1ST FLOOR 1/4"



ROOF PLAN 1/8"



NO.	DATE	ISSUE
1	12.9.17	PLANNING
2	3.9.18	PLANNING
3	6.20.18	PLANNING

6844 MAYHEWS LANDING RD.
 MAYHEWS ESTATE
 3 NEW HOMES
 NEWARK, CA. 94560
 LOT1

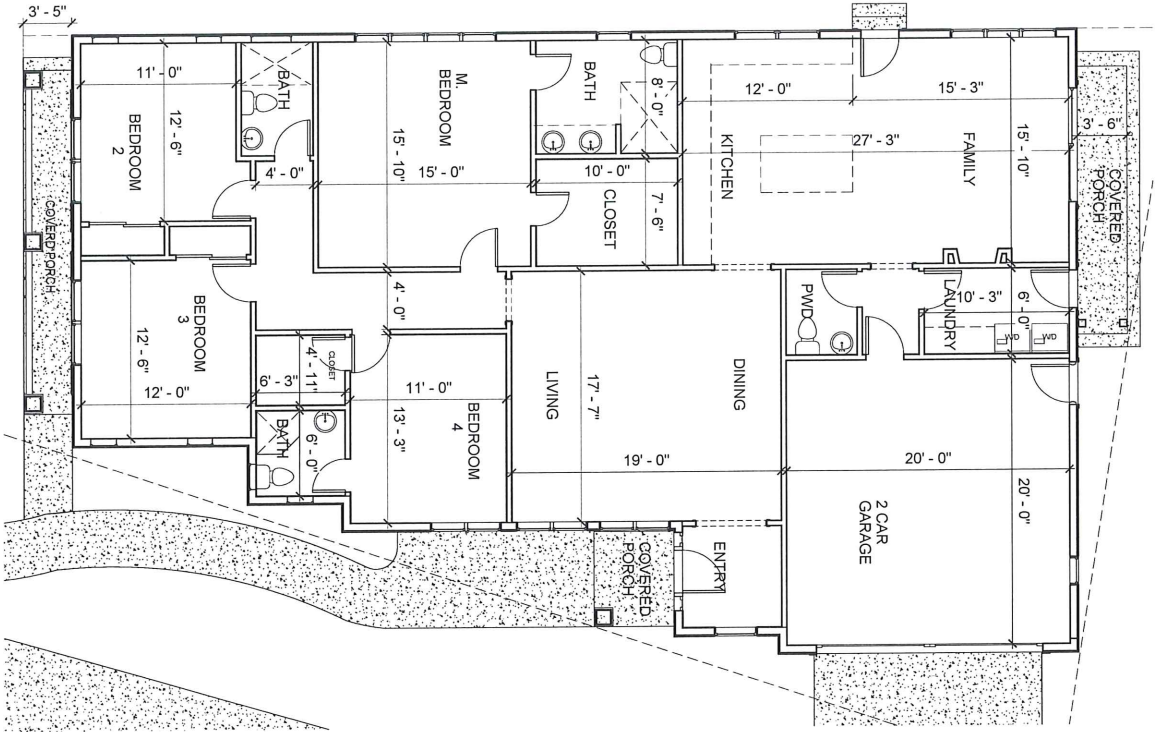


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EXHIBIT A p7

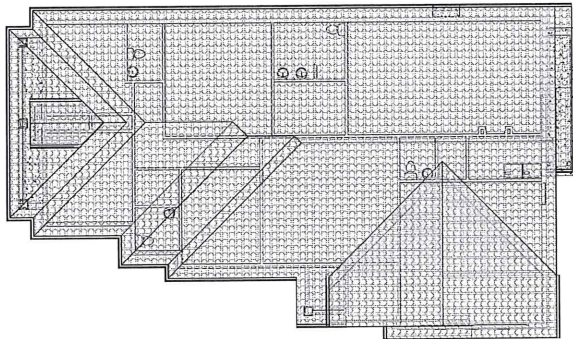
LOT 1
 A1

JOB NO. 0116
 SCALE AS NOTED
 DRAWN BY FH
 SHEET NO.



1ST FLOOR PLAN

1/4"



ROOF PLAN

1/8"

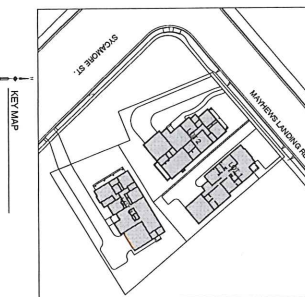


EXHIBIT A p9

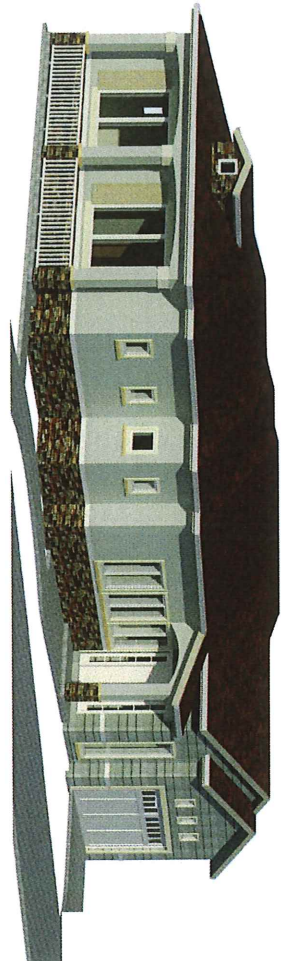
LOT2 - A1

JOB NO. 0814
 SCALE AS NOTED
 DRAWN BY PH
 SHEET NO.

NO.	DATE	ISSUE
1	11-17	PLANNING
2	3-9-18	PLANNING
3	6-20-18	PLANNING

6862 MAYHEWS LANDING RD.
 MAYHEWS ESTATE
 3 NEW HOMES
 NEWARK, CA. 94560

LOT2



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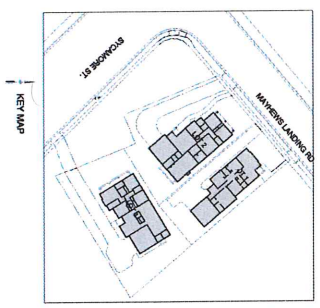
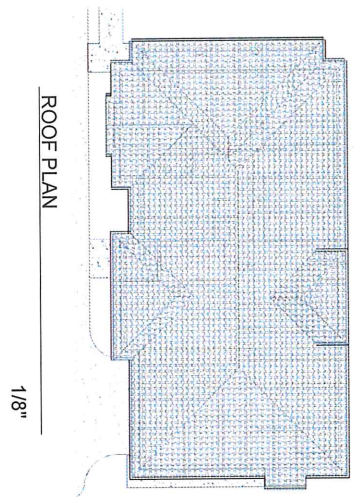
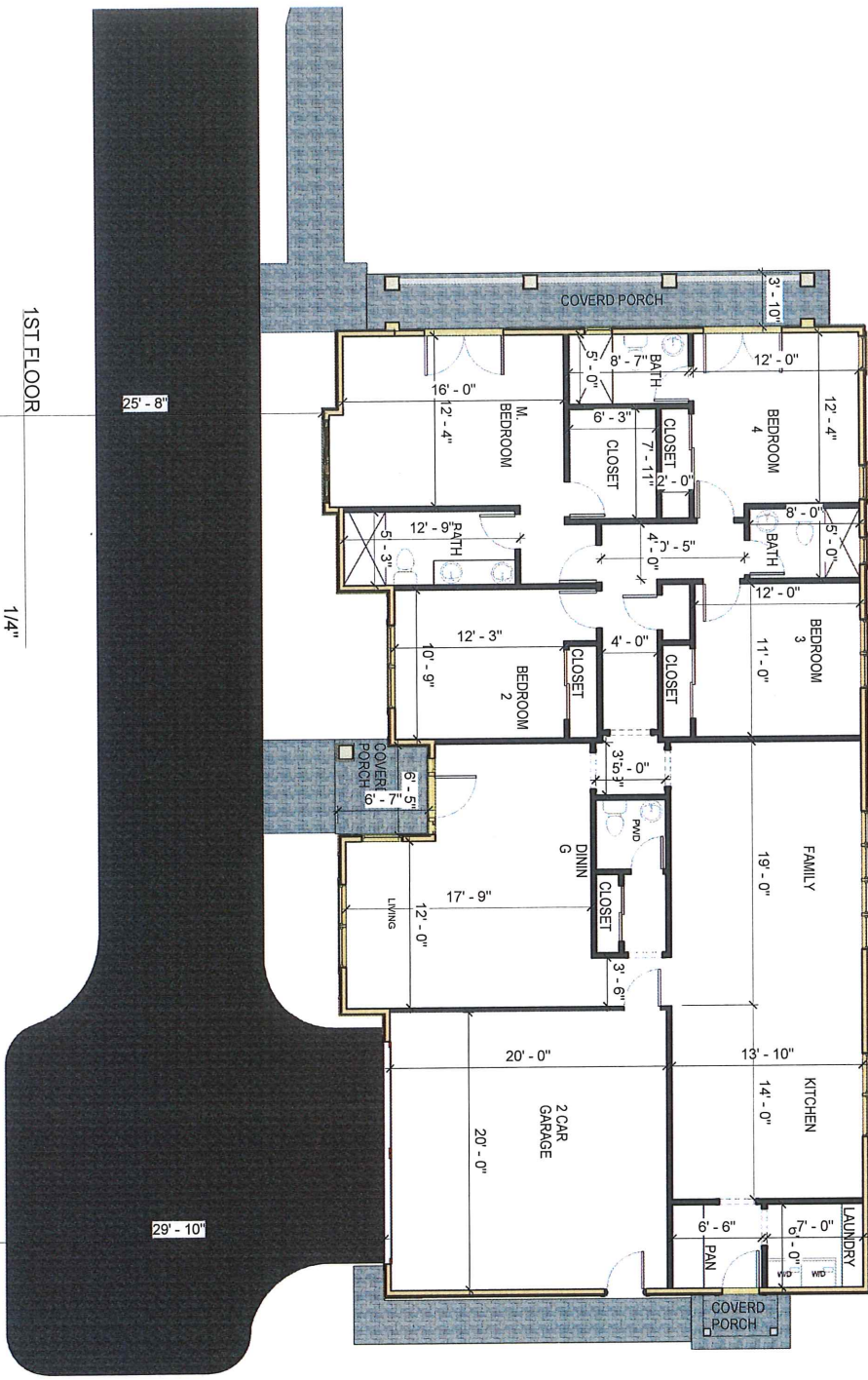


EXHIBIT A p11

LOT 3

JOB NO. 0814
 SCALE AS NOTED
 DRAWN BY FH
 SHEET NO. 1

NO.	DATE	ISSUE
1	11.17	PLANNING
2	3.9.18	PLANNING
3	6.20.18	PLANNING

36530 SYCAMORE RD.
 MAYHEWS ESTATE
 3 NEW HOMES
 NEWARK, CA. 94560

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