
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, December 11, 2018

A. ROLL CALL

At 7:30 p.m., Chairperson Fitts called the meeting to order. Four Planning Commissioners were present, Vice Chairperson Jeff Aguilar was absent.

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, November 13, 2018.

Commissioner Nillo moved, Commissioner Otterstetter seconded, to approve the Minutes of November 13, 2018. Motion passed 4 AYES, 1 Absent.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

E.1 Hearing to consider permitting ten single-family homes located at 37256 Magnolia Street, 37280 Magnolia Street and 6849 Baine Avenue. The Planning Commission will consider recommending approval of: (1) P-18-34, establishing a Planned Development Overlay District and considering a Planned Development Plan and; (2) TTM-18-35, Vesting Tentative Map 8494 to allow a 10-lot subdivision for the construction of 10 single-family homes at 37256 Magnolia Street, 37280 Magnolia Street and 6849 Baine Avenue (APNs 92-61-12-1, 92-61-12-2 and 92-61-11). – from Associate Planner Mangalam.

Associate Planner Mangalam gave the staff report.

Chairperson Fitts opened the Public Hearing.

Applicant Goldsilverisland Homes, represented by Rick Hartman, HOMETEC Architecture, 555-B Meridian Avenue, San Jose, CA 95126, stated the project will fall under the zoning density limit and will maintain single family home character. Mr. Hartman also stated the homes are larger than normal and will be market-rate homes.

Answering Commissioner Nillo, Mr. Hartman acknowledged that a noise study was conducted and measures will be taken to account for train noise. Mr. Hartman also answered Commissioner Nillo's questions regarding solar panel and electric car charging station availability, which would be up to the owner to add on.

Mr. Hartman, HOMETEC Architecture, stated he has read and is in agreement with the conditions listed in Resolutions 1972 and 1973.

Answering Commissioner Bridges, Mr. Hartman acknowledged that window selection will be based on the noise study.

Answering Commissioner Bridges, ACM Grindall stated that the noise study will ensure the interior noise requirements will be met in accordance with the City's zoning ordinance.

Answering Chairperson Fitts, Mr. Hartman stated the goal is to begin the project once it is approved by the Planning Commission.

Answering Chairperson Fitts, ACM Grindall stated the project will need to be approved by City Council.

Chairperson Fitts closed the Public Hearing.

Commissioner Bridges moved, seconded by Commissioner Otterstetter to approve: (1) Resolution 1972, recommending the City Council approve P-18-34, establishing a Planned Development Overlay District and considering a Planned Development Plan, with Exhibit A and B; and (2) Resolution 1973 recommending the City Council approve TTM-18-35, Vesting Tentative Map 8494 to allow for a 10-lot subdivision for the construction of ten single-family homes located at 37256 Magnolia Street, 37280 Magnolia Street and 6849 Baine Avenue (APNs 92-61-12-1, 92-61-12-2 and 92-61-11) with Exhibit A. Motion passed 4 AYES, 1 Absent.

- E.2 Hearing to consider 'Classics at Newark', a residential project comprising of nine single-family homes at 36304-36310 Newark Boulevard. The Planning Commission will consider recommending approval of (1) P-18-36, establishing a Planned Overlay District and a Planned Development Plan and; (2) TTM-18-37, Vesting Tentative Tract Map 8498 to allow construction of nine single-family homes on an approximately 1.72-acre site located at 36304-36310 Newark Boulevard (APNs 92A-779-5 and 92A-770-7).**

Associate Planner Mangalam gave the staff report.

Answering Commissioner Bridges, Associate Planner Mangalam stated Exhibit A (L1 and L4) staff reports provide landscaping details.

Commissioner Bridges stated interest that the project include quality landscaping.

Answering Commissioner Nillo, ACM Grindall stated that the roadway is private and is to be maintained by the home owners. It meets City requirements for providing access to vehicles.

Answering Commissioner Otterstetter, ACM Grindall stated the zoning ordinance does require the replacement of trees that are removed.

Associate Planner Mangalam stated that the applicant's report will include the number of trees removed and added.

Answering Commissioner Otterstetter, ACM Grindall stated neighbors' privacy and parking concerns will be addressed by adding additional parking spaces and Planning Division staff does not envision additional parking concerns.

Chairperson Fitts opened the Public Hearing.

Applicant Classic Communities, represented by Jim Pollart, 1068 E Meadow Circle Palo Alto, CA 94043, stated floor plans three, four and five are similar to previous plans of Cedar Park Homes. Mr. Pollart stated the amount of parking has been increased per Associate Planner Mangalam's request. Mr. Pollart stated that privacy concerns from surrounding neighbors have been addressed, including additional measures behind lot 8.

Mr. Jim Pollart, Classic Communities, stated he has read and is in agreement with the Conditions listed in Resolutions 1974 and 1975.

Neighbor Loyd Cothner, 36406 Hafner Ct., addressed the Commission regarding concerns that the neighboring properties could experience flood zoning changes.

Answering Mr. Cothner, ACM Grindall stated flood zoning in the surrounding area will not change.

Chairperson Fitts closed the Public Hearing.

Answering Chairperson Fitts, ACM Grindall stated the wall to be installed by the developer at a later date with no cost to the City would adhere to the City beautification program.

Chairperson Fitts, Commissioner Bridges and Commissioner Nillo commented that they would be in favor of the project.

Commissioner Nillo moved, seconded by Commissioner Otterstetter to approve: (1) Resolution 1974, recommending approval of P-18-36, establishing a Planned Overlay

District and a Planned Development Plan and; (2) Resolution 1975, recommending approval of TTM-18-37, Vesting Tentative Tract Map 8498 to allow construction of nine single-family homes on an approximately 1.72-acre site located at 36304-36310 Newark Boulevard (APNs 92A-779-5 and 92A-770-7).

Motion passed 4 AYES, 1 Absent.

F. STAFF REPORTS

None.

G. COMMISSION MATTERS

G.1 Election of Officers.

Commissioner Nillo nominated Chairperson Fitts for Planning Commission Chairperson for 2019. Seconded by Commissioner Bridges, motion passed 4 AYES, 1 Absent.

Commissioner Nillo nominated Vice Chairperson Aguilar for Planning Commission Vice-Chairperson for 2019. Motion passed 4 AYES, 1 Absent.

G.2 Cancellation of the regularly scheduled Planning Commission Meeting of Tuesday, December 25, 2018.

Motion by Commissioner Nillo moved, seconded by Chairperson Fitts to cancel the regularly scheduled Planning Commission Meeting of Tuesday, December 25, 2018. Motion passed 4 AYES, 1 Absent.

G.3 Report on City Council actions.

ACM Grindall informed the Planning Commission that there are no relevant City Council actions to report.

Commissioners' Comments

Chairperson Fitts thanked the City for its street sweeping services.

Commissioner Bridges thanked Chairperson for his dynamic leadership of the Planning Commission in 2018.

Commissioner Bernie Nillo wished everyone a happy holiday season and thanked Administrative Support Specialist II Roxanne Müller for her service with the Planning Division, and thanked City Manager John Becker's leadership and service upon his retirement.

H. ADJOURNMENT

At 8:18 p.m., Chairperson Fitts adjourned the regular Planning Commission meeting of Tuesday, December 11, 2018.

Respectfully submitted,



TERRENCE GRINDALL
Secretary