


- E.1 Hearing to consider recommending approval of: (1) P-18-13, establishing a Planned Overlay District and consider a Planned Development Plan; (2) TTM-18-14, a Vesting Tentative Map 8462 and; (3) E-18-15, an Environmental Determination to allow for construction of twenty-one single-family homes located at 6179 Robertson Avenue (APNs: 092A-2141-102, 092A-2143-039, 092A-2143-040-01, 092A-2143-040-02, 092A-2143-041, and 092A-2143-042). – from Associate Planner Bowab.  (RESOLUTIONS-2)**

#### Background

Lafferty Communities has submitted an application for a twenty-one single-family lot subdivision project. The project area is approximately 3.9 acres in size, roughly rectangular in shape, and is bounded by low density residential on all four sides. The project site a partially vacant lot with existing structures located on the south side, including two houses, a shed, and a large fenced animal containment area. The site is zoned RS-7000 (Single Family Residential) with a Low Density Residential general plan land use designation.

The project consists of twenty-one new single-family homes with single and two story floor plans. The development will consist of four plan home types. The homes sizes range between 2,368 – 2,999 square feet in size and consist of 3-4 bedrooms, 2.5-3.5 bathrooms, with an attached 2-car garage. The architectural design and character is influenced by Craftsman, Farmhouse, Traditional and Northern European styles. Each home was designed with a distinct main entry porch, articulated roof lines, decorative gable ends, and pop-out elements. Exterior materials consist of stone veneer, siding, stucco, trim treatments, decorative doors, wood columns, wood outlookers, and concrete roof tiles. The variety of finishes and textures will complement the existing surrounding neighborhood.

Careful attention was given to the layout of the new lots to provide the streetscape with visual interest and attractiveness and continue the feel of the existing neighborhood. Each home perimeter will include a 6-foot high redwood fence and vehicular access will be off Robertson Avenue, Pomegranate Avenue, and Honeysuckle Drive. This project will extend Pomegranate Avenue and Honeysuckle Drive to the center of the project and end at back-to-back cul-de-sacs. This provides pedestrian connectivity through the project but maintains the intimate neighborhood feel by preventing vehicular traffic to pass through.

Enhanced landscaping will be installed along all street fronts, including the cul-de-sac areas. In total the project will provide 60 new street trees. There will be street improvements completed with this project that include new public street extensions, undergrounding of overhead lines, storm water vaults, fire hydrants, decorative seat walls and gates. In addition to the new 2-car garages, the project will provide 15 on-street parking spaces.

### Community Meeting

Two community meetings were held by the applicant on August 9, 2018 and August 28, 2018. Notices were sent to property owners within a 400-foot radius around the project site. Twenty-four community members attended the first meeting, and 19 members the second. Many issues were brought up regarding the design of the project. The initial proposal opened up both Pomegranate Avenue and Honeysuckle Drive to allow through vehicular traffic. The community had major objection to connecting the streets, declaring it would change the feel of their neighborhood. In addition, a petition was received criticizing the initial site design. As a result, city staff and the applicant worked together to redesign the project based on the communities concerns. The new redesign prevents vehicular traffic to drive through, but allows access for emergency vehicles. Additional amenities, including seat walls and landscaping, were also provided. All attendees and petition signers were notified of the changes and this hearing.

### Planned Development (PD) Overlay District Findings

As per section 17.12.060 of Newark Zoning Ordinance, a PD Plan shall only be approved if certain findings listed below are made.

The findings given in the draft resolution of approval contains language that comes from the Newark Zoning Ordinance and are supported by the application materials on file, this staff report, and the attached supporting exhibits.

- a. *The proposed development is consistent with the General Plan and any applicable specific plan, including the density and intensity limitations that apply.*

The general plan land use designation for this site is Low Density Residential which allows for less than 8.7 units per net acre. The proposed project's density is 5.4 units per net acre, which falls within the allowed density envisioned by the general plan for this site.

- b. *Adequate transportation facilities and public services exist or will be provided in accord with the conditions of development plan approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare.*

The subject site is located in an existing neighborhood that provides adequate transportation facilities and public services for the area. Existing public streets are adequate to accommodate the addition of twenty-one units and the proposal will not affect the existing level of service. The proposed development meets the off-street parking requirements for residential uses as required by Newark Municipal Code. The development will be using existing streets to access the new lots. The project is conditioned to relocate utilities and provide storm drain improvements to ensure the new residential development will not overload existing utilities.

- c. *The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area.*

The proposed project is designed to meet what the general plan envisioned for the area and was carefully designed to match the existing surrounding neighborhood, provide additional landscape amenities, and maintain the same scale as the existing homes. In addition, the proposed project will upgrade the surrounding area with right-of-way dedications, undergrounding of existing overhead lines, and provide landscape and public utility easement dedications along all three streets.

- d. *The development generally complies with applicable adopted design guidelines.*

The proposed project was carefully designed to generally comply with all design standards.

- e. *The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation and/or substantial public benefit.*

The subject site is constrained for development with irregular portions, two street dead-ends, and existing homes. A Planned Development approval will allow for a grander viable project with a restricted site and community requested redesign.

#### Environmental Review

This project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15332, Class 32, In-Fill Development Projects. A biological assessment (Exhibit B) was prepared by Olberding Environmental, Inc. to ensure this site does not contain any sensitive habitats and will not result in any significant adverse biological impacts. The project is conditioned to conduct the surveys and erosion control recommended in the biological assessment.

#### Recommendation

Staff believes this project will be beneficial for the City and recommends approval of the proposed twenty-one single-family home subdivision project, subject to the conditions of approval listed in the attached resolutions.

**Action** – It is recommended that the Planning Commission: (1) by resolution and ordinance, recommends the City Council approve P-18-13, a planned development, for construction of twenty-one single-family homes located at 6179 Robertson Avenue (APNs 092A-2141-102, 092A-2143-039, 092A-2143-040-01, 092A-2143-040-02, 092A-2143-041, and 092A-2143-042), with Exhibits A and B; and (2) by resolution, approve TTM-18-14, vesting tentative tract map 8462, Exhibit A.

#### Attachments

A- Plan Set, January 14, 2019

B- Biological Assessment by Olberding Environmental, Inc., October 2017