
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, January 22, 2019

A. ROLL CALL

At 7:31 p.m., Chairperson Fitts called the meeting to order. Four Planning Commissioners were present, Chairperson Otterstetter was absent.

Commissioner Nillo moved, Commissioner Bridges seconded, to approve the Minutes of December 11, 2018. Motion passed 4 AYES, 1 Absent.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

- E.1 Hearing to consider permitting 21 single-family homes on a 3.9-acre site located at 6179 Robertson Avenue. The applicant proposes five single-story and sixteen two-story detached homes with two-car garages. The Planning Commission will 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 and; (3) E-18-15, an Environmental Determination to allow for construction of 21 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).**

Assistant City Manager (ACM) Grindall introduced the project and explained that the property has been zoned as residential for many years; the proposed project is consistent with the general plan and is supported by the planning department staff. He expressed that there was controversy as a part of this project and two community meetings were held to secure feedback. That feedback was considered and the project was redesigned based on the comments.

Associate Planner Bowab gave the staff report.

Vice Chairperson Aguilar asked Associate Planner Bowab what the feedback from the community has been in response to the redesign.

ACM Grindall responded that he had received one email response from a resident that was happy with the redesign.

Chairperson Fitts opened the Public Hearing.

Applicant Lafferty Communities, represented by Scott Zengel, responded to Chairperson Fitts stating that he has read and agrees to the project's resolutions.

Gayle Tilton, 6178 Honeysuckle Drive, expressed her appreciation to the neighbors for help in signing the petition and to staff for the redesign based on community feedback. She commented that she loves the new design and has a few areas of concern she would like on record. She requested that the new one-story single family homes be built next to the older homes on Honeysuckle and Pomegranate. She also expressed the desire to keep the neighborhood safe by preventing pedestrian traffic through the new development and the old development via the emergency vehicle gates.

Joni Pattillo, 6235 Robertson Avenue, expressed how pleased she is with planning department staff and Lafferty Communities for being such avid listeners to residents' concerns and for redesigning the project in a thoughtful manner. She also noted she that supported the walkability provided by the plan.

Roselie Ritzman, 6184 Honeysuckle Drive, expressed her thanks to staff and Lafferty Communities for addressing feedback from the community in the new plan.

Larry Macdonald, 6120 Pomegranate, thanked staff and Lafferty Communities for addressing the concerns of residents and said this is the best outcome that he could have expected. He also appreciates the walkability provided by the new plan.

Timothy Scott, 6137 Honeysuckle Drive, thanked staff for listening to community feedback and for redesigning the project.

Chairperson Fitts asked ACM Grindall if it would be possible for the single story homes to be built next to the older homes on Honeysuckle and Pomegranate per resident Tilton's request.

ACM Grindall responded to Chairperson Fitts stating that it is not currently feasible to change the layout of the plan. He also commented that sensitivity to privacy was taken into account on the placement and design, and staff strongly supports pedestrian access through the cul-de-sacs.

Commissioner Bridges commented that she is very impressed with the revised plan and is pleased with the landscape design.

Commissioner Nillo asked ACM Grindall what the construction timeline will be.

ACM Grindall responded, stating that he would follow up with the Planning Commission once a date for a City Council date has been set.

Vice Chairperson Aguilar commended staff, Lafferty Communities and the community for expressing concerns and addressing those issues. He stated his support for the project.

Commissioner Nillo added to Vice Commissioner Aguilar's comments, commending the neighbors and staff and made a motion to approve.

Chairperson Fitts commented that this project is among one of the best he has seen recently and supports the project.

Commissioner Bridges seconded the motion.

Chairperson Fitts closed the Public Hearing.

Commissioner Nillo moved, seconded by Commissioner Bridges to approve: (1) Resolution 1976, recommending the City Council approve P-18-13, a planned development plan, 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); and (2) Resolution 1977 recommending the City Council approve TTM-18-14, Vesting Tentative Tract Map 8462, with subdivision and zoning variances covered by P-18-13, a planned development, for a twenty-one single-family lot subdivision project 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).

Motion passed 4 AYES, 1 Absent.

ACM Grindall noted the efforts made by Public Works department staff, including Jayson Imai and the public works director. He stated that this project will be brought before City Council in February.

F. STAFF REPORTS

None.

ACM Grindall stated that the FMC Parcel C project approved by Planning Commission in August will go before City Council on Thursday, January 24.

G. COMMISSION MATTERS

None.

H. ADJOURNMENT

At 8:02 p.m., Chairperson Fitts adjourned the regular Planning Commission meeting of Tuesday, January 22, 2019.

Respectfully submitted,



TERRENCE GRINDALL

Secretary