

U-21-1 REQUEST TO APPROVE A 100 BED RESIDENTIAL CARE FACILITY

COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF NEWARK

PLANNING COMMISSION MEETING FEBRUARY 9, 2021

PROJECT OVERVIEW

- Project Request
- Location and Zoning Map
- Zoning Analysis
- Public Input
- Staff Recommendation

PROJECT REQUEST

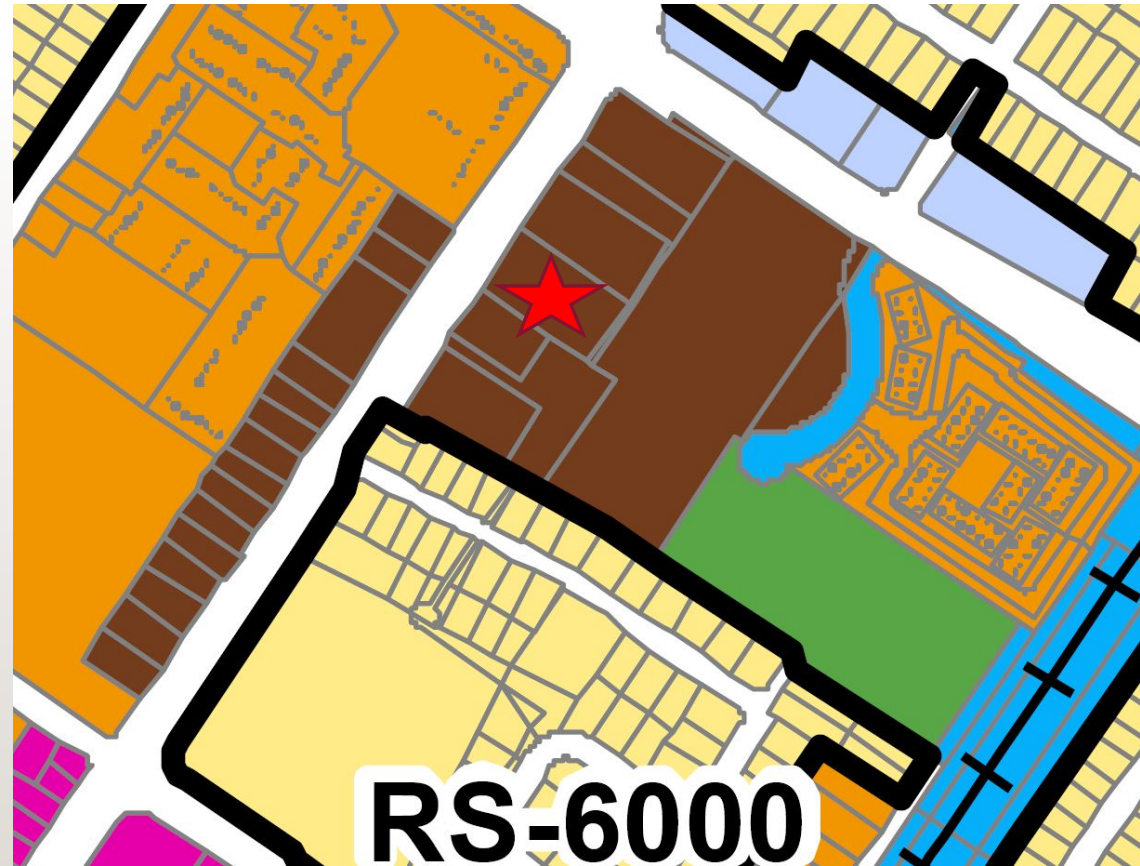
Location: 6214 Thornton Avenue

Request: Allow a 4 Story 100 Bed Residential Care Facility

Current Zoning and GP: Both are Residential High Density

Zoning Requirements: An MUP is required due to Use, Height and Parking Reduction

LOCATION AND ZONING MAP



Subject Property

Zoning

- Brown-RHD
- Orange-MDH
- Yellow-RLD
- Green-Park

ZONING ANALYSIS

- An Assisted Living Facility falls under the zoning category of Residential Care Facility
- In RHD Zoning, a MUP is required for:
 - Residential Care Facility
 - Heights over 35 feet
 - Parking reduction near transit stops

ZONING ANALYSIS

Use and the Surrounding Area

- RHD district is mainly for high density(25-60 u/a) residential uses but allows compatible uses such as:
 - Schools, community centers, child care, residential care facilities and hospitals
- Subject Property is surrounded by RHD zoning
- Nearby medical businesses are Newark Wellness Center, Newark Dental Clinic, and Dr. Divyang Office
- Adjacent properties:
 - 2-story Insurance office building (south)
 - Civic Center (east)
 - Commercial office building (north)
 - Residential-SF Home (west)

ZONING ANALYSIS

- Zoning Heights- Based on the 100 feet height limit, the district contemplates dense and tall buildings. Example, existing Civic Center tower is 80 ft. tall.
- 20% Parking Reduction-Section 17.23.050
 - Scheduled service during the weekday hours of 7:00 a.m. to 9:00 a.m. and 5:00 p.m. and 7:00 p.m.
 - Property near AC Transit Lines 200 & 251 which provide regular service
- All other zoning regulations are being met by the site plan.

ZONING ANALYSIS

Design Review

- Contemporary
- Massing reduced by varying elements of design and materials used
- No Specific Design Guidelines for RHD regarding commercial structure
- Similar to New Civic Center



ZONING ANALYSIS

- CEQA-The project is exempt from CEQA per 15332, Infill Development, whereas the project is consistent with the City General Plan and Zoning regulations.

PUBLIC INPUT

- Community Meeting-Held virtually on July 22, 2020
 - 6 attendees
 - No negative feedback or objections during meeting
- Letter of Objection-February 8, 2020
 - Civic Terrace Residents-5 petitioners
 - Issue with Height and obstruction of sunlight views

STAFF RECOMMENDATION

Based on the review and analysis of the proposed application, staff believes the Findings for the MUP and the Design Review of the application can be made and recommends approval with conditions.

Revision of COA #59

- Fire lines underground shall terminate outside building and shall not penetrate through building foundation.

QUESTIONS?

- Art Interiano, Deputy Community Development Director
- Contact me at Art.Interiano@Newark.org or 510-578-4331