



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-779-7). – from Associate Planner Mangalam. (RESOLUTIONS-2)

Background/Discussion – Classic Communities has submitted an application to allow construction of a residential project comprising of nine single-family homes on an approximately 1.72-acre site located at 36304-36310 Newark Boulevard.

The subject site comprises of two lots, APNs 92A-779-5 and 92A-779-7. Currently, two single family homes built in early 1900’s exist on the subject site, but are in poor condition. The subject site is zoned Residential Single Family (RS-6000) with a Low Density Residential General Plan land use designation. Surrounding land uses comprises of single-family homes and Newark Junior High school across Newark Boulevard. The site has its frontage on Newark Boulevard, which is a four lane arterial road.

The applicant proposes to combine two existing lots and then create nine developable lots for nine single-family homes and one non-developable lot for the proposed cul-de-sac (private street). The proposed developable lots will range from 6,001 square-feet to 8,327 square-feet and the proposed non-developable lot will be approximately 12,175 square-feet in size. Three different floor plans are proposed for this residential project, Plan 3, 4 and 5 as follows:

Lots	Lot size	Home size	Plan type	Height
Lot 1	8,327 sq. ft.	2,434 sq. ft.	Plan 3	Two-story
Lot 2	7,589 sq. ft.	2,113 sq. ft.	Plan 4	Single-story
Lot 3	6,337 sq. ft.	2,404 sq. ft.	Plan 5	Single-story
Lot 4	7,604 sq. ft.	2,113 sq. ft.	Plan 4	Single-story
Lot 5	7,424 sq. ft.	2,404 sq. ft.	Plan 5	Single-story
Lot 6	6,001 sq. ft.	2,113 sq. ft.	Plan 4	Single-story
Lot 7	6,508 sq. ft.	2,404 sq. ft.	Plan 5	Single-story
Lot 8	6,027 sq. ft.	2,434 sq. ft.	Plan 3	Two-story
Lot 9	6,842 sq. ft.	2,434 sq. ft.	Plan 3	Two-story

All the proposed homes will be detached and front loaded. The detached single-family homes will consist of a great room, kitchen, 4 bedrooms and 3 to 3.5 bathrooms.

The proposed two-story homes at lots 1, 8 and 9 have deeper rear yards, ranging from 44 to 53 feet in order to provide greater distance from existing homes for privacy. The remaining single family

homes meet or exceeds 20 feet rear yard requirement as set in Newark Zoning Ordinance.

Vehicle access to the project site would be through a private street that would terminate in a cul-de-sac. Although it is a private street, it has been designed to be consistent with City street standards. The proposed cul-de-sac would be accessible to the public and would be maintained by the project's homeowners' association. The City's off-street parking requirement is satisfied by the provision of attached two-car garage. A driveway apron in front of each garage would provide for guest parking spaces for each dwelling. In addition, six on-street parking spaces have been provided on the cul-de-sac for guests.

All the three plan types, Plan 3, 4 and 5 will have two different elevations, each with different color schemes, roof types and architectural elements to add to variety. Window shutters, enhanced sills, decorative outlookers are some of the elements added to enrich the proposed elevations. The color schemes are rich and earthy and offer interest. Some of the materials that will be incorporated are siding, stucco, brick and stone veneer.

The proposed project also involves extensive landscaping along the entire frontage of the site on Newark Boulevard with seven new street trees (24" Box Southern Magnolia) and street improvements. In addition, there will be nine new trees (seven 24" Box Elm and two 36" Box Cedar) on the cul-de-sac. Newark Zoning Ordinance requires that minimum 25% of the lot shall be landscaped and all the proposed lots meet or exceed this requirement. There will be an 8-foot high precast wall with decorative columns on the perimeter of the subject site on Newark Boulevard to match a future City project that will replace the fence along Newark Boulevard with a similar wall.

Community Meeting

A community meeting was held by the applicant on Wednesday, August 29, 2018. The notice was sent to neighboring properties with 400-foot radius around the subject site and five property owners were in attendance. Some concerns regarding parking and privacy were raised and the applicant assured that these concerns will be taken care of.

The proposed project proposes to construct nine single-family homes on an approximately 1.72-acre site and shall require approval of the following actions:

Vesting Tentative Tract Map: The applicant has submitted a Vesting Tentative Tract Map 8498 encompassing approximately 1.72 acres of land to construct approximately nine single-family homes. The project will comprise of nine developable lots ranging from 6,001 square-feet to 8,327 square-feet and one non-developable lot (approximately 12,175 square feet in size) for the proposed cul-de-sac. The project will provide 18 covered private garages and six on-street guest parking spaces.

Planned Development (PD) Overlay District and PD Plan: The project proposes the 9-unit residential development with few deviations from the development standards of Residential Single Family District as included in Section 17.07.030 of the Newark Zoning Ordinance. The specific deviations are as follows: (1) the Newark Zoning Ordinance requires a minimum side setback of five feet and the proposed development is proposing 3.5 feet, 4 feet, 4.5 feet and 5 feet throughout the development; (2) Similarly, minimum lot width in RS-6000 is set at minimum 60 feet and some of the proposed lots do not meet this requirement; and (3) as per Newark Zoning Ordinance, the

lots shall have a minimum frontage of 60 feet on a public street and the lots 2,4,5,6 and 9 do not meet this requirement.

As per 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 is supported by application materials on file.

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

The subject site is designated as Low Density Residential under the General Plan. As per the General Plan, densities in areas with this designation shall be less than 8.7 units per acre and is intended for single-family residential development on lots larger than 5,000 square-feet. The proposed residential development will comprise of nine homes on lots ranging from 6,000 square-feet to 8,327 square-feet with a residential density of 6.2 units per net acre. Thus, the proposed residential development meets the requirements of the General plan.

- 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 on Newark Boulevard, which is a major arterial that provides adequate transportation facilities for the project. The development will create one new private cul-de-sac street which will provide access to the nine homes directly from Newark Boulevard. Existing public streets are adequate to accommodate the addition of nine homes and the project will not significantly affect existing levels of service. The proposed development meets the off-street parking requirements for residential uses (all homes have a total of four off-street parking spaces comprising of a two car garage and a two-car driveway apron), and six on-street parking spaces on the cul-de-sac for guests.

- 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 conforms to the General Plan land use designation for this site. The project was designed to mitigate the impact to the surrounding neighborhoods. Specifically, the zoning requires minimum 20' deep rear yards. The three lots with two story homes have 44' to 53' deep rear yards. And the six lots with one story homes have 21' to 48' deep rear yards. This combination of primarily single story homes and large rear yards (particularly for the two story homes) will provide a buffer to the existing homes to the north, east and south.

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

The proposed project was designed to 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 current zoning allows for up to 14 homes on the property, and allows for single family homes with 20 rear yards. The proposed development of nine homes (most of which are one story) and oversized rear yards are 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.

California Environmental Quality Act (CEQA) exemption

This project is categorically exempt from CEQA analysis under Guidelines per Section 15332, Class 32, “In-Fill Development Projects”.

Recommendation

The proposed project will provide for nine high-quality single family detached units in a Residential Single Family District with extensive landscaping and ample parking. The subject site was also identified as one of the potential residential development sites in the Housing Element Update 2015 and thus, staff recommends approval of this proposed residential development.

Action – The Planning Commission, hereby recommends, by Resolution, that the City Council approve the following: (1) P-18-36, establish a Planned Overlay District and a Planned Development Plan, with Exhibit A; and (2) TTM-18-37, Vesting Tentative Tract Map 8498 to allow a residential project comprising of nine single-family homes on an approximately 1.72-acre site located at 36304-36310 Newark Boulevard (APNs 92A-779-5 and 92A-779-7), with Exhibit A.

Attachments

Exhibit A: Plan Set for proposed residential development
Draft City Council Ordinance