
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, September 9, 2014

A. ROLL CALL

At 7:35 p.m., Chairperson Nillo called the meeting to order. All Planning Commissioners were present except Commissioner Drews (personal) and Commissioner Otterstetter (personal).

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, August 26, 2014.

Commissioner Bridges moved, seconded by Commissioner Fitts, to approve the Minutes of August 26, 2014. The motion passed 5 AYES and 2 ABSENT (Drews and Otterstetter).

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

None.

F. STAFF REPORTS

F.1 Community Development Director referral of SFDR-14-36, a single-family design review for one-story additions and a new second-story addition to the residence at 36845 Hafner Street.

Assistant Planner Jimenez gave the staff report.

Answering Vice-Chairperson Hannon, Community Development Director Grindall confirmed that at the August 27, 2013 Planning Commission Meeting, the Planning Commission had approved giving the Applicant the opportunity to apply for a single-family design review permit vs. denying the second-story addition based upon being located in a predominately single-story neighborhood.

Answering Vice-Chairperson Hannon, AP Jimenez stated staff did not discuss their concerns with the stucco siding and the windows with the Applicant since this item is for a Planning Commission review and not an Administrative review.

Commissioner Bridges stated her opinion that the house was too large and the Design Guidelines were put into place to prevent Planning Commission review of this type of project.

Chairperson Nillo opened the public hearing.

Answering Commissioner Aguilar, AP Jimenez stated the proposed project is in compliance with setback and height requirements; everyone is entitled to apply for a second-story addition; and no offsite construction for sewer or water upgrades is proposed.

Commissioner Fitts commented that at the August 27, 2013 Planning Commission Meeting, he believed by allowing the Applicant to bring his project forward, there was the potential to bring a contemporary updated look to the neighborhood and he was looking for a “wow” proposal.

Applicant Ron Colvard, 36845 Hafner Street, Newark, CA 94560, stated he believed he had proven that he lived in a two-story neighborhood at the previous meeting and based upon that meeting’s decision he is here tonight.

Vice-Chairperson Hannon stated the Planning Commission did not approve his plans at the previous meeting, but agreed to allow him to go through the application process to apply for a second-story addition.

Answering Vice-Chairperson Hannon, Mr. Colvard stated he had no objections with using only stucco and to adding shutters to the second-story windows.

Answering Commissioner Bridges, Mr. Colvard stated he was not adding additional bedrooms to his home; he was aware of the design guidelines; and he personally saw other two-story homes around his neighborhood that were larger than his proposal.

Commissioner Fitts stated he would like to see more Architectural features added to the design of the addition as well as added to the roof element.

CDD Grindall stated four options available to the Planning Commission.

Commissioner Fitts stated landscaping would greatly improve the streetscape.

Vice-Chairperson Hannon moved, seconded by Commissioner Fitts to allow the Applicant to work with the Community Development Director to administratively approve an acceptable design based upon the Planning Commissions' comments. Motion passed 4 AYES, 1 NO (Bridges), and 2 ABSENT (Drews and Otterstetter).

G. COMMISSION MATTERS

G.1 Report on City Council actions.

None.

Commissioners' Comments

Commissioner Bridges stated she had a concern with the size of the project in Item F.1.

Commissioner Bridges reported on her tour of the senior housing units in Union City.

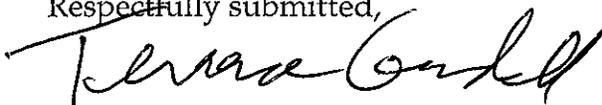
Vice-Chairperson Hannon thanked Chairperson Nillo and Commissioner Fitts for their support and participation for Newark Days.

Chairperson Nillo wished a Happy Belated Birthday to both Major Al Nagy and CDD Grindall and wished a speedy recovery to former Planning Commissioner Marla Blowers.

H. ADJOURNMENT

At 8:10 p.m., Chairperson Nillo adjourned the regular Planning Commission meeting of Tuesday, September 9, 2014.

Respectfully submitted,



TERRENCE GRINDALL
Secretary