
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, December 9, 2014

A. ROLL CALL

At 7:32 p.m., Chairperson Nillo called the meeting to order. All Planning Commissioners were present except Commissioner Bridges (personal) and Commissioner Drews (personal).

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, October 28, 2014.

Commissioner Fitts moved, seconded by Commissioner Otterstetter, to approve the Minutes of October 28, 2014. The motion passed 5 AYES, 2 ABSENT (Bridges and Drews).

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

None.

F. STAFF REPORTS

Motion was made by Commissioner Fitts, seconded by Vice-Chairperson Hannon, to move Item F.2 prior to F.1 on tonight's Agenda. The motion passed 5 AYES.

F.2 Appeal of Community Development Director's approval of SFDR-14-52, a Single-family design review, for a second-story addition to the residence at 6281 Truckee Court.

Assistant City Manager Grindall gave the staff report.

Answering Vice-Chairperson Hannon, ACM Grindall stated the appropriate actions that the Planning Commission could take if they did not agree with the Architectural design of the proposed addition.

Answering Commissioner Aguilar, ACM Grindall stated the zoning designation for the neighborhood is R6000 (Low Density Residential) and anyone in the neighborhood could apply for a second-story addition which is subject to the Single-Family Design review process.

Answering Commissioner Fitts, ACM Grindall confirmed the original plans for the neighborhood included two-story homes.

Appellate Jack Wong, 6290 Truckee Court, Newark, CA 94560, stated his concerns with the proposed project as: 1) The neighborhood is primarily single-story homes; 2) The few second-story homes in the neighborhood have their second-story recessed towards the back; 3) It would be an obvious addition to the home since the streetscape view is garages first then houses.

Mr. Wong presented Google Map photos to the Planning Commission.

Mr. Wong stated he has no objection with second-story additions, he only wants the addition moved back to be consistent with the neighborhood.

Applicant John Walker, 6281 Truckee Court, Newark, CA 94560, stated although he appreciates Mr. Wong's concerns, he does not consider him to be his neighbor since Mr. Wong typically does not live at the property and uses it as rental property.

Mr. Walker stated he had put in a lot of thought and research into this design which would update the neighborhood and bring added value to the property and to the neighborhood.

Mr. Walker believes the addition would be barely visible since his next-door neighbor's house is two-story.

Mr. Ramil Menaldo, 740 Fargo Avenue, San Leandro, CA, Architect for the Applicant, stated concerns with privacy issues were resolved by eliminating a side window and designing a bay window on the front of the addition with was similar in design to other homes in the area.

Mr. Walker stated he had talked to his neighbors and showed them his plans which resulted in positive reactions with other neighbors expressing an interest in improving their homes in a similar fashion.

Vice-Chairperson Hannon commented he appreciates the fact that the Applicant stated he wanted to show off the improved aesthetic features of the addition by building it in the front.

Mr. Wong stated that although he rents out the property on Truckee Court, he was one of the original owners in the neighborhood and has chosen to keep and maintain the home because he likes the area.

Vice-Chairperson Hannon made a motion, seconded by Commissioner Fitts, to deny the appeal of Community Development Director's approval of SFDR-14-52, a single-family design review, for a second-story addition to the residence at 6281 Truckee Court. Motion passed 5 AYES.

Commissioner Aguilar recused himself due to his business's involvement with the property adjacent to the property in Item F.1.

F.1 Update on continued Public Hearing to consider revocation of Conditional Use Permit (U-84-14) for E-Z 8 Motel.

Assistant City Manager Grindall gave the staff report and reminded the Planning Commission that this is an Informational Item only.

ACM Grindall stated a letter in response to the City's letter dated December 2, 2014 was received from EZ-8 LLC and was provided to the Planning Commission.

Mr. Jonathan Wynne, representing E-Z 8, stated he was present to monitor and report the proceedings to his clients and was pleased that the Planning Commission received their response letter. Mr. Wynne stated he and his clients will be returning on January 7, 2015 for the Public Hearing.

Commissioner Aguilar returned to the Council Chambers and rejoined his fellow Planning Commissioners.

G. COMMISSION MATTERS

G.1 Election of Officers.

Commissioner Otterstetter nominated Commissioner Fitts for Planning Commission Chairperson for 2015. Seconded by Commissioner Aguilar, motion passed 5 AYES.

Chairperson Nillo nominated Commissioner Aguilar for Planning Commission Vice-Chairperson for 2015. Seconded by Vice-Chairperson Hannon, motion passed 5 AYES.

G.2 Cancellation of the regularly scheduled Planning Commission Meeting of Tuesday, December 23, 2014.

Motion by Commissioner Fitts, seconded by Vice-Chairperson Hannon, to cancel the regularly scheduled Planning Commission Meeting of Tuesday, December 23, 2014. Motion passed 5 AYES.

G.3 Report on City Council actions.

None.

ACM Grindall congratulated Vice-Chairperson Hannon on being elected to the City Council.

Commissioners' Comments

All Planning Commissioners congratulated Vice-Chairperson Hannon on being elected to the City Council and thanked him for his service on the Planning Commission.

All Planning Commissioners thanked Chairperson Nillo for his service as Planning Commission Chairperson.

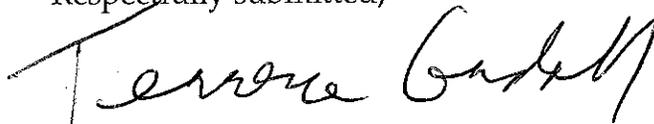
Vice-Chairperson Hannon thanked staff and his fellow Planning Commissioners on their outstanding work and assistance during his tenure on the Planning Commission.

Chairperson Nillo wished everyone Happy Holidays.

H. ADJOURNMENT

At 8:17 p.m., Chairperson Nillo adjourned the regular Planning Commission meeting of Tuesday, December 9, 2014 to Wednesday, January 7, 2015 at 6:00 p.m. in the City Council Chambers.

Respectfully submitted,



TERRENCE GRINDALL
Secretary