
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, April 14, 2015

A. ROLL CALL

At 7:31 p.m., Chairperson Fitts called the meeting to order. All Planning Commissioners were present.

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, March 24, 2015.

Commissioner Otterstetter moved, Vice-Chairperson Aguilar seconded, to approve the Minutes of March 24, 2015. The motion passed 5 AYES.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

E.1 Hearing to consider: (1) adopting a resolution approving P-15-5, a planned unit development, and U-15-6, a conditional use permit for: (a) reduced side and front yard setbacks for certain unit plans; and (b) the number of garage facades fronting one street to exceed what is allowed by the Form Based Codes, and ASR-15-9, an Architectural and Site Plan Review for the project building elevations and finding that Vesting Tentative Map 8085 is in substantial conformance; and (2) adopting a resolution approving the second Addendum to the Dumbarton TOD Specific Plan EIR (State Clearinghouse Number 2010042012) for development of 542 residential units within the Dumbarton Transit-Oriented Development (TOD) Specific Plan Area.

Assistant City Manager Grindall gave the staff report.

Answering Vice-Chairperson Aguilar, ACM Grindall described the original location of the wetland areas and confirmed the new proposal would increase the land mass of the wetlands by over an acre.

Answering Vice-Chairperson Aguilar, ACM Grindall stated when an Addendum versus a Supplemental Environmental Impact Review process is warranted.

Answering Chairperson Fitts, ACM Grindall stated the proposed park will be a Community Park.

Answering Commissioner Bridges, ACM Grindall stated, based on Flood Assessment Studies and safeguard measures, this project will not be subject to flooding nor would it create any flooding conditions to any other parts of the City.

Chairperson Fitts opened the Public Hearing.

Mr Scott Hilk, William Lyon Homes, Inc. 2603 Camino Ramon, Suite 450, San Ramon, CA 94583, described the project's amenities and stated the Community Park will be approximately 1 acre in size.

Mr. Hilk mentioned the Club House/Recreation Facility will mainly benefit Homeowners within this development but the Homeowners Association will ultimately decide whether to offer it to the whole Community.

Mr. Hilk stated he has read and agrees with conditions listed in Resolutions 1906 and 1907.

Answering Chairperson Fitts, Mr. Hilk stated they intend to build and sell all 5 sections of the project simultaneously.

Commissioner Bridges commented how much she likes the Project's design.

Discussion ensued on chair lifts and first-floor living suites.

Answering Commissioner Otterstetter, Mr. Hilk confirmed the existence and location of the dog park.

Answering Commissioner Nillo, Mr. Hilk stated no extra provisions were made to address wind conditions but stated all construction will be built to Code.

Discussion ensued on possible odor issues.

Vice-Chairperson Aguilar commended the Applicant for working with the various Agencies in order to move this project forward.

Answering Chairperson Fitts, Mr. Hilk estimated 3-4 months to complete the application process; infrastructure construction to begin in the fall; and next Spring to early Summer 2016 to begin construction on the Model Homes.

Mr. John Bradley, 4958 Bosworth Court, Newark, CA 94560, asked City staff to work with the Applicant to ensure that the plants used in their proposed Community Park is not “weedy”. Mr. Bradley cited the Brass Button which is on the Plant Pallet List is identified as a weed in his book “Weeds of California”.

Answering Vice-Chairperson Aguilar, ACM Grindall confirmed all access road requirements for firetrucks and emergency vehicles are met.

ACM Grindall stated all improvements including in-ground and parks are paid and maintained by the Developer, but the trails will be publicly maintained.

ACM Grindall stated all new construction projects are encouraged by the City to follow the “Bay Friendly Plant Guidelines”.

Chairperson Fitts closed the Public Hearing.

Motion made by Commissioner Nillo, seconded by Commissioner Bridges, to adopt Resolution 1906 approving P-15-5, a planned unit development, and U-15-6, a conditional use permit for: (a) reduced side and front yard setbacks for certain unit plans; and (b) the number of garage facades fronting one street to exceed what is allowed by the Form Based Codes; and ASR-15-9, an Architectural and Site Plan Review for the project building elevations and finding that Vesting Tentative Map 8085 is in substantial conformance; and to adopt Resolution 1907 approving the second Addendum to the Dumbarton TOD Specific Plan EIR (State Clearinghouse Number 2010042012), for development of 542 residential units within the Dumbarton Transit-Oriented Development (TOD) Specific Plan area. Motion passed 5 AYES.

F. STAFF REPORTS

None.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

None.

Commissioners’ Comments

Chairperson Fitts requested that tonight’s meeting be adjourned in honor of former Planning Commissioner Joseph Maes who served 28 years on the Planning Commission.

Chairperson Fitts thanked City Clerk Sheila Harrington and Administrative Assistant II Roxanne Müller for researching and compiling the master list of all City of Newark Planning Commissioners.

Commissioner Otterstetter encouraged the public to see Stage One's production of Jesus Christ Superstar.

All Commissioners sent their condolences to the family of Joseph Maes.

H. ADJOURNMENT

At 8:07 p.m., Chairperson Fitts adjourned the regular Planning Commission meeting of Tuesday, April 14, 2015 in honor of Joseph Maes.

Respectfully submitted,


TERRENCE GRINDALE
Secretary