ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWARK AMENDING TITLE 17 (ZONING), SECTION 17.44.010 OF THE NEWARK MUNICIPAL CODE TO CHANGE THE ZONING FOR AN APPROXIMATLY 10-ACRE PORTION OF VESTING TENTATIVE TRACT MAP 8208 FROM CC (COMMUNITY COMMERCIAL) TO R-2,500 (MEDIUM DENSITY RESIDENTIAL – 2,500)

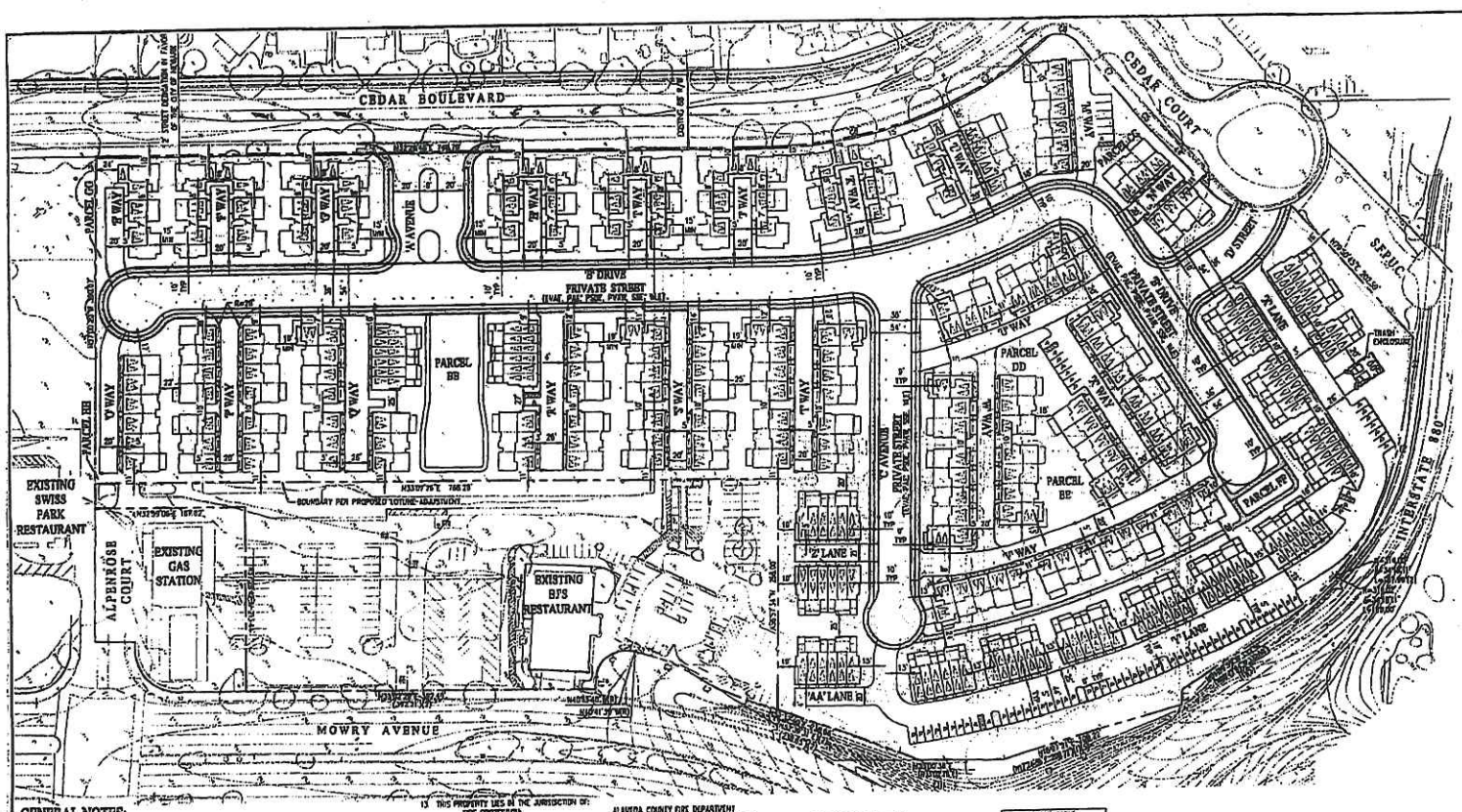
The City Council of the City of Newark does ordain as follows:

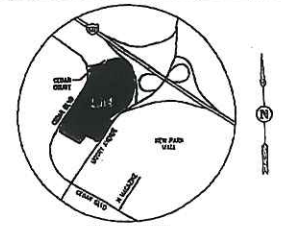
Section 1: Pursuant to Section 17.80.070 of Title 17 (Zoning) of the City of Newark Municipal Code, the City Council of the City of Newark does hereby find that the zoning change embodied in this ordinance is necessary and desirable to achieve the purposes of Title 17 (Zoning) of the Newark Municipal Code; is consistent with the policies, goals, and objectives of the General Plan; and promotes the public health, safety, morals, comfort, convenience, and general welfare of the residents of the City of Newark.

Section 2: Title 17 (Zoning) and Section 17.44.010 "Zoning Map" thereof, being the City of Newark Zoning Regulations, are hereby amended by rezoning and redistricting the territory in the City of Newark, County of Alameda, State of California, from CC (Community Commercial) to R-2,500 (Medium Density Residential), hereinafter described as follows:

> An approximate 10-acre portion of Vesting Tentative Tract Map 8208 in the City of Newark, County of Alameda, State of California as shown on Exhibit A attached hereto and incorporated herein by reference

Section 3: Effective Date. This ordinance shall take effect thirty (30) days from the date of its passage. Before expiration of fifteen (15) days after its passage, this ordinance shall be published in The Argus, a newspaper of general circulation published and printed in the County of Alameda and circulated in the City of Newark.





VICINITY MAP
NOT TO SCALE

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
1	1	LOT NUMBER
		PROPERTY LINE
		LOT LINE
		RIGHT-OF-WAY LINE
		CENTER LINE
		EASEMENT LINE
		TOP OF CURB
		CONCRETE
		BIORETENTION AREA
		GARAGE PARKING

ABBREVIATIONS:

AC	ACRES	PL	PROPERTY LINE
A/C	ASPHALT CONCRETE	PM	PARCEL MAP
ACWD	ALAMEDA COUNTY WATER DISTRICT	PUE	PUBLIC UTILITY EASEMENT
ACFC & WCD	ALAMEDA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT	PAE	PRIVATE ACCESS EASEMENT
		PSDE	PRIVATE STORM DRAIN EASEMENT
EX	EXISTING	PVWY	PRIVATE VEHICLE ACCESS WAY
CB	CATCH BASIN	R/W	RIGHT OF WAY
DC	DECOMPOSED GRANITE	SD	STORM DRAIN
DW	DRIVEWAY	SF	SQUARE FEET
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SFPUC	SAN FRANCISCO PUBLIC UTILITIES COMMISSION
FI	FIELD INLET	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	SSE	SANITARY SEWER EASEMENT
GB	GRADE BREAK	TC	TOP OF CURB
HM	HYDROMODIFICATION DETENTION BASIN	TRC	TOP OF ROLLED CURB
HP	HIGH POINT	TYP	TYPICAL
JT	JOINT TRENCH (BY OTHERS)	USD	UNION SANITARY DISTRICT
LL	LOT LINE	W	WATER
LS	LANDSCAPE	WLE	WATER LINE EASEMENT
MH	MANHOLE		
OHE	OVERHEAD ELECTRIC		
P	PAD		

REFERENCES:

(#) INDICATES REFERENCE NUMBER.
(1) CALTRANS RIGHT OF WAY RECORD MAP R-10289.3a
(2) PARCEL MAP 6833 (210 M 43)
(3) PARCEL MAP 1735 (89 M 80)
(4) MAP SHOWING THE SUBDIVISION OF A PART OF THE FARM LAND OF THE TOWN OF NEWARK (28 M 37)
(5) RECORD OF SURVEY NO. 1974 (30 ROS 65)
(6) DEED (REEL 494, IMAGE 370)
(7) GRANT DEED (REEL 2381 IMAGE 814)
(8) DEED (REEL 2518, IMAGE 612)

GENERAL NOTES:

1. OWNER/DEVELOPER: CAPELLA NEWPRIMA, LLC
   kellyanderson@hgbmail.com
   CONTACT: KELLY SNIDER
   (650) 387-3132
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
   2633 CAMINO RAMON, SUITE 350
   SAN RAMON, CA 94583
   CONTACT: GREG MILLER
   (925) 866-0322
3. EXISTING USE: COMMERCIAL USE
4. ZONING:
   EXISTING: CC – COMMUNITY COMMERCIAL DISTRICT
   PROPOSED: PD (PLANNED DEVELOPMENT)
5. GENERAL PLAN DESIGNATION:
   EXISTING: COMMUNITY COMMERCIAL
   PROPOSED: HIGH DENSITY RESIDENTIAL (HR)
6. ASSESSORS PARCEL NUMBER: 092A-2387-006 (PARCEL ONE, PARCEL 2)
   092A-2387-007 (PARCEL ONE, PARCEL 3)
   092A-2387-008 (PARCEL ONE, PARCEL 4)
   092A-2388-008 (PARCEL TWO)
   092A-2388-008-03 (PARCEL THREE)
7. EXISTING SITE AREA: 10.48 AC
8. PROPOSED SITE AREA: 10.3 ± AC
9. NUMBER OF LOTS/BUILDINGS: 105/84
10. NUMBER OF UNITS: 201
11. DENSITY: 17.2 DU/AC
12. OWNERSHIP AND MAINTENANCE: ALL PARCELS TO BE OWNED AND MAINTAINED BY THE HOA ESTABLISHED WITH THE PROJECT.
13. THIS PROPERTY LIES IN THE JURISDICTION OF:
    FIRE PROTECTION: ALAMEDA COUNTY FIRE DEPARTMENT
    DOMESTIC WATER: ALAMEDA COUNTY WATER DISTRICT (ACWD)
    SANITARY SEWER: UNION SANITARY DISTRICT (USD)
    STORM DRAIN WITHIN PRIVATE STREETS, YARDS AND PARKS: OWNED AND MAINTAINED BY HOA
    GAS AND ELECTRIC SERVICES: PACIFIC GAS & ELECTRIC
    TELEPHONE SERVICES: AT&T
14. FLOOD ZONE DESIGNATION: ZONE X AND ZONE X (SHADED) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, PANEL NUMBER 06001C0453 G DATED AUGUST 3, 2009.
15. BASIS OF BEARINGS: ONE MONUMENT LINE OF CEDAR BOULEVARD TAKEN AS NORTH 33° 28'48" EAST AS SHOWN ON PARCEL MAP NO. 1735, FILED MAY 13, 1976 IN BOOK 89 OF MAPS, PAGE 80, ALAMEDA COUNTY RECORDS.
16. BENCHMARK: CITY OF NEWARK BENCHMARK "F28" CITY MONUMENT AT THE INTERSECTION OF MOWRY AVENUE AND CEDAR BOULEVARD. ELEVATION: 23.826 FEET (NGVD 29)
17. TOPOGRAPHY PREPARED BY AEROMETRIC SURVEYS DATED NOVEMBER 17, 2013.
18. LOT DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE ROUNDED TO THE NEAREST WHOLE NUMBER. EXACT DIMENSIONS AND AREAS WILL BE PROVIDED ON THE FINAL MAP.
19. ALL BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AS REQUIRED BY CHAPTER 15.09.010(G) OF THE NEWARK MUNICIPAL CODE.
20. GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
21. ALL UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN
22. REFLECTS EASEMENTS TO REMAIN. SEE SHEET 3 FOR EASEMENTS TO BE ABANDONED.
23. SEE SHEET TW2 FOR LOT AND PARCEL AREAS.

LINE TABLE		
NO	BEARING	LENGTH
L1	N53°26'25"W	14.87'
L2	N63°23'00"E	2.00'
L3	N58°16'59"W	18.58'
L4	N16°30'15"W	84.00'
L5	N75°50'45"E	33.93'
L6	N77°50'45"E	83.15'
L7	N83°24'44"E	67.64'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	34.00'	109°18'18"	60.41'
C2	29.00'	120°10'00"	60.28'
C3	452.00'	15°13'05"	117.87'
C4	13.00'	73°56'28"	16.78'
C5	480.00'	03°32'35"	29.68'
C6	480.00'	24°31'01"	205.37'
C7	480.00'	15°18'06"	131.90'
C8	28.18'	88°32'50"	43.35'

PARKING SUMMARY

PARKING REQUIRED	
CITY-STREET COVERED SPACES PER UNIT (2 PER UNIT) =(42X2)+(146X2)+(93X2) =	582 SPACES
GUEST SPACES* = .20X OF MULTI-FAMILY UNITS ± 1 = ((148+93)X0.20+1) =	48 SPACES
TOTAL PARKING REQUIRED =	610 SPACES
PARKING PROVIDED	
CITY-STREET COVERED SPACES (201X2) =	582 SPACES
GUEST	
ON-SITE PARALLEL SPACES (ON-TRACT) =	79 SPACES
ON-SITE 90 DEGREE SPACES (ON-TRACT) =	44 SPACES
ON-SITE ACCESSIBLE SPACES (ON-TRACT) =	8 SPACES
TOTAL GUEST PARKING =	131 SPACES
TOTAL PARKING PROVIDED =	713 SPACES

*(17.60.090A 2.C OF NEWARK MUNICIPAL CODE REQUIRES .20X +1)

VESTING TENTATIVE MAP
PLANNED UNIT DEVELOPMENT PLAN
FOR CONDOMINIUM PURPOSES
TRACT 8208
NEWARK PRIMA

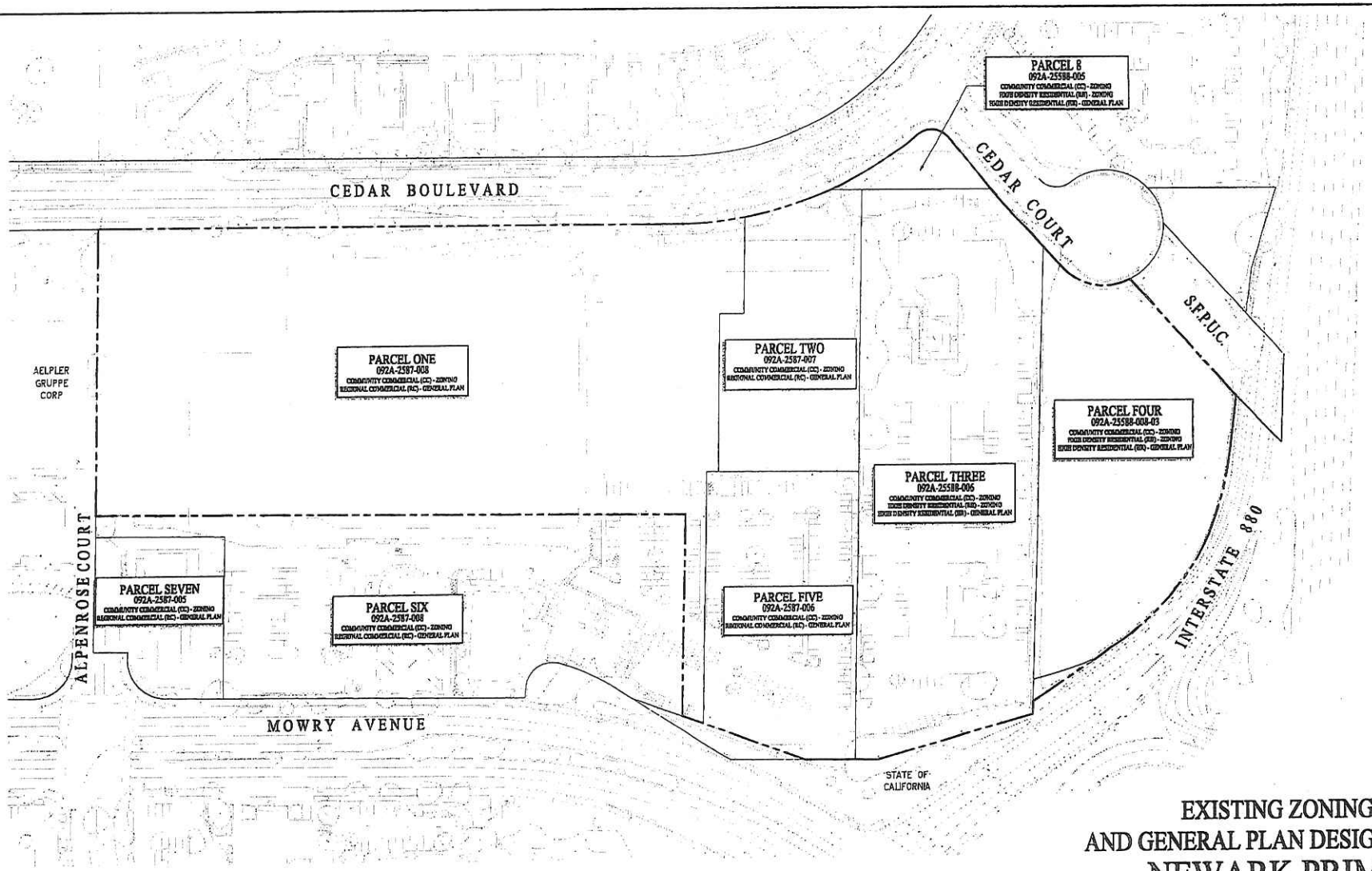
CITY OF NEWARK · ALAMEDA COUNTY CALIFORNIA

0' 60' 120' 240'
SCALE: 1" = 60' DATE: SEPTEMBER 9, 2014

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS · SURVEYORS · PLANNERS
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
www.cbandg.com

SHEET NO. PD1 OF 8 SHEETS

EXHIBIT A p. 1



EXISTING ZONING AND GENERAL PLAN DESIGNATIONS

NEWARK PRIMA

TRACT 8208

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60' DATE: AUGUST 27, 2014

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EXHIBIT A-2

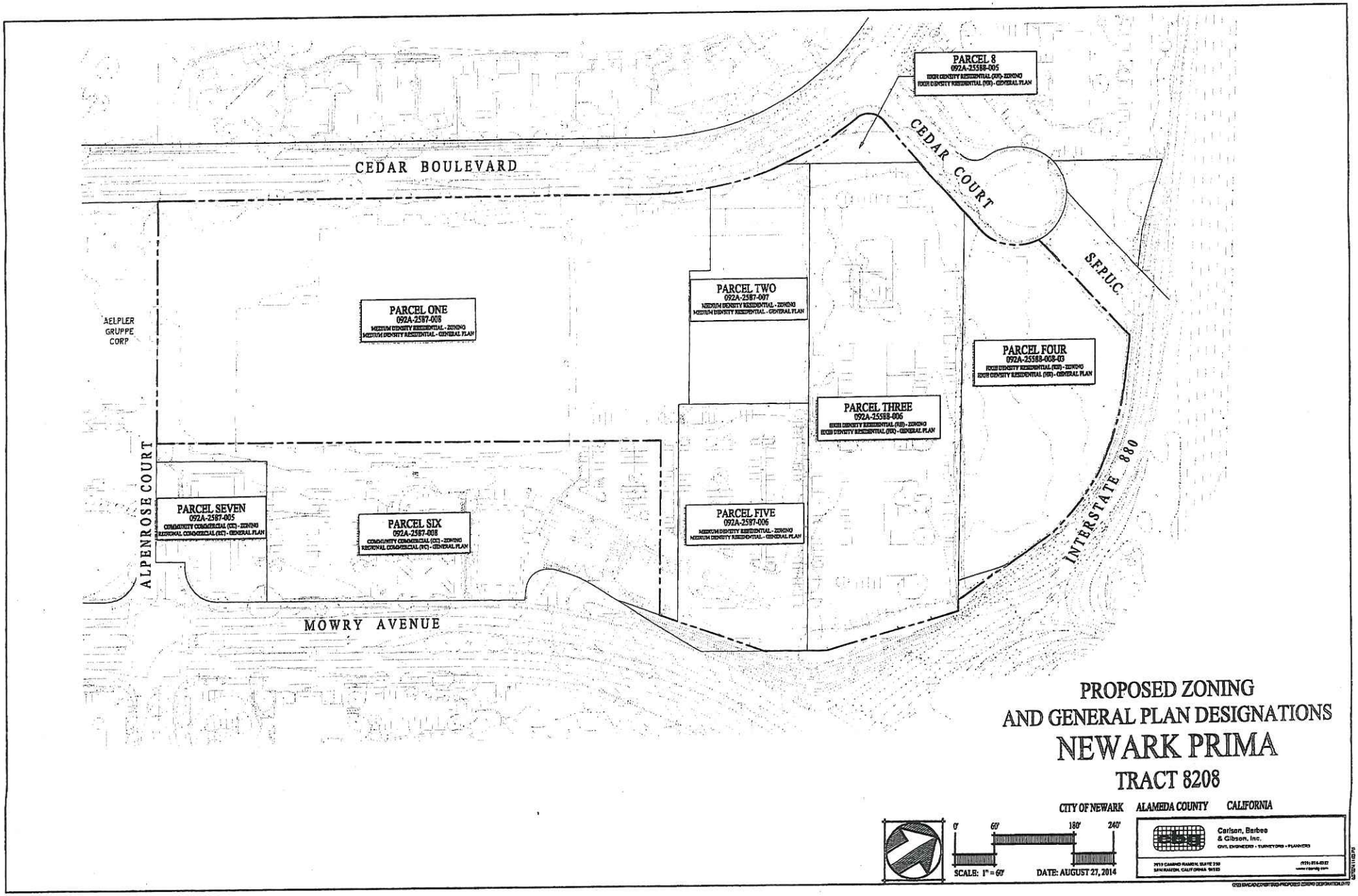
PARCEL 8
092A-25588-005
HIGH DENSITY RESIDENTIAL (HR) - ZONING
HIGH DENSITY RESIDENTIAL (HR) - GENERAL PLAN
CEDAR BOULEVARD
CEDAR COURT
S.F.P.U.C.
AELPLER GRUPPE CORP
PARCEL ONE
092A-2587-008
MEDIUM DENSITY RESIDENTIAL - ZONING
MEDIUM DENSITY RESIDENTIAL - GENERAL PLAN
PARCEL TWO
092A-2587-007
MEDIUM DENSITY RESIDENTIAL - ZONING
MEDIUM DENSITY RESIDENTIAL - GENERAL PLAN
PARCEL FOUR
092A-25588-008-03
HIGH DENSITY RESIDENTIAL (HR) - ZONING
HIGH DENSITY RESIDENTIAL (HR) - GENERAL PLAN
PARCEL THREE
092A-25588-006
HIGH DENSITY RESIDENTIAL (HR) - ZONING
HIGH DENSITY RESIDENTIAL (HR) - GENERAL PLAN
ALPENROSE COURT
PARCEL SEVEN
092A-2587-005
COMMUNITY COMMERCIAL (CC) - ZONING
REGIONAL COMMERCIAL (RC) - GENERAL PLAN
PARCEL SIX
092A-2587-008
COMMUNITY COMMERCIAL (CC) - ZONING
REGIONAL COMMERCIAL (RC) - GENERAL PLAN
PARCEL FIVE
092A-2587-006
MEDIUM DENSITY RESIDENTIAL - ZONING
MEDIUM DENSITY RESIDENTIAL - GENERAL PLAN
INTERSTATE 880
MOWRY AVENUE
PROPOSED ZONING
AND GENERAL PLAN DESIGNATIONS
NEWARK PRIMA
TRACT 8208
CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA
0' 60' 180' 240'
SCALE: 1" = 60'
DATE: AUGUST 27, 2014
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS - SURVEYORS - PLANNERS

EXHIBIT Ap.3