



AGENDA  
NEWMAN PLANNING COMMISSION  
REGULAR MEETING OF APRIL 15, 2010  
CITY COUNCIL CHAMBERS, 7:00 P.M., 1200 MAIN STREET

1. Call To Order.
2. Pledge Of Allegiance.
3. Roll Call.
4. Approval Of The Agenda.
5. Approval Of Minutes From The March 18, 2010 Meeting.
6. Items From The Public.
7. New Business
  - a. Amend Site Plan Review No. 07-01  
Applicant: Corporation For Better Housing  
Description: Amend An Approved Site Plan Review For A 68 Unit Apartment Project.  
Location: At The Terminus Of "M" Street, Approximately 150 Feet North Of Kern Street,  
More Specifically Described As Assessor's Parcel Number  
(APN) 128-020-011.
8. Items from Commissioners
9. Items From Commissioners.
10. Items From Director And Staff.
11. Adjournment.

**MINUTES**  
**NEWMAN PLANNING COMMISSION**  
**REGULAR MEETING OF MARCH 18, 2010**  
**CITY COUNCIL CHAMBERS, 7:00 P.M., 1200 MAIN STREET**

1. Call To Order - 7:00 P.M.
2. Pledge Of Allegiance.
3. Roll Call **PRESENT:** Alves, Sloan, Maurer, Allan and Applegate.  
**ABSENT:** None.
4. Approval Of The Agenda.

**ACTION:** On Motion By Allan Seconded By Maurer And Unanimously Carried, The Agenda Was Approved.

5. Approval Of Minutes From The February 18, 2010 Meeting.

**ACTION:** On Motion By Sloan Seconded By Allan And Unanimously Carried, The Minutes From The February 18, 2010 Meeting Were Approved.

6. Items From The Public - None.
7. New Business

- a. **City of Newman Redevelopment Project Area**

**Applicant:** City Of Newman Redevelopment Agency

**Description:** Redevelopment Conformity Report And Recommendation Pertaining To The Proposed 2010 Amendment To The Redevelopment Plan For The Newman Redevelopment Project

**Location:** City Of Newman Redevelopment Project Area

City Manger Holland Reviewed The Proposed 2010 Amendment To The Redevelopment Plan For The Newman Redevelopment Project. Holland Explained Why The City Was Going Through The Process Of Amending The Plan And The Goals Of The Amendment

**ACTION:** On Motion By Maurer Seconded By Allan And Unanimously Carried, Resolution No. 2010-01, A Resolution Finding That The Proposed 2010-01 Amendment To The Redevelopment Plan For The Newman Redevelopment Project Conforms To The Newman General Plan, Considering The Proposed Negative Declaration Of Environmental Impact For The Proposed 2010 Amendment, And Recommending That The Community Redevelopment Agency Of The City Of Newman Approve And The Newman City Council Adopt The 2010 Amendment, Was Adopted.

## **8. Items From Commissioners.**

Commissioner Allan Noted That She Had Noticed A Problem Near The Manhole At The Intersection Of Merced And 'S' Streets. Allan Thanked The Public Works Department For Promptly Remediating An Issue That She Had With A Broken City Tree.

## **9. Items From Director And Staff.**

City Manager Holland Informed The Commission That Progress Was Being Made At The Hill Park Site And That The City Council Had Recently Approved A Seven Foot Wall Bordering The Residential Neighbors And The Construction Of Two Parking Lots. Holland Reminded The Commission That The City Would Be Using CDBG Monies To Install Sidewalks Around The Entire Hill Park And Aquatic Center Sites. Holland Also Mentioned That The City Would Be Reconstructing The Merced Street And Inyo Avenue Intersection Using The Recently Awarded Safe Routes To School Grant.

Assistant Planner Ocasio Informed The Commission That The Results Of The City's Grant Application For The Aquatic Center Would Not Be Available Until September At The Earliest And That The Florsheim Homes Master Building Plans Had Been Approved. Ocasio Notified The Commission That The City Was Considering The Purchase Of Another NSP Property. She Reminded The Commission That The Recently Adopted Residential Real Estate Resale Ordinance Had Already Taken Effect. Ocasio Stated That The City's First First-Time Homebuyer's Loan Had Been Received. She Told The Commission That She Was Working On A List Of Per-Capita Park Projects For The Approximately \$160,000.00 Of Per-Capita Monies Available And Asked The Commission To Submit Any Ideas For Park Upgrades\Rehabilitations.

## **10. Adjournment.**

**ACTION:** On Motion By Allan Seconded By Maurer And Unanimously Carried, The Meeting Was Adjourned At 7:34 P.M.

# CITY OF NEWMAN COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

PLANNING COMMISSION MEETING DATE: April 15, 2010

AGENDA ITEM: 7.a.

<b>Amend SPR: #07-01</b>	
<b>APN: 128-020-011</b>	<b>Applicant: Corporation for Better Housing</b>
<b>CEQA: Exempt Under §15192 and §15194</b>	

**REQUEST:** Amend an Approved Site Plan for a 68 Unit Apartment Project.

**LOCATION:**

The subject property is located at the terminus of M Street, approximately 150 feet north from Kern Street.

**PROJECT DESCRIPTION:**

Per State law, the City of Newman may grant development concessions for affordable housing projects to increase their feasibility. At the initial site plan review in 2008, the applicants requested a concession to allow smaller unit sizes for their one and two bedroom units to measure 572 and 767 square feet respectively (differing from the NMC § 5.05.050 requirement of 650 and 800 square feet respectively); the Planning Commission approved their request.

Currently, the applicant is proposing an additional size reduction for their one and two bedroom units down to 501 and 753 square feet respectively. The request is made on the basis of financial burden, with the potential savings of \$225,000.00 for the developer.

**PROJECT ANALYSIS:**

*Land Use:* The subject site is zoned R-3, immediate northern, eastern and southern parcels are zoned R-1, P-D and R-3 respectively (all residential). The western parcels are zoned C-2. The proposed use is consistent with the Newman 2030 General Plan and would be consistent with the zoning district upon approval of the proposed unit size reductions. Please refer to chart below for a comparative view of unit size reductions:

# of Units	Unit Size	Min. SF (NMC §5.05.050)	2008 Approval	% Reduction from NMC	Proposed 2010	% Reduction from NMC
28	One bedroom	650	572	-12.00%	501	-22.92%
16	Two bedroom	800	767	-4.13%	753	-5.88%

**CONCLUSION:**

The proposed project is to reduce the approved one and two bedroom unit sizes an additional 12.4% and 1.8% (respectively) from the approved reductions from the 2008 approved Site Plan Review (SPR #07-01). If approved, the proposed one and two bedroom unit sizes will be 22.92% and 5.88% smaller than the minimum unit sizes set by the Newman Municipal Code.

Given that the proposed reduction to the one bedroom unit is more significant than the proposed reduction to the two bedroom unit, staff recommends that the Commission deny the one-bedroom unit reduction and approve the two-bedroom unit reduction.

**CONDITIONS OF APPROVAL:**

All Conditions set forth in the approval of SPR #07-01 shall remain in full force and effect

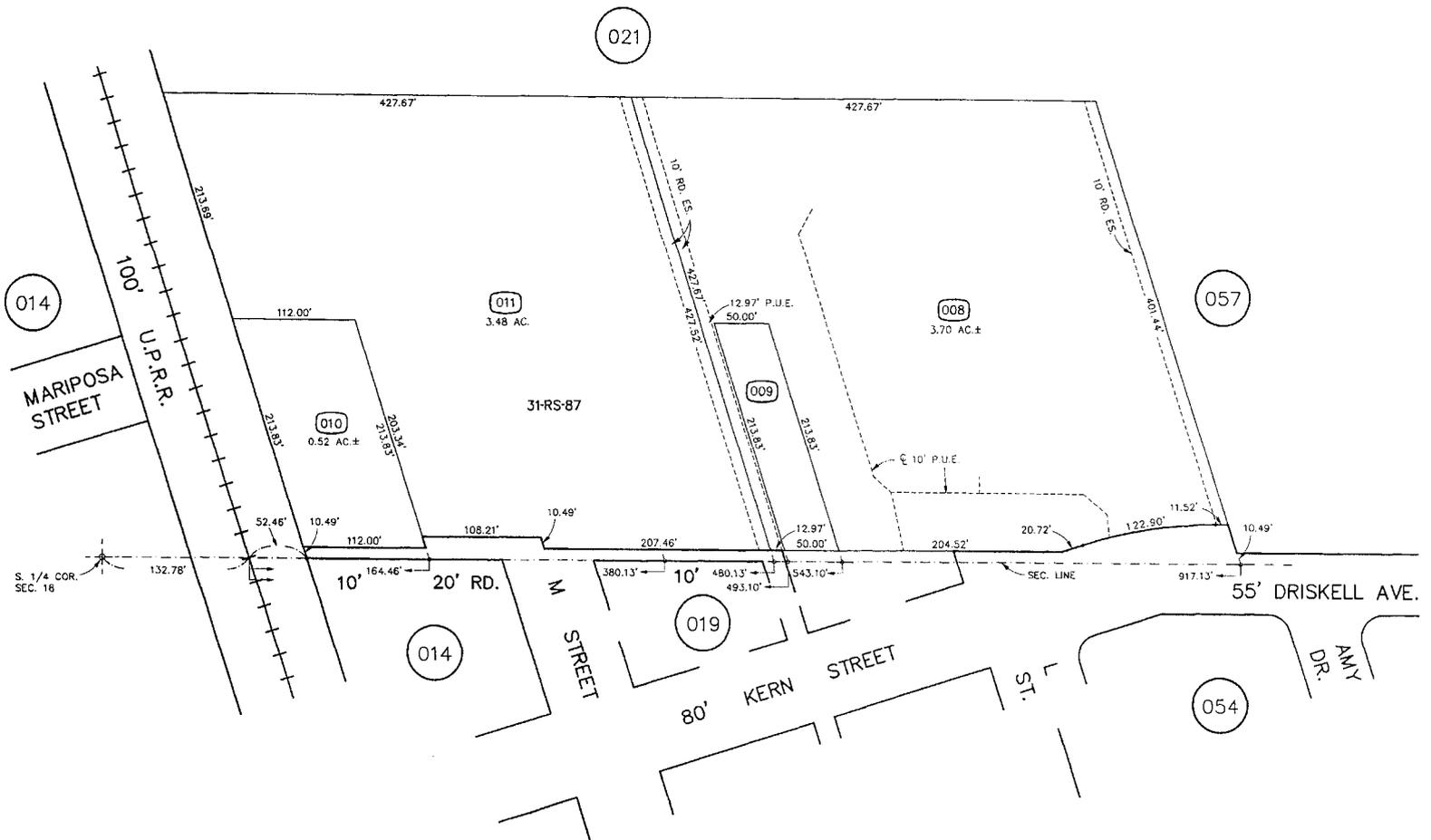
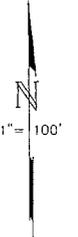
**ATTACHMENTS:**

1. Exhibit A, Assessors Map
2. Exhibit B, Site and Floor Plans

POR. SE 1/4 SEC. 18 T.7S. R.9E. M.D.B.& M.

003 027 128 - 020

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY



FROM 128-41  
DRAWN B-23-68  
REVISED 12-11-90, 11-4-08 (VDH)

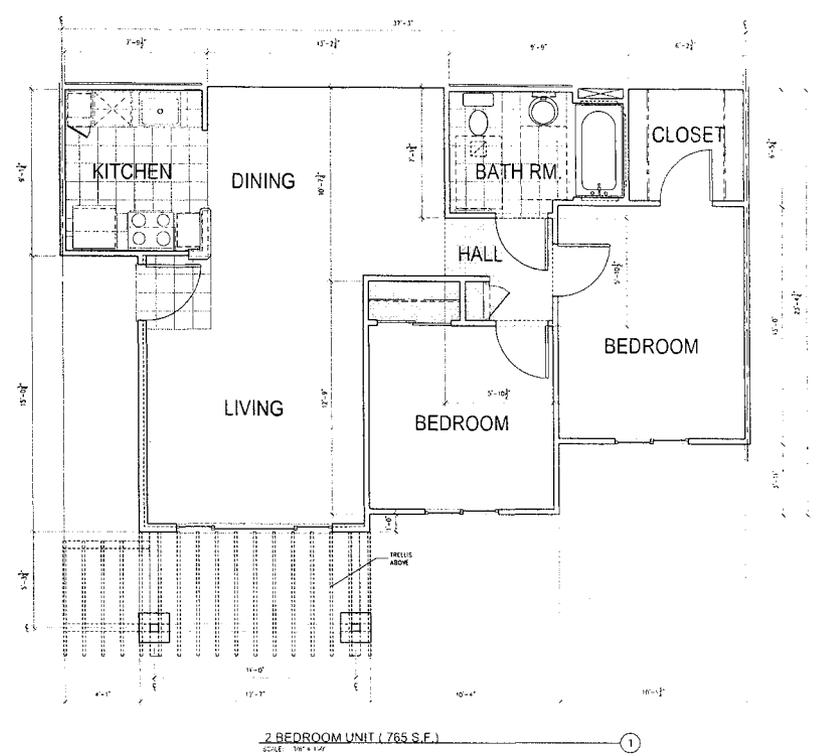
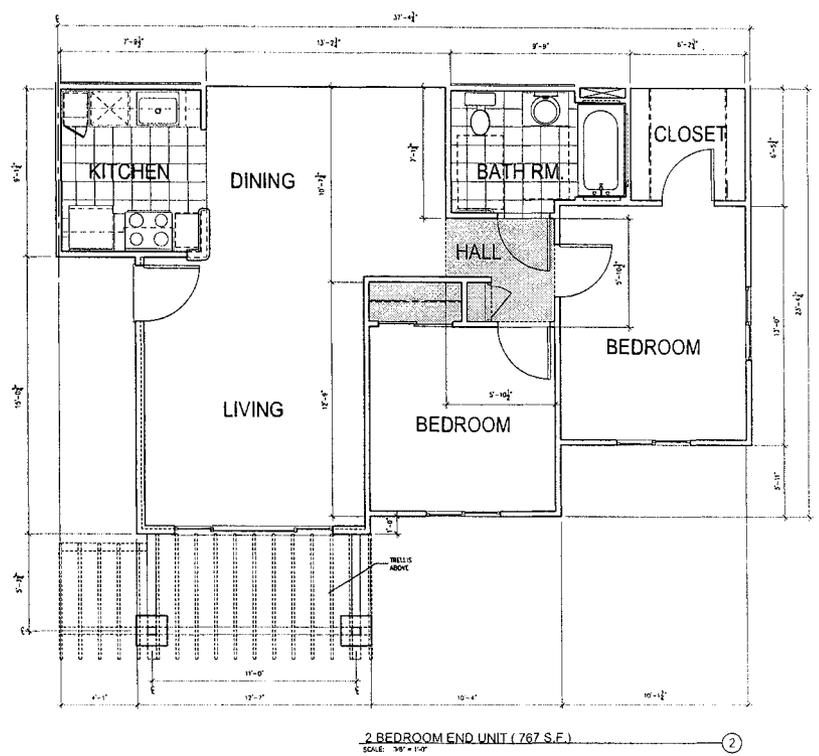
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128 - 020







ALL DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.

**NEWMAN FAMILY APARTMENTS**

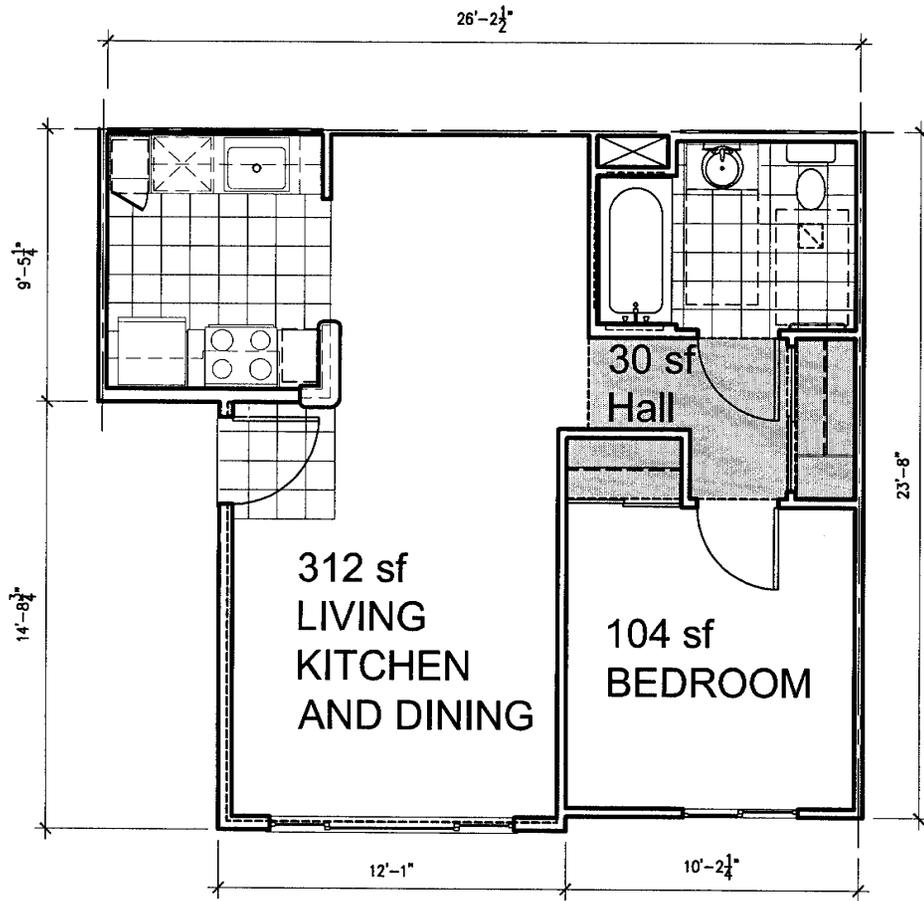
The above floor plan, specifications, lease, covenants and agreements represent our intent and shall constitute the entire contract. All other drawings, specifications and agreements shall be void. All work shall be done in accordance with the applicable codes and regulations. The contractor shall be responsible for obtaining all necessary permits and licenses. The contractor shall be responsible for obtaining all necessary permits and licenses. The contractor shall be responsible for obtaining all necessary permits and licenses.

DATE: 09-11-2007  
 09-11-2007  
 05 H018D

**JOHN COTTON ARCHITECTS**  
 3815 MAIN STREET CLIVER CITY CALIFORNIA 90232  
 TELEPHONE: (310) 582-0416  
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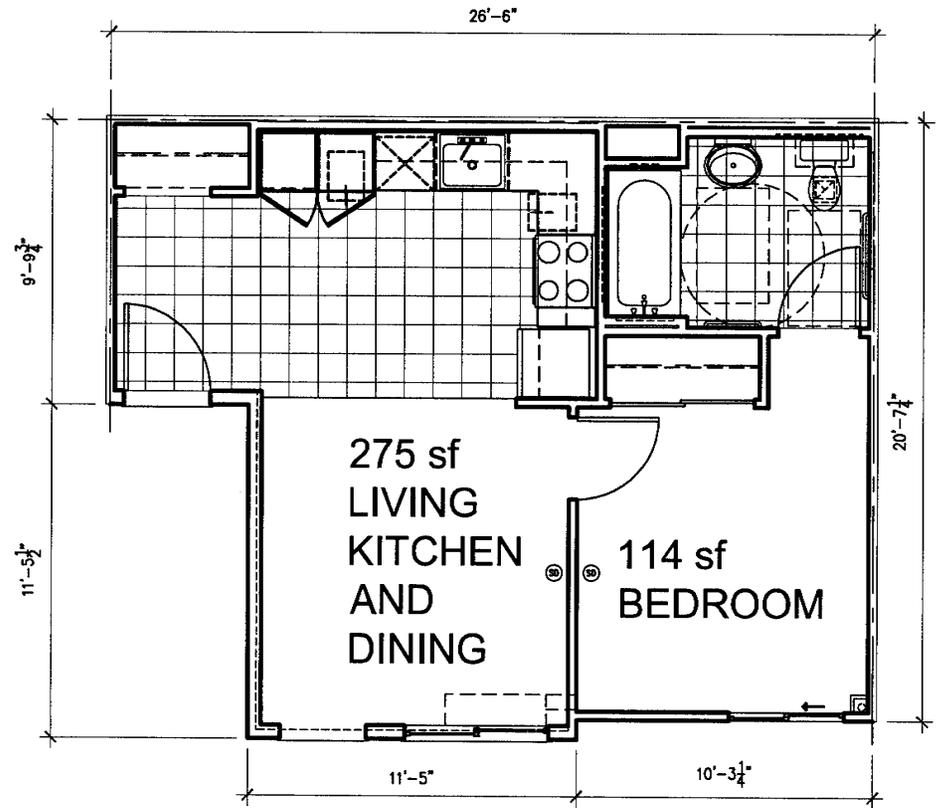
**2 BEDROOM UNIT PLAN**  
 NEWMAN FAMILY APARTMENTS  
 NEWMAN CALIFORNIA 95301  
 XXX M STREET, L.P.  
 1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100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## 1 BR UNIT @ 572 SF

10.3 SF COAT / LINEN CLOSET  
 7.3 SF BR CLOSET = 17.6 SF  
 TOTAL CLOSET SPACE



## 1 BR UNIT @ 501 SF

10.1 SF COAT CLOSET  
 11.6 SF BR CLOSET = 21.7 SF  
 TOTAL CLOSET SPACE