



CITY OF NEWARK PLANNING COMMISSION

37101 Newark Boulevard, Newark, CA 94560-3796 • 510-578-4330 • FAX 510-578-4265

City Administration Building
7:00 p.m.
City Council Chambers

MINUTES

Tuesday, April 8, 2008

A. ROLL CALL

At 7:02 p.m., Chairperson Marshall called the meeting to order. All Planning Commissioners were present except Commissioner Bridges (Personal), Commissioner Kramer (Business), and Commissioner Young (Personal).

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, March 25, 2008.

Commissioner Blowers moved, Vice-Chairperson Fitts seconded, to approve the Minutes of March 25, 2008. The motion passed, 4 AYES.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

None.

F. STAFF REPORTS

F.1 Update on Single-Family Residential Design Review process.

Planner Fujikawa updated the Planning Commission on the Single-Family Residential Design Review process. Reduced copies of the three applications that were approved were provided to the Planning Commissioners.

Planner Fujikawa informed the Planning Commission that the Applicant for 6274 Marguerite Drive has indicated that he will withdraw his application for a two-story addition and will limit his addition to the first floor.

Commissioner Blowers liked the progress that is being made through this process.

CDD Grindall concurred with Vice-Chairperson Fitts that it was due to the Single-Family Residential Design Review process that the applicant for 6274 Marguerite Drive realized that his proposal was too large and he therefore was able to revise his proposal.

CDD Grindall added that the lines of communications between the applicant and his neighbors were opened up due to the Single-Family Residential Design Review process.

Chairperson Marshall expressed his opinion that the significant increase to the original house size is diminishing the housing market. He proposed that staff look into changing the Zoning Ordinance to increase the number of off-street parking that is required based on the total square footage of the home and suggested a floor area ratio of 50% be implemented.

Vice-Chairperson Fitts agreed with Chairperson Marshall and added that a new definition for single-family detached residential units may be necessary.

No action was taken as this was an informational item only.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

None.

Commissioners' Comments

Vice-Chairperson Fitts thanked staff on the updates from Item F.1.

Chairperson Marshall commented that there are no sidewalks along Cedar Boulevard by NewPark Mall and by the Shirley Sisk Grove Park. CDD Grindall responded that the Newark Atrium project will include sidewalks, but since NewPark Mall is on private property, he can only advise the owner of this matter.

H. ADJOURNMENT

At 7:25 p.m., Chairperson Marshall adjourned the regular Planning Commission meeting of Tuesday, April 8, 2008.

Respectfully submitted,

TERRENCE GRINDALL
Secretary