

---

---

# 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, May 27, 2014

### A. ROLL CALL

At 7:31 p.m., Chairperson Nillo called the meeting to order. All Planning Commissioners were present except Commissioner Drews (personal) and Vice-Chairperson Hannon (personal).

### B. MINUTES

#### B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, May 13, 2014.

Commissioner Fitts moved, Commissioner Bridges seconded, to approve the Minutes of May 13, 2014. 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 making certain findings and recommending City Council approval of E-14-6, an Initial Study/Mitigated Negative Declaration; (2) adopting a resolution making findings supporting the use of an alternative means of compliance with the Inclusionary Housing Ordinance and recommend the City Council approve the attached Affordable Housing Implementation Agreement; (3) adopting a resolution recommending City Council approval of GP-14-7, a General Plan Amendment to change the land use designation from CC (Community Commercial) to HR (High Density Residential); (4) adopting a resolution recommending the City Council approve RZ-14-8, a rezoning from CC (Community Commercial) to R-1,500 (High Density Residential – 1,500); (5) recommending the City Council approve TTM-14-11, Tentative Tract Map 8166; and (6) recommending that the City Council approve ASR-14-9, an Architectural and Site Plan Review with Exhibit A pages

**1 to 33, to construct a 85-unit residential townhome development (Integral Communities) on an approximately 4.28 acre site (APN: 901-0195-039) on the northeast corner of Cedar Boulevard and Mowry School Road.**

Assistant City Manager Grindall gave the staff report.

Answering Commissioner Otterstetter, ACM Grindall stated the proposed Tot Lot will be for private use by the homeowners and maintained by the Home Owners Association.

Answering Commissioner Bridges, ACM Grindall gave his opinion that the addition of residents in the neighborhood would benefit the commercial businesses in that area.

Answering Commissioner Bridges, ACM Grindall stated the proposed Tot Lot is larger than what is typically built in a development of this size.

Answering Commissioner Aguilar, ACM Grindall stated issues discussed at the Neighborhood Meeting included parking, views and whether or not it would be a gated community.

Assistant Planner Jimenez stated the pricing of the homes was also discussed and overall the public was supportive of the project.

Discussion ensued between Commissioner Aguilar and ACM Grindall on High Density Land Use per the General Plan.

Answering Commissioner Aguilar, ACM Grindall stated the \$20,000 per unit fee the Developer agreed to pay would go towards community enhancements and economic vitality as deemed appropriate by the City Council.

Answering Commissioner Fitts, ACM Gringall gave staff's vision for the neighboring commercial site.

Commissioner Bridges and ACM Grindall discussed parking issues.

Chairperson Nillo opened the Public Hearing.

Applicant Kevin Fryer, Integral Communities, discussed their goal of addressing the neighbor's parking concerns by not relying on parking on Cedar Boulevard; discussed the TOT fee; and stated they are continuing to meet with adjacent property owners on the possibility of sharing the fountain amenity.

Mr. Fryer gave his business address of 500 La Gonda Way, Danville, CA, and stated he has read and agrees with all conditions for this project.

Answering Commissioner Fitts, Mr. Fryer gave estimated timeframes in moving this project forward.

Answering Commissioner Aguilar, Mr. Fryer stated the fourth floor would be used as both a living space and a deck area.

Chairperson Nillo closed the Public Hearing.

Motion made by Commissioner Bridges, seconded by Commissioner Fitts, to approve Resolution 1876, making certain findings and recommending City Council approval of E-14-6, an Initial Study/Mitigated Negative Declaration. Motion passed 5 AYES.

Motion made by Commissioner Bridges, seconded by Commissioner Otterstetter to approve staff's recommendation on Action Items 2 through 6. Motion passed 5 AYES.

## **F. STAFF REPORTS**

None.

## **G. COMMISSION MATTERS**

### **G.1 Report on City Council actions.**

None.

#### Commissioners' Comments

Commissioner Fitts gave kudos to staff and the NewPark Mall Owners for the unveiling and presentation of the mall's proposed renovations.

Chairperson Nillo congratulated all the Newark Class of 2014 graduates.

## **H. ADJOURNMENT**

At 8:00 p.m., Chairperson Nillo adjourned the regular Planning Commission meeting of Tuesday, May 27, 2014.

Respectfully submitted,

TERRENCE GRINDALL  
Secretary