

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, July 22, 2014

A. ROLL CALL

At 7:30 p.m., Chairperson Nillo called the meeting to order. All Planning Commissioners were present except Commissioner Drews (personal).

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, July 8, 2014.

Commissioner Fitts moved, seconded by Vice-Chairperson Hannon, to approve the Minutes of July 8, 2014. The motion passed 4 AYES, 2 ABSTENTION (Aguilar and Bridges) and 1 ABSENT (Drews).

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

E.1 Hearing to consider Z-14-32, a text amendment to Title 17 (Zoning) of the Newark Municipal Code to remove the reference to the Dumbarton Transit-Oriented Development Specific Plan Area in Chapter 17.37 (Form Based Codes), Section 17.37.010 (Applicability) – from Assistant City Manager Grindall.

Assistant City Manager Grindall gave the staff report.

Answering Commissioner Fitts, ACM Grindall confirmed the Form Based Codes had only been applied to the Dumbarton TOD project.

ACM Grindall also stated that if this item is approved it would allow the Planning Commission and City Council the ability to approve Form Based Codes to other projects on a case-by-case basis.

Answering Commissioner Aguilar, ACM Grindall stated Form Based Codes would be another tool for staff to use to approve projects that normally would have to go through a zoning designation change or a PUD process.

Addressing Vice-Chairperson Hannon's concerns, ACM Grindall further clarified his response to Commissioner Aguilar and stated the public would have a better understanding of design guidelines that are associated with Form Based Codes and will be able to envision approved projects more easily.

Chairperson Nillo opened the Public Hearing. As no one chose to speak on this item, Chairperson Nillo closed the Public Hearing.

Vice-Chairperson Hannon moved, seconded by Commissioner Bridges, to approve Resolution 1882, recommending approval of Z-14-32, a text amendment to Title 17 (Zoning) of the Newark Municipal Code to remove the reference to the Dumbarton Transit-Oriented Development Specific Plan Area in Chapter 17.37 (Form Based Codes), Section 17.37.010 (Applicability). The motion passed 6 AYES, 1 ABSENT (Drews).

This item will be heard at the September 11, 2014 City Council Meeting.

F. STAFF REPORTS

None.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

None.

ACM Grindall informed the Planning Commission that Sand Hill Development Company will be holding a Community Meeting on July 28, 2014 at 6:30 p.m. at Ray's Crab Shack, to discuss a residential development project on the Mervin's and Motel 6 site.

ACM Grindall also informed the Planning Commission that a Community Meeting will be held on July 30, 2014 at 7:00 p.m., at the Silliman Center to discuss the Housing Element.

Commissioners' Comments

Commissioner Otterstetter announced Stage One will be holding their final performances of Fiddler on the Roof this weekend at Newark Memorial High School.

Answering Vice-Chairperson Hannon, ACM Grindall replied no serious firework-related injuries occurred in Newark during the Fourth of July Holiday.

H. ADJOURNMENT

At 7:45 p.m., Chairperson Nillo adjourned the regular Planning Commission meeting of Tuesday, July 22, 2014.

Respectfully submitted,


TERRENCE GRINDALL
Secretary