



CITY OF NEWARK PLANNING COMMISSION

37101 Newark Boulevard, Newark, California 94560-3796 ☐ 510/578-4330 ☐ FAX 510/578-4265

City Administration Building
7:30 p.m.
City Council Chambers

AGENDA Tuesday, September 23, 2014

A. ROLL CALL

B. MINUTES

- B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, July 2, 2014. (MOTION)**
- B.2 Approval of Minutes of the regular Planning Commission meeting of Tuesday, August 12, 2014. (MOTION)**
- B.3 Approval of Minutes of the regular Planning Commission meeting of Tuesday, September 9, 2014. (MOTION)**

C. WRITTEN COMMUNICATIONS

D. ORAL COMMUNICATIONS (Anyone wishing to address the Commission on any planning item not on the Agenda may take the podium and state his/her name and address clearly for the recorder.)

E. PUBLIC HEARINGS

- E.1 Hearing to consider: 1) adopting a resolution making certain findings and recommending City Council approval of an Initial Study and Mitigated Negative Declaration (E-14-14); 2) adopting a resolution recommending City Council approval of a General Plan Amendment (GP-14-15) to change the land use designation from CC (Community Commercial) to MR (Medium Density Residential); 3) adopting a resolution recommending City Council approval of a rezoning (RZ-14-38) for an approximately 10 acre portion of Vesting Tentative Map 8208 from CC (Community Commercial) to R-2500 (Medium Density Residential); 3) adopting a resolution approving P-14-16, a planned unit development, and U-14-17, a conditional use permit, for a 281 unit residential development at 5699 Mowry Avenue, with Exhibit A, pages 1 through 39; 5) by motion, recommending the City Council approve TM-14-187, Vesting Tentative Map 8208; and 6) by motion, recommending the City Council find the proposed benefits to the community are in excess of those required by the impacts of the project and waive the Housing Impact Fee – from Assistant Planner Jimenez. (RESOLUTIONS-4)(MOTIONS-2)**

- E.2 Hearing to consider a recommendation for City Council Approval of an Ordinance amending the Newark Municipal Code Chapter 17.18 (Affordable Housing Program) by exempting residential additions from the fee – from Assistant City Manager Grindall. (MOTION)**

F. STAFF REPORTS

- F.1 MUP-14-37, a minor conditional use permit, to establish a large family day care home at 5557 Jonathan Drive – from Assistant Planner Jimenez. (REVIEW OPTIONAL)**

G. COMMISSION MATTERS

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

H. ADJOURNMENT

Pursuant to Government Code 54957.5: Supplemental materials distributed less than 72 hours before this meeting, to a majority of the Planning Commission, will be made available for public inspection at this meeting and at the Planning Division Counter located at 37101 Newark Boulevard, 1st Floor, during normal business hours. Materials prepared by City staff and distributed during the meeting are available for public inspection at the meeting or after the meeting if prepared by some other person. Documents related to closed session items or are exempt from disclosure will not be made available for public inspection.