
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, October 14, 2014

A. ROLL CALL

At 7:32 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, September 23, 2014.

Commissioner Bridges moved, seconded by Commissioner Fitts, to approve the Minutes of September 23, 2014. The motion passed 6 AYES, 1 ABSENT (Drews).

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 an Initial Study and Mitigated Negative Declaration (E-14-20); and (2) ASR-14-19, an Architectural and Site Plan Review, to construct a new, approximately 145,408 square foot four-story self-storage warehouse at the southeast corner of Fircrest Street and Overlake Place (APN: 537-460-013).

Assistant Planner Jimenez gave the staff report.

Answering Commissioner Fitts, AP Jimenez stated no outside storage is permitted at this location.

Commissioner Bridges commented that there is a need for Recreational Vehicle (RV) storage in Newark.

Answering Commissioner Aguilar, AP Jimenez confirmed this project complies with the Floor Area Ratio (FAR) maximum of 50%.

Addressing Commissioner Aguilar, Assistant City Manager Grindall explained Burrowing Owls are seen throughout the Community so Condition "k" is standard in all Resolutions for new construction projects proposed on undeveloped land.

Answering Commissioner Aguilar, AP Jimenez, stated all new construction must comply with ADA requirements.

Answering Vice-Chairperson Hannon, ACM Grindall explained the intent of Condition "f" is to prohibit people from running businesses out of the storage units.

Chairperson Nillo opened the Public Hearing.

Mr. James Fitzpatrick, on behalf of Public Storage, stated he is willing to work with staff to provide RV parking; they did hire a Biologist who determined there currently are no burrowing owls on site; storage of hazardous materials is not allowed; and businesses are not allowed to operate inside a storage unit.

Mr. Fitzpatrick stated he has read and agrees with all conditions listed in the Resolutions.

Answering Commissioner Bridges, Mr. Fitzpatrick stated Property Managers are available from 9:30 a.m. to 6:00 p.m., but video surveillance cameras operate 24 hours a day.

Vice-Chairperson Hannon commented that he liked the Architectural features of the building but has environmental concerns associated with allowing RV and boat storage at this location.

Vice-Chairperson Hannon directed the Applicant to work with staff on where to place the security cameras.

Commissioner Fitts commented that if RV storage is allowed he would like the parking area be screened.

Answering Commissioner Otterstetter, Mr. Fitzgerald confirmed only one building is being proposed.

Chairperson Nillo closed the Public Hearing.

Commissioner Bridges moved, seconded by Commissioner Otterstetter, to approve Resolution 1890, making certain findings and recommending City

Council approval of an Initial Study and Mitigated Negative Declaration for a self-storage facility (Public Storage) at 6800 Overlake Place; and to approved ASR-14-19, an Architectural and Site Plan Review for a self-storage facility (Public Storage) at 6800 Overlake Place. Both Motions passed 6 AYES, 1 ABSENT (Drews).

F. STAFF REPORTS

None.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

None.

Commissioners' Comments

Commissioner Fitts reminded the public to be Earthquake prepared by storing enough food and water per person to last 72 hours and wished the Giants well.

Vice-Chairperson Hannon reminded the public to check and/or replace batteries in their smoke detectors.

Chairperson Nillo announced Breast Cancer Awareness month and agreed with Commissioner Fitts' comments.

ACM Grindall commented to Commissioner Bridges that he was unaware of the type of business that is operating in the pink building by Basil and Thyme.

H. ADJOURNMENT

At 7:51 p.m., Chairperson Nillo adjourned the regular Planning Commission meeting of Tuesday, October 14, 2014.

Respectfully submitted,



TERRENCE GRINDALL

Secretary