
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 28, 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, October 14, 2014.

Commissioner Fitts moved, seconded by Commissioner Aguilar, to approve the Minutes of October 14, 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-14-31); and (2) ASR-14-30, an Architectural and Site Plan Review, to construct a new, approximately 135,884 square foot three-story self-storage warehouse at 6649 Central Avenue (APNs: 092-0074-007; 092-0074-008).

Assistant Planner Jimenez gave the staff report.

Assistant City Manager Grindall emphasized staff's opinion that this use is appropriate at this location given its surroundings.

Answering Vice-Chairperson Hannon, ACM Grindall explained the City Engineer and Building Official will not only inspect the project for compliance on the dust

mitigation measures, additionally, the Building Official will be handling any complaints on this issue.

ACM Grindall confirmed the Storm Water Prevention Plan would be obtained and approved prior to any construction taking place.

Vice-Chairperson Hannon suggested increasing the number of Handicap Parking spaces to two.

Answering Commissioner Otterstetter, ACM Grindall commented briefly on a future project located south of this project site and stated no complaints were received for this project.

Addressing Vice-Chairperson Hannon's concerns, ACM Grindall stated staff would work with any future owners to ensure landscape maintenance on this property.

Answering Commissioner Aguilar, ACM Grindall stated customers will not be allowed to park on Central Avenue; this property had always been vacant land; and a Phase 1 Soil Analysis was conducted and no contaminants were found.

Chairperson Nillo opened the Public Hearing.

Mr. Venkata Vemireddy, on behalf of 6649 Central Ave, LLC, stated he has read and agrees with all conditions listed in the Resolutions.

Vice-Chairperson Hannon welcomed the Applicant to Newark.

Answering Commissioner Aguilar, Mr. Vemireddy stated he would like to start the groundwork for construction prior to the rainy season, and estimates construction to last 10 months. Mr. Vemireddy stated his business would open next year.

Chairperson Nillo closed the Public Hearing.

Answering Commissioner Fitts, ACM Grindall discussed the marketing of a neighboring business.

Commissioner Fitts moved, seconded by Vice-Chairperson Hannon, to approve Resolution 1892, making certain findings and recommending City Council approval of an Initial Study and Mitigated Negative Declaration (E-14-31) for a self-storage facility at 6649 Central Avenue; and to approve Resolution 1893 approving an Architectural and Site Plan Review (ASR-14-30), for a self-storage facility (Three Sixty Storage Center) at 6649 Central Avenue. Both Motions passed 6 AYES.

F. STAFF REPORTS

None.

G. COMMISSION MATTERS**G.1 Cancellation of the regularly scheduled Planning Commission meeting of November 11, 2014.**

Commissioner Bridges moved, seconded by Commissioner Otterstetter, to cancel the November 11, 2014 Planning Commission meeting. Motion passed 6 AYES.

G.2 Report on City Council actions.

ACM Grindall informed the Planning Commission that the City Council had approved the Prima Residential Project and stated Motel 6 will remain closed.

Addressing Vice-Chairperson Hannon's concerns on the fee waiver, ACM Grindall discussed the negotiations between staff and the Developers for the Prima Residential Project.

Commissioners' Comments

Commissioner Bridges requested a status report on the E-Z 8 Motel.

Chairperson Nillo wished the Public a Happy Halloween and wished the San Francisco Giants well in the World Series.

H. ADJOURNMENT

At 7:55 p.m., Chairperson Nillo adjourned the regular Planning Commission meeting of Tuesday, October 28, 2014.

Respectfully submitted,



TERRENCE GRINDALL

Secretary