



# 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, January 13, 2015

### A. ROLL CALL

### B. MINUTES

- B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, December 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-14-39); (2) adopting a resolution recommending City Council approval of a rezoning (RZS-14-40) for an approximately 10.1 acre portion of Vesting Tentative Map 8212 from R6000 (Single Family Residential) to LDR-FBC (Low Density Residential-Form Based Code); (3) adopting a resolution approving P-14-41, a planned unit development, and U-14-42, a conditional use permit, for a 77 lot single-family residential subdivision at 36120 Ruschin Drive, with Exhibit A, pages 1 through 34; and (4) by motion, recommending the City Council approve TM-14-43, Vesting Tentative Map 8212 – from Assistant City Manager Grindall. (RESOLUTIONS-3)(MOTION)

### F. STAFF REPORTS

- F.1 Recommendation that the City Council approve the Draft Housing Element Update and transmit the Draft Housing Element Update to the State Department of Housing and Community Development for their review and approval – from Assistant City Manager Grindall. (MOTION)

**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.