
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, January 27, 2015

A. ROLL CALL

At 7:33 p.m., Chairperson Fitts called the meeting to order. All Planning Commissioners were present except Commissioner Bridges (personal). There are two vacancies.

B. MINUTES

None.

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-14-44); and (2) adopting a resolution approving ASR-14-45, an Architectural and Site Plan Review, for a commercial laundry facility (Mission Linen Supply) to be located at 6590 Central Avenue (APN: 092A-2165-13-1).

Assistant City Manager Grindall gave the staff report.

Answering Commissioner Otterstetter, ACM Grindall confirmed construction hours for an industrial area are longer than in residential areas.

Answering Vice-Chairperson Aguilar, ACM Grindall explained the height limitation being 50' to reflect the requirement when an MG District is near a residential area.

Answering Vice-Chairperson Aguilar, ACM Grindall believes delivery trucks would access the facility from Central Avenue.

Answering Vice-Chairperson Aguilar, ACM Grindall stated the Initial Study identified emission levels if the facility was operating at full capacity and stated staff would be monitoring this activity.

Answering Commissioner Nillo, ACM Grindall stated staff would provide a copy of the Cherry Street Traffic Study to the Planning Commission.

Chairperson Fitts opened the Public Hearing.

Applicant Scott Agee, Agee Engineering, 1724 Alicantest, Davis, CA 95618, stated he has read and agrees with all conditions for this project.

Answering Chairperson Fitts, Mr. Agee stated at build-out he estimates 270+ new jobs and that each delivery truck would generate one trip per route and estimates 30-50 routes.

Answering Commissioner Otterstetter, Mr. Agee confirmed that he has a recycling plan for the used water generated from his facility.

Answering Commissioner Nillo, Mr. Agree stated his business would start operations in 2016.

Answering Vice-Chairperson Aguilar, Mr. Agee stated the Newark Hub would service the Bay Area.

Answering Commissioner Otterstetter, Mr. Agee discussed the different solar system proposals that he is considering.

Chairperson Fitts closed the Public Hearing.

Commissioner Otterstetter appreciates the environmental measures and the number of potential jobs that this project proposes.

Motion made by Commissioner Nillo, seconded by Otterstetter to approve Resolution 1897, making certain findings and recommending City Council approval of an Initial Study/Mitigated Negative Declaration (E-14-44). Motion passed 4 AYES.

Motion made by Commissioner Nillo, seconded by Commissioner Otterstetter to approve Resolution 1898, approving ASR-14-45, an Architectural and Site Plan Review, for a commercial laundry facility (Mission Linen Supply) to be located at 6590 Central Avenue (APN: 92A-2165-13-1), with Exhibit A, pages 1 through 10. Motion passed 4 AYES.

This item will be heard at the February 12, 2015 City Council meeting which will be held at the Newark Pavilion.

F. STAFF REPORTS

None.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

None.

Commissioners' Comments

Chairperson Fitts suggested adjourning tonight's meeting to the memories of Planning Commissioner Janet Drews and former City Manager Richard Turnland.

All Planning Commissioners expressed their condolences.

H. ADJOURNMENT

At 7:58 p.m., Chairperson Fitts adjourned the regular Planning Commission meeting of Tuesday, January 27, 2015 in Memory of Planning Commissioner Janet Drews and Former City Manager Richard Turnland.

Respectfully submitted,



TERRENCE GRINDALL

Secretary