



CITY OF NEWARK PLANNING COMMISSION

37101 Newark Boulevard, Newark, California 94560-3798 □ 510/578-4330 □ FAX 510/578-4265

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

AGENDA Tuesday, September 8, 2015

A. ROLL CALL

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, August 25, 2015. (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 whether the Planning Commission should revoke Conditional Use Permit (CUP) No. U-84-14, issued to E-Z 8 Motel, on the grounds that E-Z 8 Motel is not complying with the conditions of the permit and is violating applicable provisions of Title 17 of the City of Newark Municipal Code – from Assistant City Manager Grindall. (CONTINUED FROM JULY 2, 2014, APRIL 28, 2015, JULY 28, 2015 AND AUGUST 25, 2015) (MOTION TO CONTINUE)

F. STAFF REPORTS

G. COMMISSION MATTERS

G.1 Cancellation of the regularly scheduled Planning Commission Meeting of Tuesday, September 22, 2015.

G.2 Report on City Council actions.

H. ADJOURNMENT to Tuesday, October 13, 2015 at 7:30 p.m. in the City Council Chambers.

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.

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

MINUTES

Tuesday, August 25, 2015

A. ROLL CALL

At 7:30 p.m., Chairperson Fitts called the meeting to order. All Planning Commissioners were present

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, July 28, 2015.

Commissioner Nillo moved, Commissioner Otterstetter seconded, to approve the amended Minutes of July 28, 2015. The motion passed 5 AYES.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

E.1 Hearing to consider whether the Planning Commission should revoke Conditional Use Permit (CUP) No. U-84-14, issued to E-Z 8 Motel, on the grounds that E-Z 8 Motel is not complying with the conditions of the permit and is violating applicable provisions of Title 17 of the City of Newark Municipal Code.

Vice-Chairperson Aguilar recused himself due to his employer's involvement with the adjacent property.

Assistant City Manager Grindall gave the staff report.

Answering Commissioner Bridges, ACM Grindall stated due to conflicting schedules, all Parties involved needed more time to communicate and prepare the amended Use Permit Conditions.

Chairperson Fitts reopened the Continued Public Hearing.

No member of the public chose to speak on this item.

Motion made by Commissioner Nillo, seconded by Commissioner Otterstetter, to continue this Item to the September 8, 2015 Planning Commission Meeting. Motion passed 4 AYES, 1 RECUSED.

Vice-Chairperson Aguilar returned to the Council Chambers and rejoined his fellow Planning Commissioners.

F. STAFF REPORTS

None.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

None.

ACM Grindall informed the Planning Commission that the Greater NewPark Master Plan will be presented to the City Council at their September 10, 2015 Meeting.

ACM Grindall also informed the Planning Commission that a Community Meeting on the Civic Center Replacement Project will be held on September 9, 2015 at the Silliman Center, 6800 Mowry Avenue, Newark, CA 94560, at 7 p.m.

Commissioners' Comments

Chairperson Fitts thanked City Staff for the repairs at the "at-grade" railroad crossing on Willow Street.

Commissioner Nillo asked that drivers watch out for children returning to school and wished the public a Great Labor Day.

Commissioner Bridges announced Newark Days will be held September 17, 2015 through September 20, 2015 with the theme "Sail Away with Newark".

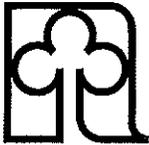
H. ADJOURNMENT

At 7:40 p.m., Chairperson Fitts adjourned the regular Planning Commission meeting of Tuesday, August 25, 2015.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Terrence Grindall". The signature is written in a cursive style with a large initial 'T'.

TERRENCE GRINDALL
Secretary



- E.1 Hearing to consider whether the Planning Commission should revoke Conditional Use Permit (CUP) No. U-84-14, issued to E-Z 8 Motel, on the grounds that E-Z 8 is not complying with the conditions of the permit and is violating applicable provisions of Title 17 of the City of Newark Municipal Code – from Assistant City Manager Grindall. (CONTINUED FROM JULY 2, 2014, APRIL 28, 2015, JULY 28, 2015 AND AUGUST 25, 2015) ^{AG} (MOTION TO CONTINUE)**

Background/Discussion – At the July 28, 2015 Planning Commission meeting, the Commission recommended that an amendment to the Conditional Use Permit be drafted with the consultation of the EZ-8 Motel operators and brought before the Planning Commission for consideration. On August 25, 2015, the Planning Commission re-opened the public hearing and continued this item to September 8, 2015.

Staff is continuing to work with the representatives of the EZ-8 Motel to incorporate the security measures into an amendment to the Conditional Use Permit. As such, additional time is needed in order to prepare the appropriate amendment for Planning Commission consideration. Staff recommends this item be continued to the October 27, 2015 Planning Commission meeting.

Action- After opening the Public Hearing on this matter the Commission should continue the item to the October 27, 2015 Planning Commission meeting.