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# CITY OF NEWARK

## PLANNING COMMISSION

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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, November 10, 2015

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#### A. ROLL CALL

At 7:30 p.m., Chairperson Fitts called the meeting to order. All Planning Commissioners were present except Commissioner Otterstetter (personal).

#### B. MINUTES

##### B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, October 27, 2015.

Commissioner Nillo moved, Commissioner Bridges seconded, to approve the Minutes of October 27, 2015. The motion passed 4 AYES.

#### C. WRITTEN COMMUNICATIONS

None.

#### D. ORAL COMMUNICATIONS

None.

#### E. PUBLIC HEARINGS

##### E.1 Hearing to consider (1) Adopting a resolution recommending City Council approval of RZ-15-28, a rezoning for an approximately 68.55 acre portion of Vesting Tentative Tract Map 8270 from R-6000 (Low Density Residential) to LDR-FBC (Low Density Residential – Form Based Codes) and approximately 3 acres from R-6000 (Low Density Residential) to POS-FBC (Parks and Open Space – Form Based Codes); (2) Adopting a resolution recommending the City Council approve TM-15-27, Vesting Tentative Tract Map 8270 for 386 single family units; and (3) by motion, approving ASR-15-29, an Architectural and Site Plan Review, with Exhibit A, pages 1 through 15.

Assistant City Manager Grindall gave the staff report and informed the Planning Commission that the Architectural Site Plan and Elevation drawings are conceptual and any minor deviations would be subject to his approval, but any major deviations such as changing to 3-story units would require Planning Commission approval.

ACM Grindall emphasized that a site for a school and a park has been dedicated by the Developer. The Newark Unified School District has seven years from the date of issuance of the first building permit to build a school. In the event that a school is not built, the Developer would be able to reclaim the property and build additional housing units.

Answering Vice-Chairperson Aguilar, ACM Grindall explained the dedication process for giving ownership of land to the NUSD and stated although the School District must go through the State for their Architectural approval process, the City will also work closely with the School District on the Architectural design.

Answering Commissioner Bridges, ACM Grindall estimated construction to begin in a year with complete build out to occur within three years.

Answering Commissioner Bridges, ACM Grindall stated the park adjacent to the school site would be City owned and would be available to both the school and to the Community.

Chairperson Fitts opened the Public Hearing.

Mr. Paul Lettieri, Guzzardo Partnership, representing the applicant Sobrato Development Company, gave a Powerpoint presentation and indicated that he has read and is in agreement with the Conditions listed in Resolutions 1916 and 1917.

Answering Chairperson Fitts, Mr. Lettieri stated it may be possible to add a Gateway feature such as a sign element to the landscaped area at the intersection of Stevenson Boulevard and Cherry Street.

Ms. Jan Crocker, 37866 Lobelia Drive, Newark, CA 94560, stated she is the President of the NUSD Board of Education and would like to see cooperation between the City and the State to help the School District financially in getting a school built at this site,

Answering Ms. Crocker, ACM Grindall stated due to the distance of the railroad tracks to the proposed school site, no sound wall or additional noise buffers are needed.

Chairperson Fitts closed the Public Hearing.

ACM Grindall clarified that there are four, not six, different elevations as mentioned in the staff report.

Chairperson Fitts commented that he liked the executive-style two-story house design.

All Planning Commissioners commented favorably on the proposed project.

Motion made by Commissioner Bridges, seconded by Commissioner Nillo, to: (1) Adopt Resolution 1916, recommending City Council approval of RZ-15-28, a rezoning for an approximately 68.55 acre portion of Vesting Tentative Tract Map 8270 from R-6000 (Low Density Residential) to LDR-FBC (Low Density Residential – Form Based Codes) and approximately 3 acres from R-6000 to POS-FBC (Parks and Open Space – Form Based Codes); (2) Adopt Resolution 1917 recommending the City Council approve TM-15-27, Vesting Tentative Tract Map 8270 for 386 single family units; and (3) Approve ASR-15-29, an Architectural and Site Plan Review, with Exhibit A, pages 1 through 15. Motion passed 4 AYES.

This item will be heard at the December 10, 2015 City Council Meeting.

## **F. STAFF REPORTS**

None.

## **G. COMMISSION MATTERS**

### **G.1 Report on City Council actions.**

None.

ACM Grindall informed the Planning Commission that an RFQ has been sent out to update the Zoning Code.

#### Commissioners' Comments

Chairperson Fitts thanked staff for keeping the Planning Commission informed on upcoming projects.

Commissioner Nillo wished a Happy Birthday to the U.S. Marine Corp., and thanked all Veterans for their services, and wished the public a Happy Thanksgiving.

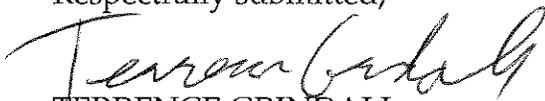
Vice-Chairperson Aguilar echoed Chairperson Fitts' comments in thanking staff.

Chairperson Fitts suggested the public hug a Veteran.

## **H. ADJOURNMENT**

At 8:08 p.m., Chairperson Fitts adjourned the regular Planning Commission meeting of Tuesday, November 10, 2015.

Respectfully submitted,



TERRENCE GRINDALL

Secretary