



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, December 8, 2015

A. ROLL CALL

B. MINUTES

- B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, November 10, 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: (1) Adopting a resolution making certain findings and recommending City Council adoption of a Supplemental Environmental Impact Report (E-14-46) to the Environmental Impact Report (State Clearinghouse No. 2010042012) for the Dumbarton Transit Oriented Development; (2) Approving a resolution recommending rezoning (RZ-14-48) an approximately 41-acre area (APNs 537-852-9, 537-852-10, and 537-852-11) from MT-1 (High Technology Park District) to MDR-FBC (Medium Density Residential – Form Based Codes) and HDR-FBC (High Density Residential – Form Based Codes); (3) Approving a resolution for P-14-49, a planned unit development and U-14-50, a conditional use permit, for a 589-unit residential project (Gateway Station West) located within the Dumbarton Transit Oriented Development Specific Plan area at the western edge of the City of Newark; (4) By motion, recommending that the City Council approve TM-14-47, Vesting Tentative Map 8099, to construct approximately 589 residential units; (5) By motion, approving ASR-14-51, an Architectural and Site Plan Review – from Assistant City Manager Grindall. (RESOLUTIONS - 3)(MOTIONS-2)**

- E.2 Hearing to consider U-15-30, a Conditional Use Permit, for a preschool (Little Scholar's Preschool) to locate at 5472A Central Avenue (Palms on Central Shopping Center) – from Assistant City Manager Grindall. (RESOLUTION)**

E.3 Hearing to consider Z-15-33, a text amendment to Title 17 (Zoning) of the Newark Municipal Code to add Section 17.04.050 “Permissive Code” to Chapter 17.04 “General Provisions” – from Assistant City Manager Grindall. (RESOLUTION)

E.4 Hearing to consider whether the Planning Commission should revoke Conditional Use Permit (CUP) No. U-84-18, 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; consider a Resolution to: (1) Dismiss an Order to Show Cause; (2) Find that E-Z 8 Motel is presently in compliance with Conditional Use Permit (U-84-18); and (3) Amend City Council Resolution No. 4565 by adding condition “rr” – from Assistant City Manager Grindall. (CONTINUED FROM OCTOBER 27, 2015) (RESOLUTION)

F. STAFF REPORTS

F.1 Proposed changes to the City of Newark Street Names Theme Map to allow for a “Bay Features” theme for the Dumbarton Transit Oriented Development area and a “Bay Animals” theme for the areas known as Sanctuary and Area 4 in the General Plan – from Assistant City Manager Grindall. (RESOLUTION)

G. COMMISSION MATTERS

G.1 Election of Officers.

G.2 Cancellation of the regularly scheduled Planning Commission Meeting of Tuesday, December 22, 2015.

G.3 Report on City Council actions.

H. ADJOURNMENT to Tuesday, January 12, 2016 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.