(2) Introduce an ordinance amending Title 17 (Zoning) of the Newark Municipal Code and Section 17.44.010, "Zoning Map" by rezoning all that real property shown on Vesting Tentative Map 8098 from ML (Limited Industrial) to MDR-FBC (Medium Density Residential – Form Based Codes);

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWARK AMENDING TITLE 17 (ZONING) OF THE NEWARK MUNICIPAL CODE AND SECTION 17.44.010 "ZONING MAP" BY REZONING ALL THAT REAL PROPERTY SHOWN ON THE VESTING TENTATIVE MAP 8098 FROM ML (LIMITED INDUSTRIAL) TO MDR-FBC (MEDIUM DENSITY RESIDENTIAL – FORM BASED CODES)

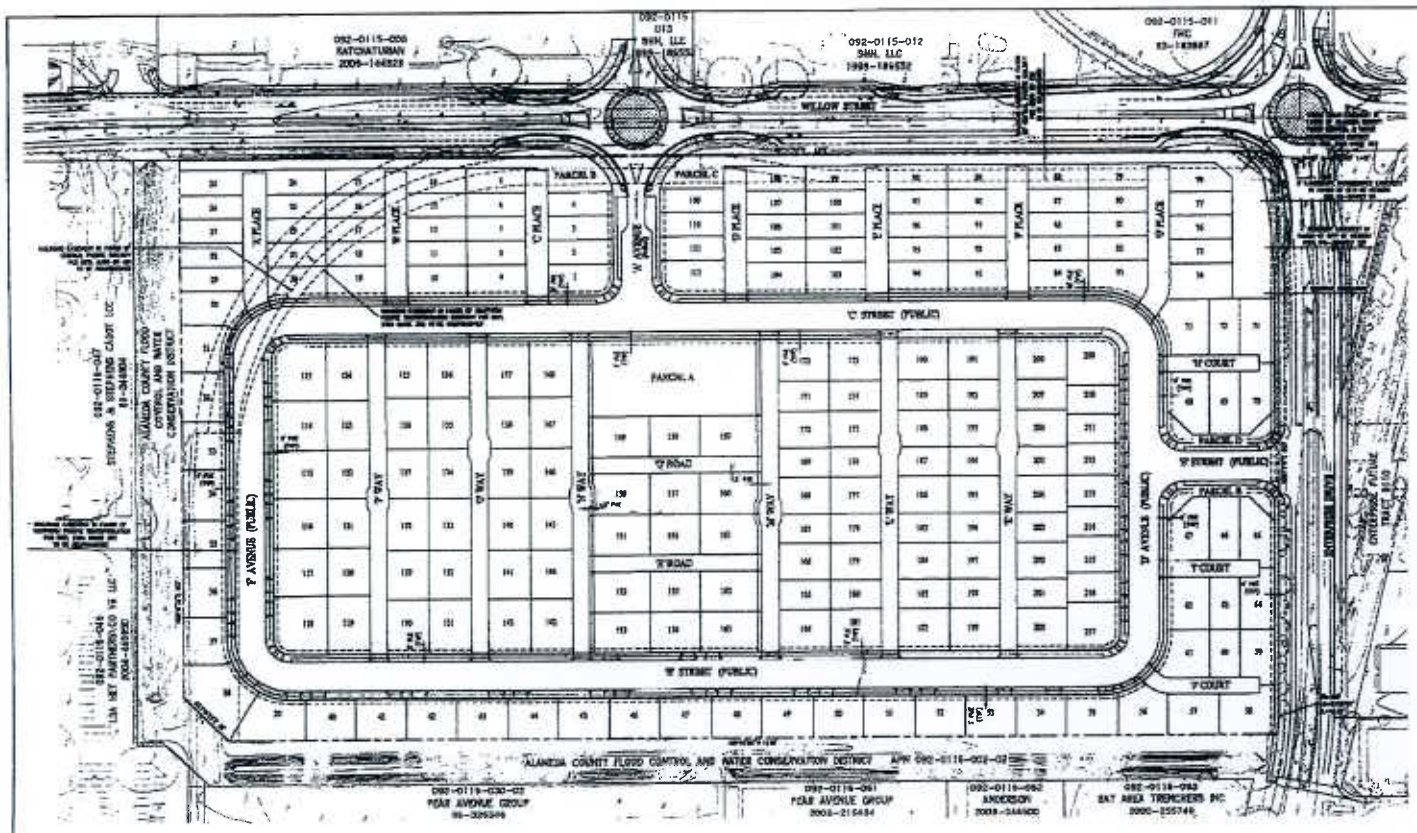
The City Council of the City of Newark does ordain as follows:

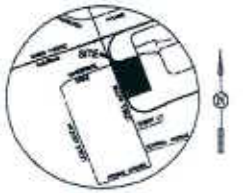
Section 1: Pursuant to Section 17.80.070 of Title 17 (Zoning) of the City of Newark Municipal Code, the City Council of the City of Newark does hereby find that the zoning change embodied in this ordinance is necessary and desirable to achieve the purposes of Title 17 (Zoning) of the Newark Municipal Code; is consistent with the policies, goals, and objectives of the General Plan; and promotes the public health, safety, morals, comfort, convenience, and general welfare of the residents of the City of Newark.

Section 2: Title 17 (Zoning) and Section 17.44.010 "Zoning Map" thereof, being the City of Newark Zoning Regulations, are hereby amended by rezoning and redistricting the territory in the City of Newark, County of Alameda, State of California, from ML (Limited Industrial) to MDR-FBC (Medium Density Residential – Form Based Codes), hereinafter described as follows:

> All that real property designated as the project area for Vesting Tentative Map 8098 in the City of Newark, County of Alameda, State of California as shown on Exhibit A attached hereto and incorporated herein by reference

Section 3: Effective Date. This ordinance shall take effect thirty (30) days from the date of its passage. Before expiration of fifteen (15) days after its passage, this ordinance shall be published in The Argus, a newspaper of general circulation published and printed in the County of Alameda and circulated in the City of Newark.





VICINITY MAP

GENERAL NOTES:

SHEET INDEX

1 TITLE SHEET
2 SITE PLAN
3 GRADING AND DRAINAGE PLAN
4 UTILITY PLAN AND STREET SECTIONS
5 STORMWATER CONTROL PLAN

VESTING TENTATIVE MAP
TRACT 8098
JONES HAMILTON PROPERTY

CITY OF NEWARK ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: FEBRUARY 19, 2014

Carlson, Barbee & Gibson, Inc.

SHEET NUMBER TM-1 OF 5 SHEETS

EXHIBIT A