
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, June 27, 2017

A. ROLL CALL

At 7:30 p.m., Chairperson Nillo 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, June 13, 2017.

Commissioner Fitts moved, Vice-Chairperson Bridges seconded, to approve the Minutes of June 27, 2017. The motion passed 4 AYES, 1 ABSENT (Otterstetter).

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

None.

F. STAFF REPORTS

F.1 Planning Commission Workshop – A workshop will be held to discuss a draft of the Citywide and Administrative Provisions of the proposed new Zoning Code.

Deputy Community Development Director Interiano stated tonight's workshop would cover the general and administrative standards of the proposed zoning code and introduced Consultant Martha Miller from RRM Design Group.

Consultant Miller gave the staff report via a Power Point presentation.

Assistant City Manager Grindall asked the Planning Commission for input on the proposed design review process.

Answering Vice-Chairperson Bridges, ACM Grindall stated a Notice of Action would be sent to the Planning Commission who would then have the opportunity to request to review the project.

Discussion ensued on the distance required for notifying neighbors.

Answering Commissioner Aguilar, Associate Planner Mangalam confirmed no housing impact fees are charged for Accessory Dwelling Units. ACM Grindall added the other impact fees are assessed at the much lower multi-unit fee rate.

Answering Vice-Chairperson Bridges, ACM Grindall cited examples of Class 1, 2, and 3 businesses.

Answering Chairperson Nillo, ACM Grindall stated there are a few legal nonconforming auto repair businesses that would fall into the Class 3 category.

Answering Commissioner Aguilar, ACM Grindall stated the recent changes for warehouses and distribution centers would be incorporated into the new Zoning Code.

Answering Commissioner Aguilar, Consultant Miller stated all non-conforming residential uses were defaulted to Class 1 status and all non-conforming non-residential uses were defaulted to Class 2 status.

Answering Chairperson Nillo, ACM Grindall stated the next step would be to review the District regulations.

Vice-Chairperson Bridges commented that she would like to see high-quality landscaping trees and plants being required for new developments.

Chairperson Nillo thanked staff for their work.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

ACM Grindall stated the City Council approved the Citywide Parks Master Plan with the inclusion of Youth Baseball Fields that was recommended by the Planning Commission.

ACM Grindall announced the Grand Opening for Sprouts Farmers Market will be held on July 12, 2017 at 7 a.m.

Commissioners' Comments

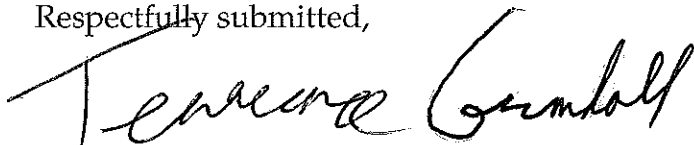
All Planning Commissioners wished the public a Happy, Safe and Sane Fourth of July and encouraged supporting the local non-profit businesses.

Chairperson Nillo congratulated the graduating Class of 2017, and thanked retiring Police Chief Jim Leal for his 30 years of service.

H. ADJOURNMENT

At 8:30 p.m., Chairperson Nillo adjourned the regular Planning Commission meeting of Tuesday, June 27, 2017.

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