
CITY OF NEWARK PLANNING COMMISSION

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

MINUTES Tuesday, September 26, 2017

A. ROLL CALL

At 7:34 p.m., Chairperson Nillo 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, August 22, 2017.

Commissioner Otterstetter moved, Commissioner Fitts seconded, to approve the Minutes of August 22, 2017. The motion passed 4 AYES, 1 ABSTENSION (Aguilar).

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 Zoning District Standards and Specific Uses of the proposed new Zoning Code.

Deputy Community Development Director Interiano stated tonight's workshop would cover the base and overlay districts as well as specific use standards and introduced Consultant Martha Miller from RRM Design Group who presented the PowerPoint presentation.

Answering Commissioner Otterstetter, Ms. Miller stated “pocket neighborhoods” would need to meet density standards and get approval through a planned unit development process.

Answering Commissioner Otterstetter, Assistant City Manager Grindall stated medicinal marijuana dispensaries would not be allowed in Newark since they are not legalized by the Federal Government.

Answering Commissioner Fitts, ACM Grindall described the process for adding marijuana dispensaries into the Zoning Ordinance.

Answering Chairperson Nillo, Ms. Miller stated there are categories in the Zoning Ordinance that could be expanded to include a transit bus/shuttle service for businesses’ employees.

Answering Vice-Chairperson Bridges, ACM Grindall stated emergency shelters are not addressed in the Zoning Ordinance but are included in the Local Hazard Mitigation Plan and in the Emergency Response Ordinance and Regulations.

ACM Grindall commented that employer buses are allowed to drive on public streets but may require a Minor Use Permit if loading and unloading employees at a retail shopping center parking lot. ACM Grindall also stated bus yards are permitted in some Industrial zoning districts.

Commissioner Aguilar commented that he liked the 18’ minimum ceiling height requirement for buildings in the mixed-use districts but feels adding a minimum depth requirement would attract Class A retail tenants.

Answering Commissioner Aguilar, DCDD Interiano gave a description of arterial and collector streets and stated the General Plan lists the street names for both types.

Answering Commissioner Aguilar, DCCD Interiano stated a General Plan Amendment and a Zoning Text Amendment would be necessary to allow a project to have a higher density than the current maximum standard.

Answering Commissioner Aguilar, Ms. Miller stated environment-friendly buildings and charging stations are addressed in the Building Codes and the recently passed Accessory Dwelling Unit standards would be incorporated and presented at the next workshop.

Answering Commissioner Otterstetter, ACM Grindall stated it is feasible to convert a garage into a living space as long as the garage can be replaced onsite to maintain the required parking requirements.

Answering Chairperson Nillo, ACM Grindall stated January 2018 would be a realistic estimate to when the Planning Commission would be able to formally recommend the City Council's adoption of the new Zoning Ordinance and Zoning Map.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

ACM Grindall stated the City Council approved the Filbert Townhomes project and the Willow Street hotel and retail project.

Commissioners' Comments

Commissioner Otterstetter announced Stage One's production of Annie will be running from September 30th through October 15th on Fridays, Saturdays and Sundays and encouraged the public to enjoy the family entertainment.

Commissioner Fitts mentioned the SamTrans Study that covers the rail service for Newark. ACM Grindall stated the Study calls for the rail service in 2025 but did not cover funding which City staff and the Regional Government is currently working on to secure.

Answering Commissioner Fitts, ACM Grindall stated a Special Events Minor Use Permit as well as a Noise Ordinance will be addressed in the new Zoning Ordinance.

Chairperson Nillo announced the Chamber of Commerce will be holding OctoberFest at Swiss Park on September 30th.

H. ADJOURNMENT

At 8:18 p.m., Chairperson Nillo adjourned the regular Planning Commission meeting of Tuesday, September 26, 2017.

Respectfully submitted,



TERRENCE GRINDALL

Secretary