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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 28, 2017

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### A. ROLL CALL

At 7:30 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, September 26, 2017.

Commissioner Otterstetter moved, Vice-Chairperson Bridges seconded, to approve the Minutes of September 26, 2017. The motion passed 5 AYES.

### C. WRITTEN COMMUNICATIONS

None.

### D. ORAL COMMUNICATIONS

None.

### E. PUBLIC HEARINGS

None.

### F. STAFF REPORTS

#### F.1 ASR-17-14, an Architectural and Site Plan Review, for 3 new advanced manufacturing buildings located at 7200, 7300, and 7400 Gateway Boulevard (APNs: 537-853-54, 537-853-55, 537-853-56).

Assistant Planner Bowab gave the staff report.

Answering Commissioner Fitts, Assistant City Manager Grindall cited examples of existing advanced manufacturing companies in Newark.

Answering Commissioner Fitts, ACM Grindall stated storage areas are clearly marked on submitted floor plans so staff can verify the percentage of floor area being used for warehouse/storage but staff is mainly checking to see that the majority of the site will be used for manufacturing.

Answering Commissioner Aguilar, ACM Grindall stated a Conditional Use Permit will need to be approved by the Planning Commission and City Council for any strictly distribution use.

Answering Commissioner Aguilar, ACM Grindall confirmed that the elevations facing Jarvis and Gateway will have enhanced elevations and window treatments and a sound wall would be required if a complaint was received and testing showed that the decibel levels were too high.

Answering Commissioner Otterstetter, ACM Grindall stated staff did not receive any comments from the public on this project.

ACM Grindall also stated that the hours for construction were based on the site being located in an industrial area but the Chief Building Official could adjust the hours if any complaints are received.

Applicant Tim Schaedler, Panattoni Development Company, 8775 Folsom Boulevard, Suite 200, Sacramento, CA 95826, thanked staff for their time and work on this project, and stated he has read and is in agreement with the Conditions listed in Resolutions 1949 and 1950.

Answering Commissioner Fitts, Mr. Schaedler stated they are in negotiations with prospective tenants.

Answering Commissioner Fitts, ACM Grindall stated this project would completely build-out the Pacific Research Center.

Motion made by Vice-Chairperson Bridges, seconded by Commissioner Fitts, to approve Resolution 1949, recommending the City Council find that the proposed project does not require additional environmental review as provided for in Section 21166 of the California Environmental Quality Act; and approve Resolution 1950, approving Exhibit A with pages 1 through 17, for ASR-17-14, an Architectural and Site Plan Review for 3 new advanced manufacturing buildings at 7200, 7300 and 7400 Gateway Boulevard (APNs: 537-853-54, 537-853-55, 537-853-56). Motion passed 5 AYES.

## **G. COMMISSION MATTERS**

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

ACM Grindall stated the City Council completed a Work Session on the Zoning Ordinance update project and suggested minor changes which will be incorporated into a new Zoning Ordinance which will be presented to the Planning Commission at the December 12, 2017 meeting.

ACM Grindall announced the Tree of Angels and tree lighting ceremony is scheduled for December 4, 2017 at 5:15 p.m. in front of City Hall; the Civic Center Workshop will be held on December 7, 2017 in the City Council Chambers; and a Community Meeting to discuss dog parks will be held at the Community Center on December 9, 2017.

#### Commissioners' Comments

Chairperson Nillo announced his reappointment to the Planning Commission and congratulated retiring Police Sergeants Ray Hoppe and Manuel DeSerpa.

#### **H. ADJOURNMENT**

At 7:55 p.m., Chairperson Nillo adjourned the regular Planning Commission meeting of Tuesday, November 28, 2017.

Respectfully submitted,



TERRENCE GRINDALL

Secretary