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# CITY OF NEWARK PLANNING COMMISSION

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

## MINUTES

Tuesday, March 22, 2016

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### A. ROLL CALL

At 7:30 p.m., Chairperson Aguilar 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, February 23, 2016.

Commissioner Fitts moved, Vice-Chairperson Nillo seconded, to approve the Minutes of February 23, 2016. The motion passed 5 AYES.

### C. WRITTEN COMMUNICATIONS

None.

### D. ORAL COMMUNICATIONS

None.

### E. PUBLIC HEARINGS

None.

### F. STAFF REPORTS

#### F.1 Planning Commission consideration of an extension to Vesting Tentative Map 8157 (SHH Project).

Assistant City Manager Grindall gave the staff report.

Answering Commissioner Bridges, ACM Grindall stated the delay with the Vesting Tentative Map was caused by delays with other projects that this project is dependent upon.

Answering Chairperson Aguilar, ACM Grindall stated he had discussions with a potential buyer for the retail development portion of this project.

Chairperson Aguilar invited members of the public to speak on this item.

Answering Mr. Stephen Lawrence, Newark resident from Sandalwood Street, ACM Grindall stated the Development Impact Fees were vested at the time the Vesting Tentative Map was approved.

Vice-Chairperson Nillo moved, Commissioner Bridges seconded, to approve Resolution 1930, approving a two-year extension to Vesting Tentative Map 8157, with Exhibit B, pages 1 through 7. The motion passed 5 AYES.

**F.2 ASR-15-31, an Architectural and Site Plan Review for a two hotel (Staybridge Suites & SpringHill Suites) and one restaurant (Bubba's 33) project at 6000 NewPark Mall Road (APN: 901-111-3 & 4) and E-15-32, an addendum to an Environmental Impact Report.**

ACM Grindall gave the staff report and stated no comments were received on the Addendum to the EIR.

Answering Commissioner Fitts, ACM Grindall stated any minor changes to the architectural design would be approved at staff level, but any major changes would go back to the Planning Commission for approval.

Answering Vice-Chairperson Nillo, ACM Grindall stated his belief that the Dodge Dealership is temporarily using this site's parking lot as overflow for their new vehicles as a matter of convenience.

Answering Commissioner Otterstetter, ACM Grindall confirmed that condition "II" should state "property owner" instead of "homeowners association".

Answering Chairperson Aguilar, ACM Grindall stated sidewalks are required for this project since the overall Master Plan for NewPark Mall envisions a more pedestrian-friendly site.

Mr. Robert Atkinson, SyWest Development, 150 Pelican Way, San Rafael, CA 94901, stated he has read and is in agreement to the Conditions in Resolutions 1931 and 1932.

Answering Commissioner Bridges Mr. Atkinson responded Staybridge Suites is owned by the Intercontinental Hotel Group which also owns Hilton, Holiday Inn and Crowne Plaza.

Answering Commissioner Fitts, Mr. Atkinson stated he anticipates the demolition of the existing building to be in the Spring, and the beginning of construction to be in the Fall.

Ms. Emily Bernahl, Greenberg Farrow Architects, 21 South Evergreen Avenue, Suite 200, Arlington Heights, IL 60005, described both the outdoor play feature and the uncovered outdoor patio feature for Bubba’s 33.

Vice-Chairperson Nillo moved, Commissioner Otterstetter seconded, to approve Resolution 1931, approving ASR-15-31, an Architectural and Site Plan Review for a two hotel (Staybridge Suites & SpringHill Suites) and one restaurant (Bubba’s 33) project at 6000 NewPark Road (APN: 901-111-3 & 4) with Exhibit A, pages 1 through 16; and approve Resolution 1932, making certain findings and adopting an Environmental Impact Report for a two hotel (Staybridge Suites & Springhill Suites) and one restaurant (Bubba’s 33) project at 6000 NewPark Mall Road. The motion passed 5 AYES.

ACM Grindall stated this item will be heard at the April 14, 2016 City Council Meeting.

**G. COMMISSION MATTERS**

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

None.

ACM Grindall informed the Planning Commission that the Citywide Parks Master Plan’s RFQ deadline is Friday, March 25, 2016; and the Bicycle Master Plan process will be reconvening in the near future.

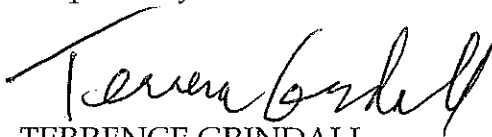
Commissioners’ Comments

None.

**H. ADJOURNMENT**

At 8:04 p.m., Chairperson Aguilar adjourned the regular Planning Commission meeting of Tuesday, March 22, 2016.

Respectfully submitted,



TERRENCE GRINDALL

Secretary