
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, April 12, 2016

A. ROLL CALL

At 7:30 p.m., Chairperson Aguilar called the meeting to order. All Planning Commissioners were present except Commissioner Fitts (personal).

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, March 22, 2016.

Vice-Chairperson Nillo moved, Commissioner Otterstetter seconded, to approve the Minutes of March 22, 2016. The motion passed 4 AYES.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

E.1 Hearing to consider: (1) Adopting a resolution revoking an existing planned unit development (P-12-22) and conditional use permit (U-12-21) for a veterinary emergency facility at 5600 John Muir Drive; (2) E-16-13, an Addendum to an existing Environmental Impact Report; and (3) ASR-16-9, an Architectural and Site Plan Review, for a hotel to be located at 5600 John Muir Drive.

Assistant City Manager Grindall gave the staff report.

Answering Commissioner Bridges, ACM Grindall stated a veterinary emergency facility could be conditionally approved at a different location but no such application has been received by the City.

Answering Chairperson Aguilar, ACM Grindall stated there had been no issues with other hotels in Newark meeting the 1:1 parking ratio.

Answering Commissioner Bridges, ACM Grindall stated no new environmental impacts were identified in the Addendum to the existing Environmental Impact Report.

Chairperson Aguilar opened the Public Hearing.

Mr. Arvin Iyer, Iyer & Associates Architects, 855 Sansome Street, Suite 200, San Francisco, CA 94111, representing the owner, stated the owner has reviewed and agreed to all conditions in Resolutions 1933, 1934 and 1935.

Answering Commissioner Otterstetter, Mr. Iyer stated the existing building will be demolished.

Answering Vice-Chairperson Nillo, Mr. Iyer stated car charging stations, as well as, bicycle storage areas, would be provided.

Answering Chairperson Aguilar, Mr. Iyers estimated construction to begin two weeks after obtaining building permits and would take a year to complete.

Answering Chairperson Aguilar, Mr. Iyers stated the Hotel Operator has not yet been determined.

Chairperson Aguilar closed the Public Hearing.

Answering Commissioner Otterstetter, ACM Grindall stated staff would like to obtain the name of the Hotel Operator prior to this project going before the City Council.

Answering Chairperson Aguilar, ACM Grindall stated the City did not receive any letters or comments from the neighbors.

Commissioner Bridges moved, Vice-Chairperson Nillo seconded, to approve Resolution 1933, revoking the existing planned unit development (P-12-22) and conditional use permit (U-12-21) for a veterinary emergency facility. Motion passed 4 AYES.

Vice-Chairperson Nillo moved, Commissioner Otterstetter seconded, to approve Resolution 1934, approving E-16-13 an Addendum to an existing Environmental Impact Report; and approve Resolution 1935, approving ASR-16-9, an Architectural and Site Plan Review, with Exhibit A, pages 1 through 12, for a hotel to be located at 5600 John Muir Drive. The motion passed 4 AYES.

F. STAFF REPORTS

None.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

None.

ACM Grindall informed the Planning Commission and the public that a Work Session is scheduled for April 26, 2016 to discuss the Zoning Code Update project.

Commissioners' Comments

Vice-Chairperson Nillo and Chairperson Aguilar wished good luck to the Golden State Warriors.

H. ADJOURNMENT

At 7:48 p.m., Chairperson Aguilar adjourned the regular Planning Commission meeting of Tuesday, April 12, 2016.

Respectfully submitted,



TERRENCE GRINDALL
Secretary