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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 8, 2016

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### **A. ROLL CALL**

At 7:31 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, August 23, 2016.**

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

### **C. WRITTEN COMMUNICATIONS**

None.

### **D. ORAL COMMUNICATIONS**

None.

### **E. PUBLIC HEARINGS**

#### **E.1 Hearing to consider a Conditional Use Permit (U-16-16) to allow for a college, DeVry University, to operate in an existing building located at 8000 Jarvis Avenue (APN: 537-853-38).**

Assistant City Manager Grindall gave the staff report.

Answering Commissioner Fitts, ACM Grindall confirmed this building was part of the Sun Microsystems Campus and was intended to be used as a training center.

Answering Commissioner Otterstetter, ACM Grindall stated the parking spaces for this location is independent to the parking spaces for the Aloft Hotel, and it meets City standards.

Answering Chairperson Aguilar, ACM Grindall stated with the phasing of class starting times, and the reciprocal parking agreement with the two other office buildings at this site, staff does not anticipate any parking issues.

ACM Grindall stated no property owners within 300' of the subject site had notified the City with any concerns.

Chairperson Aguilar opened the Public Hearing.

Mr. Ray Hashimoto, HRH Civil Engineers, 1570 Oakland Road, San Jose, CA 95131, representing DeVry University, stated he has read and is in agreement with the conditions listed in Resolution 1940.

Answering Commissioner Bridges, Mr. Daniel Cardenas, Regional Director for DeVry University, 2160 Lundy Avenue, Suite 250, San Jose, CA 95131, stated this campus will have a scaled-down footprint due to fewer students on site, and more students taking online classes.

Answering Commissioner Fitts, Mr. Cardenas, stated they offer both Bachelors and Graduate Degrees.

Answering Vice-Chairperson Nillo, Mr. Hashimoto estimates the opening of their campus will be the second quarter of 2017.

Chairperson Aguilar closed the Public Hearing.

Motion by Commissioner Fitts, seconded by Commissioner Bridges, to approve Resolution 1940, approving U-16-16, a conditional use permit, with Exhibit A, pages 1 through 5, for a university campus. Motion passed 5 AYES.

This item will be heard at the December 8, 2016 City Council Meeting.

## **F. STAFF REPORTS**

None.

## **G. COMMISSION MATTERS**

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

ACM Grindall informed the Planning Commission that the City Council will consider the reappointment of Karen Bridges to the Planning Commission at their November 10, 2016 Meeting.

ACM Grindall also informed the Planning Commission that a Community Meeting for the Citywide Parks Master Plan is scheduled for November 9, 2016 at 6 p.m. at the Community Center, and a duplicate Community Meeting is scheduled for November 12, 2016 at noon at the Silliman Center.

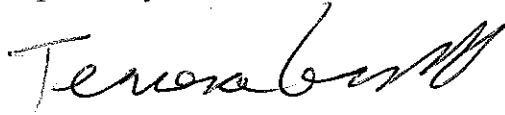
**Commissioners' Comments**

None.

**H. ADJOURNMENT**

At 7:46 p.m., Chairperson Aguilar adjourned the regular Planning Commission meeting of Tuesday, November 8, 2016.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Terrence Grindall". The signature is written in a cursive, flowing style.

TERRENCE GRINDALL  
Secretary