



CITY OF NEWARK PLANNING COMMISSION

37101 Newark Boulevard, Newark, California 94560-3796 □ 510/578-4330 □ FAX 510/578-4265

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

AGENDA Tuesday, April 24, 2018

A. ROLL CALL

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, March 27, 2018. (MOTION)

C. WRITTEN COMMUNICATIONS

D. ORAL COMMUNICATIONS (Anyone wishing to address the Commission on any planning item not on the Agenda may take the podium and state his/her name and address clearly for the recorder.)

E. PUBLIC HEARINGS

F. STAFF REPORTS

F.1 DR-18-4, a Design Review, for 4 new advanced manufacturing buildings at 7380 Morton Avenue, location of the former Morton Salt Plant (APNs 537075100603, 537075100604, 092021300201, 092021300300, 092021200201, 092021100201 and 092021000201 – from Associate Planner Mangalam. (MOTION)

G. COMMISSION MATTERS

G.1 Report on City Council actions.

H. ADJOURNMENT

Pursuant to Government Code 54957.5: Supplemental materials distributed less than 72 hours before this meeting, to a majority of the Planning Commission, will be made available for public inspection at this meeting and at the Planning Division Counter located at 37101 Newark Boulevard, 1st Floor, during normal business hours. Materials prepared by City staff and distributed during the meeting are available for public inspection at the meeting or after the meeting if prepared by some other person. Documents related to closed session items or are exempt from disclosure will not be made available for public inspection.

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

MINUTES

Tuesday, March 27, 2018

A. ROLL CALL

At 7:30 p.m., Chairperson Fitts 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 13, 2018. (MOTION)

Commissioner Bridges moved, Commissioner Nillo seconded, to approve the Minutes of February 13, 2018. The motion passed 4 AYES, 1 ABSTENTION (Fitts).

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

E.1 Hearing to consider recommending that the City Council approve the NewPark Place Specific Plan (GP-18-3) and approve an Addendum to the General Plan Tune Up Draft Program Environmental Impact Report (E-18-2) addressing and disclosing the Environmental Impacts of the NewPark Place Specific Plan.

Assistant City Manager Grindall with Consultants Ron Sisseem (EMC Planning Group Inc.), David Masenten (ELS Architecture and Urban Design), and Ryan Call (ELS Architectural and Urban Design) gave the staff report via a PowerPoint presentation.

Answering Vice-Chairperson Aguilar, ACM Grindall stated the current zoning designation allows mixed-use which is consistent with the Specific Plan guidelines.

Chairperson Fitts opened the Public Hearing.

Mr. Josh Goldman, Senior Vice-President, Rouse Properties, owners of the NewPark Mall, thanked staff and expressed his appreciation for the partnership with staff and the consultants in bringing NewPark Mall's vision forward.

Answering Chairperson Fitts, Mr. Goldman stated 500-600 residential units and some new retail businesses would be the first things completed, however the overall construction would span several years.

Answering Commissioner Bridges, Mr. Goldman stated the conceptual drawings are illustrative in nature and would evolve or change as the project moves forward and retail anchor stores adapt to the retail market.

Mr. John Hastings, 4841 Humber Place, Newark, CA 94560, stated he was concerned with the proposed parking structure being visible from the main street.

ACM Grindall stated the Specific Plan has guidelines in place for the aesthetics of structures and the Planning Commission and City Council will be reviewing the design when applications for individual projects are presented.

Chairperson Fitts closed the Public Hearing.

Answering Vice-Chairperson Aguilar, ACM Grindall stated staff did not receive any public comments since the Joint Workshop was held.

Motion made by Commissioner Nillo, seconded by Commissioner Bridges, to approve Resolution 1956, recommending the City Council approve the NewPark Place Specific Plan (GP-18-3); and to approve Resolution 1957, recommending the City Council approve an Addendum to the General Plan Tune Up Draft Program Environmental Impact Report (E-18-2) addressing and disclosing the Environmental Impacts of the NewPark Place Specific Plan. Motion passed 5 AYES.

ACM Grindall reminded the public that the NewPark Mall is open for business and have recently welcomed Vinum Wine Bar. ACM Grindall encouraged everyone to "Shop Newark".

F. STAFF REPORTS

None.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

None.

Commissioners' Comments

Commissioner Nillo wished the public a “Happy Easter” and to enjoy “Spring Break”.

All Commissioners thanked staff, the Consultants, and Rouse Properties for bringing the NewPark Place project to Newark.

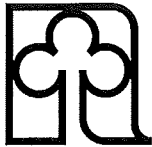
H. ADJOURNMENT

At 8:15 p.m., Chairperson Fitts adjourned the regular Planning Commission meeting of Tuesday, March 27, 2018.

Respectfully submitted,



TERRENCE GRINDALL
Secretary



- F.1 DR-18-4, a Design Review, for 4 new advanced manufacturing buildings at 7380 Morton Avenue, location of the former Morton Salt Plant (APNs 537075100603, 537075100604, 092021300201, 092021300300, 092021200201, 092021100201 and 092021000201) – from Associate Planner Mangalam. Sm (MOTION)**

Background/Discussion – Newark Industrial Partners has submitted an application for 4 new advanced manufacturing buildings located at 7380 Morton Avenue, location of former Morton Salt Plant (APNs 537075100603, 537075100604, 092021300201, 092021300300, 092021200201, 092021100201 and 092021000201). The 29.89-acre project site is bounded by Plummer Creek and Central Avenue to the north, the existing Cargill salt plant to the south and east, and industrial uses to the west. The site is bisected by Morton Avenue and is the location of the former Morton Salt Plant (pond site to the north and plant site to the south of Morton Avenue). The project would demolish approximately 160,000 square feet of existing structures. The subject site has General Industrial (GI) designation in both the Zoning and General Plan land use map.

The subject site will be reconfigured into four lots, with buildings 1, 2 and 3 to the north and building 4 to the south of Morton Avenue. Building 1 will be approximately 161,680 square feet on a 7.71-acre lot with 183 parking spaces. Building 2 will be approximately 141,275 square feet in size on a 6.18-acre lot and will include 159 parking spaces. Building 3 will be placed on a 4.85-acre lot with 76,162 square feet in size and 138 parking spaces. Building 4 will be located to the south side of Morton Avenue with approximately 225,679 square feet in area on a 11.15-acre lot with 254 parking spaces.

The architectural design of the project will provide for a vocabulary that resonates with corporate headquarters. Two story lanterns of glass accentuate the office space at the corners. Clear stories of glazing occur high on the concrete tilt up panels between the corners providing natural light deep into the spaces. Extensive glass around the corners and multiple reveals are used as an additional feature and multi-colored paint composition breaks down the scale of concrete tilt up walls.

The layout of the site was carefully designed so the loading docks are not visible from right of way. Vehicle access to both parcels would be provided by multiple driveways on Morton Avenue. The north parcel would also be accessed by a new driveway on Central Avenue. Ring roads are laid out around all the buildings to provide easy access to buildings, parking and loading.

Extensive landscaping will be provided along the perimeter of the site and throughout all parking lots. 273 trees will be planted in addition to numerous shrubs and groundcovers. Meandering sidewalks are proposed on both sides of Morton Avenue.

Traffic Impact Assessment Report

A traffic study was conducted by Fehrs and Peers to identify adverse impacts of the proposed

project on the surrounding transportation system and to recommend mitigation measures. The mitigation measures proposed in the report was accepted by Staff.

Biological Resource Due Diligence Assessment Report

A Biological Resource Due Diligence assessment was conducted by Helix Environmental Planning to identify potential constraints related to biological resources on the site and recommendations for avoidance and minimization of potential impacts to resources. The Assessment report was accepted by Staff.

California Environmental Quality Act (CEQA)

Section 21080 of the Public Resource Code exempts from the application of CEQA those projects over which public agencies exercise only ministerial authority. This project is presented to Planning Commission and City Council for design review only, a ministerial review. Thus, it is exempt from CEQA.

As per 17.34.030.B of the Newark Zoning Ordinance, the Community Development Director may refer items directly to Planning Commission and/or City Council when in his/her opinion the public interest would be better served by having Planning Commission and/or City Council conduct the review. Thus, this project is being presented to Planning Commission for design review.

Recommendation - Since this project is consistent with all applicable zoning standards, the approval of this project is based on design review only. Staff believes that the project makes a positive addition to the community as it will redevelop underutilized land and functionally obsolete buildings into state of art buildings and, therefore, Staff requests the Planning Commission to recommend the City Council to approve this project.

Action – The Planning Commission, by motion, hereby recommends the City Council approve Exhibit A, pages 1 through 20, for DR-18-4, Design Review for 4 new advanced manufacturing buildings at 7380 Morton Avenue (APNs 537075100603, 537075100604, 092021300201, 092021300300, 092021200201, 092021100201 and 092021000201).

Attachments

1. Drawings by HPA Architecture
2. Traffic Study by Fehrs and Peers dated March 13, 2018
3. Draft City Council Resolution