
CITY OF NEWARK PLANNING COMMISSION

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

MINUTES

Tuesday, May 8, 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, April 24, 2018.

Commissioner Bridges moved, Commissioner Nillo seconded, to approve the Minutes of April 24, 2018. The motion passed 5 AYES.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

E.1 Hearing to consider Z-18-4, a text amendment to Title 17 (Zoning) of the Newark Municipal Code to revise various sections including Ch. 17.07, 17.08, 17.10, 17.13, 17.17, 17.21, 17.22, 17.23, 17.25, 17.26 & 17.46, generally affecting land uses, heights, landscaping, signs, parking and various other development standards – from Deputy Community Development Director Interiano. (RESOLUTION)

Deputy Community Development Director Interiano gave the staff report and Assistant City Manager Grindall gave additional background information on the need for changes to the parking standards.

Chairperson Fitts opened the Public Hearing.

Mr. Vince Nelson, 14568 Story Road, San Jose, CA 94527, asked for approval of all proposed zoning code changes so his club could obtain a Minor Use Permit to fly model airplanes under Section 17.10.020.

Answering Commissioner Otterstetter, Mr. Nelson described the difference in AMA regulations for flying model airplanes and the flying of drones.

Vice-Chairperson Aguilar stated his opposition to the proposed changes to the parking standards, stating the effects would be detrimental to alleviating the housing crisis. He stressed the urgency of the need for more middle class housing. He stated that younger generations are not as reliant on cars and it's very likely additional parking garage space would mostly result in residents utilizing the guest parking and using their garages for storage. He stated that he is concerned about any increase in parking requirements, but proposed that he could support the approach if the guest parking rate was one half of a space per unit rather than the 1 per unit as proposed by staff and that the area subject to the higher rate would be 100 feet from existing residential rather than the 300 feet proposed by Staff. He also commented that projects across an arterial street from low density residential should not be subject to the higher parking requirements.

Answering Chairperson Fitts, ACM Grindall stated that preventing spillover parking through the use "Resident Parking Only" signs is difficult to enforce.

Discussion ensued on whether the Planning Commission should make a motion incorporating Vice-Chairperson Aguilar's proposed modification to the staff recommendation that the guest parking rate of one half of a space per unit rather than 1 per unit and that the area subject to the higher rate would limited to 100 feet or more from existing residential rather than the 300 feet and that projects separated from lower density residential by an arterial street would not be subject to the increased parking rate.

Chairperson Fitts closed the Public Hearing.

Motion by Vice-Chairperson Aguilar, seconded by Commissioner Bridges, to approve Resolution 1956, approving Z-18-4, with the amendment changing the proposed guest parking for multi-unit dwellings to be .5 per unit, unless the project is located 100 feet or more, or across an arterial street from single family detached or low density residential Districts, or units have driveway aprons or the project is located in a Specific Plan which will then require guest parking of .25 spaces per unit. Motion passed 5 AYES.

F. STAFF REPORTS

None.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

ACM Grindall announced the City Council approved the NewPark Place Specific Plan.

Commissioners' Comments

Answering Commissioner Otterstetter, ACM Grindall stated the 74 unit Senior Housing Project is expected to be completed this Summer with occupancy beginning in the fall and funds for low income housing is available with the City looking for suitable sites in the Old Town Area of Newark.

Answering Commissioner Nillo, ACM Grindall stated the project at Newark Boulevard and Mayhews Landing Road had just recently submitted their formal application.

Answering Commissioner Bridges, ACM Grindall stated he will follow up with the Public Works Department on Mr. Partida's request for speed bumps near Bunker Elementary School.

Chairperson Fitts wished everyone a Happy Mothers Day.

H. ADJOURNMENT

At 8:20 p.m., Chairperson Fitts adjourned the regular Planning Commission meeting of Tuesday, May 8, 2018.

Respectfully submitted,



TERRENCE GRINDALL
Secretary