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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, March 27, 2018

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### 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