
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, November 13, 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, June 12, 2018.

Commissioner Nillo moved, Commissioner Bridges seconded, to approve the Minutes of June 12, 2018. Motion passed 5 AYES.

B.2 Approval of Minutes of the regular Planning Commission meeting of Tuesday, August 28, 2018.

Vice-Chairperson Aguilar moved, Commissioner Otterstetter seconded, to approve the Minutes of August 28, 2018. Motion passed 5 AYES.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

E.1 Hearing to consider the 'Cargill Plummer Slough Bridge Project', which includes a Grading Permit and Structural Permit to install a clear span bridge over Plummer Slough within Cargill, Incorporated's (Cargill) solar salt production facility at 7220 Central Avenue. The Planning Commission will consider recommending that the City Council: 1) adopt the California Environmental Quality Act (CEQA) Initial Study and Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) for the proposed project; and 2) approve the

Grading Permit and Structural Permit for the Cargill Plummer Slough Bridge Project.

Assistant City Manager Grindall gave the staff report.

Chairperson Fitts opened the Public Hearing.

Ric Notini, Land Resources Manager, representing Cargill, 7220 Central Avenue, Newark, CA 94560, introduced Project Engineer Connie Lee and Consultant Geoff Reilly. Mr. Notini stated he has read and is in agreement with the Conditions listed in Resolutions 1970 and 1971.

Answering Vice-Chairperson Aguilar, Mr. Notini stated construction would begin in either Spring or Summer 2019 and will take approximately 2-4 months to complete.

Answering Commissioner Nillo, Mr. Notini stated the new bridge will improve access for emergency vehicles.

Chairperson Fitts closed the Public Hearing.

Answering Vice-Chairperson Aguilar, ACM Grindall stated the Building Department will be handling the inspections and will be checking for geotechnical compliance.

Answering Vice-Chairperson Aguilar, ACM Grindall confirmed all necessary outside Agencies are contacted during the grading permit process and must work with the Building Official on any issues that may arise.

Commissioner Nillo moved, seconded by Commissioner Otterstetter to approve Resolution 1970, adopting the California Environmental Quality Act (CEQA) Initial Study and Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP); and Resolution 1971, approving the Grading Permit and Structural Permit for the Cargill Plummer Slough Bridge Project. Motion passed 5 AYES.

E.2 Cancellation of Public Hearing to consider recommending approval of P-16-14, an amendment to an existing Planned Development Plan (PD) and TPM-18-30, Vesting Tentative Parcel Map 10812 to allow a subdivision of approximately 23,678 square feet of land into three lots for construction of three new single-family homes at the corner of Mayhews Landing Road and Sycamore Street (APN: 92-5-38).

ACM Grindall stated upon further review, staff determined that a Public Hearing was not necessary for this project and therefore recommends cancellation.

Motion by Commissioner Otterstetter, second by Commissioner Nillo, to cancel the Public Hearing. Motion passed 5 AYES.

F. STAFF REPORTS

F.1 DR-18-31 a Design Review to allow construction of three new single-family homes at the corner of Mayhews Landing Road and Sycamore Street (APN: 92-5-38).

Associate Planner Mangalam gave the staff report via a Power Point presentation.

Answering Commissioner Bridges, property owner Nguyen Moon Li, stated he plans to sell all three homes.

Mr. Paul Piazza, 6826 Mayhews Landing Road, Newark, CA 94560, wanted to state for the record that a lot line adjustment was a condition in the selling contract for this property.

ACM Grindall stated he believes the proposed plans already includes the lot line adjustment.

Chairperson Fitts commented that he liked seeing single-story homes being proposed on this large lot and that it fits in well with the neighborhood.

Motion by Commissioner Bridges, seconded by Commissioner Otterstetter, to approve Exhibit A, pages 1 through 12, for DR-18-31, Design Review to allow construction of three new single-family homes at the corner of Mayhews Landing Road and Sycamore Street (APN: 92-5-38). Motion passed 5 AYES.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

ACM Grindall informed the Planning Commission that the Compass Bay project was approved at the November 8, 2018 City Council Meeting.

Commissioners' Comments

Chairperson Fitts and Commissioner Nillo expressed their condolences to the family of former Planning Commissioner Kathleen Venemeyer.

Chairperson Fitts also extended condolences to the family of Carol Emmett, wife of former Planning Commissioner G. Wayne Emmett.

Commissioner Nillo congratulated Administrative Support Specialist II Roxanne Müller on her upcoming retirement and wished everyone a Happy Thanksgiving.

H. ADJOURNMENT

At 7:58 p.m., Chairperson Fitts adjourned the regular Planning Commission meeting of Tuesday, November 13, 2018 in honor of Kathleen Venemeyer and Carol Emmett.

Respectfully submitted,



TERRENCE GRINDALL
Secretary