
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, August 13, 2019

A. ROLL CALL

At 7:30 p.m., Chairperson Fitts called the meeting to order. Vice Chairperson Aguilar, Commissioner Bridges, Commissioner Otterstetter and Commissioner Becker were present.

Commissioner Bridges moved, Vice Chairperson Aguilar seconded, to approve the Minutes of June 25, 2019. Motion passed 4 AYES, 1 Abstention from Commissioner Becker.

B. WRITTEN COMMUNICATIONS

None.

C. ORAL COMMUNICATIONS

None.

D. PUBLIC HEARINGS

E.1 Hearing to consider Z-19-3, Text amendments to the Zoning Ordinance of the Newark Municipal Code to revise various sections including Ch. 17.07.020, 17.07.030, 17.07.040(D)(5), 17.07.040(E), 17.08.020, 17.13.040, 17.26.090 & 17.26.280, generally affecting land uses, pedestrian walkways, landscaping, design standards, public notice requirements and other development standards – from Deputy Community Development Director Interiano.

Acting Community Development Director (ACDD) Interiano distributed Exhibit A page 4, which was not included in the initial draft.

ACDD Interiano gave the staff report.

Commissioner Bridges asked if Newark has many homes with guest houses. ACDD Interiano answered that there are several.

Vice Chairperson Aguilar asked if a guest house is considered different than an Accessory Dwelling Unit. ACDD Interiano commented that they are.

Vice Chairperson Aguilar asked for clarification regarding tutoring and instructional services. ACDD Interiano answered that a tutoring service cannot be within 300 feet of another tutoring service, but can be within 300 feet of an instructional service.

Commissioner Bridges asked ACDD Interiano if this text amendment was implemented to address the growing number of tutoring center applications in Newark. He commented that it was put in place to make the guidelines more transparent for applicants.

Commissioner Becker commented that he appreciates Staff's diligence in addressing updates to the Zoning Ordinance, particularly the changes to the large family daycare notification procedures.

Chairperson Fitts echoed Commissioner Becker's sentiments regarding large family daycare procedures.

Chairperson Fitts opened the public hearing. There were no comments.

Chairperson Fitts closed the public hearing.

Commissioner Becker moved and Commissioner Bridges seconded the motion to approve Z-19-3, a hearing to consider Z-19-3, Text amendments to the Zoning Ordinance of the Newark Municipal Code to revise various sections including Ch. 17.07.020, 17.07.030, 17.07.040(D)(5), 17.07.040(E), 17.08.020, 17.13.040, 17.26.090 & 17.26.280, generally affecting land uses, pedestrian walkways, landscaping, design standards, public notice requirements and other development standards. Motion passed 5 AYES.

F. STAFF REPORTS

None.

G. COMMISSION MATTERS

ACDD Interiano reported that construction of the cell tower approved at the last Planning Commission meeting should begin soon.

Commissioner Becker thanked Mayor Nagy and City Council for his appointment to the Planning Commission and recognized prior Commissioner Bernie Nillo's service to the City of Newark. He also thank the Planning Commission for welcoming him.

Chairperson Fitts welcomed Commissioner Becker to the Planning Commission.

H. ADJOURNMENT

At 7:52 p.m., Chairperson Fitts adjourned the regular Planning Commission meeting of Tuesday, August 13, 2019.

Respectfully submitted,

ARTURO INTERIANO
Secretary

DRAFT