
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, April 24, 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, March 27, 2018.

Vice-Chairperson Aguilar moved, Commissioner Bridges seconded, to approve the Minutes of March 27, 2018. The motion passed 5 AYES.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

Mr. Jonathan Partida, 8136 Idlewild Court, Newark, CA 94560, requested a lower speed limit by Bunker Elementary School at the intersection of Smith Avenue and Cherry Street. Assistant City Manager Grindall stated he will inform the City Council of Mr. Partida's concerns.

E. PUBLIC HEARINGS

None.

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).

ACM Grindall stated this project is a nondiscretionary design review that complies with City regulations.

Associate Planner Mangalam gave the staff report via a PowerPoint presentation.

Answering Chairperson Fitts, ACM Grindall described an actuated-uncoordinated signal.

Answering Chairperson Fitts, ACM Grindall discussed construction timing for a previously approved overcrossing and stated the construction would not impact this project.

Answering Commissioner Bridges, ACM Grindall confirmed the City's Landscape Engineer is the approving authority of the Landscape Plans.

Responding to Vice-Chairperson Aguilar's previous question, AP Mangalam stated the Impact Fees for this project, not including the Community Development Impact Fees, is approximately \$2.1 million.

Applicant Timur Tecimer, 19300 S. Hamilton, Gardena, CA 90248, stated he has read and agrees to the conditions stated in the Resolution prepared for the City Council.

Mr. Tecimer presented a marketing video.

Answering Vice-Chairperson Aguilar, Mr. Tecimer estimates grading would commence on August 1, 2018 and all of the manufacturing buildings would be built by May 2019.

Answering Commissioner Nillo, Mr. Tecimer stated the target tenants would be high-end manufacturing companies from the Peninsula or local companies needing to expand their operations.

Answering Commissioner Nillo, Mr. Tecimer stated the skylights would make rooftop landscaping too difficult.

Answering Commissioner Otterstetter, Mr. Tecimer described "super parking" and stated he does not envision 24/7 manufacturing taking place.

Answering Commissioner Otterstetter, ACM Grindall stated the Traffic Study looks at worse case peak traffic scenarios.

Motion by Commissioner Otterstetter, seconded by Commissioner Nillo, recommending City Council approve Exhibit A, pages 1 through 20, for DR-18-4, Design Review for four new advanced manufacturing buildings at 7380 Morton Avenue (APNs: 537-0751-006-03, 537-0751-006-04, 092-0213-002-01, 092-0213-003-00, 092-0212-002-01, 092-0211-002-01 and 092-0210-002-01). Motion passed 5 AYES.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

ACM Grindall announced the Civic Center project was approved and the presentation is available for viewing on the City's website.

Commissioners' Comments

Commissioner Nillo wished the Golden State Warriors well during the playoffs.

H. ADJOURNMENT

At 8:11 p.m., Chairperson Fitts adjourned the regular Planning Commission meeting of Tuesday, April 24, 2018.

Respectfully submitted,



TERRENCE GRINDALL

Secretary