



CITY OF NEWARK

Planning Commission

City Administration Building, City Council Chambers

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MINUTES

Tuesday, June 23, 2020

A. ROLL CALL

Chairperson Aguilar called the meeting to order, via teleconference, at 7:36pm. Present were Commissioners Becker, Fitts, Otterstetter (all via teleconference). Vice Chairperson Bridges was absent.

B. MINUTES

B.1 Approval of Minutes of the Planning Commission meeting of June 9, 2020.

MOTION APPROVED

Commissioner Fitts moved, Commissioner Becker seconded, to approve the Minutes of the regular Planning Commission meeting on June 9, 2020. The motion passed 4 AYES, 1 ABSENT.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

None.

F. STAFF REPORTS

F.1 Design Review of LUCID Master Sign Plan (SIGN2020-006), located at 7373 Gateway Blvd – from Deputy Community Development Director Interiano

Deputy Community Development Director (DCDD) Interiano provided an overview of the master sign plan and asked that the master sign plan be approved.

Aaron Bowen, 7373 Gateway Blvd, Newark CA, from Lucid Motors provided additional information regarding the larger roof sign, Sign D.

Commissioner Fitts asked if Sign D will be illuminated at all times. Mr. Bowen stated Sign D will be on a timer which is typically set to be illuminated from dusk to dawn.

Commissioner Becker asked when manufacturing will begin. Mr. Bowen stated Lucid Motors is currently building the showroom vehicles within the 7373 Gateway Blvd location and it will be the first retail location for in person vehicle purchases. They are currently accepting preorders for the Lucid Air model. They are anticipating production of the vehicles in quarter one of 2021. Production will be conducted at their Casa Grande location which is currently under construction.

DCDD Interiano asked if the back of Sign D will be illuminated as well. Mr. Bowen stated the panel behind the letters will block the light on the back side of the sign. The light wattage should simply accent the signage and not cause a large glow.

Sharon Foery from Lucid Motors stated the sign has a night view where the background is dark and only the edging of the letters will be illuminated.

Chairperson Aguilar asked if this sign plan was approved, how long it will take for the signs to be built. Ryan Jensky from Lucid Motors stated it typically takes 8 weeks from the time of approval.

Commissioner Becker moved, Commissioner Otterstetter seconded, to approve the Lucid Motors Master Sign Plan. The motion passed 4 AYES.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

Community Development Director (CDD) Turner reported that City Council adopted an urgency ordinance to allow the Community Development Director to waive or relax requirements of the zoning ordinance to assist businesses in the COVID-19 business reopening phase. Businesses that are allowed to reopen include restaurants providing outdoor dining. Staff is preparing guidelines and standards for outdoor dining and hope to release them as early as tomorrow. CDD Turner provided a brief overview of the new requirements, processes, and guidelines for outdoor dining. There would also be a social media program to highlight and spread the information to promote outdoor dining.

Chairperson Aguilar asked how the City will reach out to businesses. CDD Turner stated outreach will be completed through the Economic Development mailing lists, Chamber of Commerce, social media outlets, and word of mouth since other counties in the Bay Area also have their own guidelines for outdoor dining.

Commissioner Fitts expressed excitement for the outdoor dining program.

Commissioner Fitts asked if this is strictly for restaurants or if it applies to retail as well. CDD Turner stated this was geared more for restaurants since indoor and outdoor retail is already allowed to open with the newest Alameda County Health Order.

CDD Turner reported that staff is requesting permission from City Council to apply for the LEAP (Local Early Action Planning) grant that provides money to jurisdictions to promote affordable housing policy and programs. Many cities are requesting the grant to help fund the upcoming update to the housing element which is due to the state in January 2023. If the grant request is approved, the funds will be used to hire consultants and specialists to help assist in understanding the rules, regulations, and policies that The City would be subject to and ensure proper compliance with state guidelines.

CDD Turner reported that staff is seeking City Council approval of the agreement with the urban county of Alameda County for the CDBG (Community Development Block Grant) for projects and services related to the grant.

CDD Turner stated the main item in the next City Council meeting is the FY21 budget approval.

Commissioner Fitts asked if staff anticipates any items for the next Planning Commission meeting. CDD Turner stated staff is working on the Accessory Dwelling Unit ordinance update. However, that probably won't be on the agenda until the late July meeting.

Chairperson Aguilar asked if we have to update the EIR when we update the housing element. CDD Turner stated the EIR will be updated as part of the draft housing element.

Commissioner Fitts and Chairperson Aguilar hopes everyone has a safe Fourth of July.

H. ADJOURNMENT

Chairperson Aguilar adjourned the regular Planning Commission meeting at 8:13 p.m.

Respectfully submitted,



STEVEN TURNER
Secretary