



CITY OF NEWARK

CITY COUNCIL

City Administration Building, City Council Chambers

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Minutes

Special Joint Meeting with Planning Commission

February 25, 2021

A. ROLL CALL

Mayor Nagy called the meeting to order at 5:05 p.m. Present were:

Council Members Hannon, Collazo, Freitas, and Mayor Nagy. Vice Mayor Bucci was noted absent.

Planning Commissioners Becker, Otterstetter, Fitts, Vice Chair Bridges, and Chair Aguilar

B. CITY MANAGER REPORTS

1. Bayside Newark Transit Oriented Development Study Session

Community Development Director Turner gave a presentation (On file with the City Clerk). He briefly reviewed the Bayside Newark Transit Oriented District Specific Plan and the projects built to date. The proposed FMC Willow Project is a 17.1 acre site located at Enterprise Drive and Willow Street. FMC Corporation submitted an application for 292 multi-family units, 88 affordable housing units, 12,099 square feet of retail, a community building, and 1.8 acres for a future transit station. The project as proposed would require amendments to the Specific Plan, the Zoning Map, General Plan, and a Vesting Tentative Subdivision Map. Staff was seeking input on office/commercial uses, residential density, parking, and land use alternatives.

Council Member Hannon suggested purchasing the SAMTRANS property and extending the park or finding another recreational use for the property.

Mark Butler gave a presentation (On file with the City Clerk). He noted that the major changes

from the Specific Plan included moving the Transit Station closer to Willow Street, and having buses come off a of Willow Street to a dedicated bus lane. He reviewed the images of what the project may look like.

Specific suggestions from the City Council and Planning Commission included:

Mayor Nagy - use the transit station land for a community amenity until transit station funding is identified.

Council Member Hannon - conduct a rental housing needs assessment. Did not think residential above the Hub was compatible, consider retail there instead.

Planning Commissioner Otterstetter - consider small, single story houses near the park for seniors instead of the townhouses.

Planning Chair Aguilar - there would be regional parking needs at the transit station and specific parking numbers needed to be coordinated with SAMTRANS.

Namit Saksena stated that he was a resident of the Bayside Transit Oriented Development and was looking forward to the park. He stated that he liked the Hub Community Room was, but he did not think including residential above it was a good idea. He asked if the transit station would a Quiet Zone, would there be enough parking at the station so it did not impact the neighborhood, and if the pedestrian bridge to the Bay Trail was still included in the plans.

Community Development Director Turner stated that the parking and noise impacts would be reviewed before the transit station was built.

Public Works Director Fajeau stated that the City would be conducting a citywide quiet zones study.

Mayor Nagy stated that he thought he saw the bridge in the proposed plans.

C. ADJOURNMENT

Mayor Nagy adjourned the meeting at 6:30 p.m.

Sheila Harrington
City Clerk