



CITY OF NEWARK

Planning Commission

City Hall, City Council Chambers

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MINUTES

Tuesday, April 13, 2021

A. ROLL CALL

Chairperson Aguilar called the meeting to order, via teleconference, at 7:30pm. Present were Vice Chairperson Bridges, Commissioners Becker, Fitts, Otterstetter (all via teleconference).

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, February 9, 2021.

MOTION APPROVED

Commissioner Becker moved, Commissioner Fitts seconded, to approve the Minutes of the regular Planning Commission meeting on February 9, 2021. The motion passed 5 AYES.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

None.

F. STAFF REPORTS

F.1 Overview and Update of Community Development Projects Previously Approved, Under Review and/or Construction – from Community Development Director Turner and Deputy Community Development Director Interiano.

(PRESENTATION ONLY)

Community Development Director (CDD) Turner presented an overview of residential developments in Newark including Bayside Newark, NewPark Mall, Sanctuary Village & West, Timber Street, and other projects.

Commissioner Becker asked whether the Mowry Village project included the 66-acres that the City owns to the east of the Mowry Village project. CDD Turner stated the City property is not included in the Mowry Village project.

Commissioner Fitts asked whether the Peterbilt test track is part of Area 3 & 4 Specific Plan and if there is anything earmarked for that property. CDD Turner stated that the property is part of the Area 3 & 4 Specific Plan. That property is quite narrow and it would be very difficult to develop on it.

Chairperson Aguilar asked if the City is meeting the RHNA guidelines. CDD Turner answered that the City is meeting the housing needs above moderate for affordable homes. There are other parts of the housing goal that the City has not met yet. The City has received an initial allocation for the next housing element cycle in 2023 at about 1,800 units.

CDD Turner presented an overview of commercial developments in Newark including Costco, Hyatt House Hotel, Fircrest Office Building, Thornton Assisted Living, and other projects.

Chairperson Aguilar asked if there have been any interests with tenants in the old Orchard Supply Hardware. CDD Turner stated there is interest in that location but it's difficult to get the property owner, brokers, and businesses to agree to initial leasing agreements and terms.

Vice Chairperson Bridges asked if there's new development with McDonald's. CDD Turner stated approvals have been given for the project but we do not have any new information regarding construction.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

CDD Turner stated that there are no City Council actions on planning and development issues to discuss.

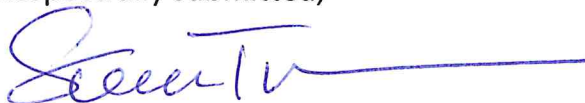
CDD Turner reminded the Commission that May 9 is Affordable Housing Week and at the May 13 City Council meeting, staff will present the Affordable Housing Workplan for Council's consideration.

H. ADJOURNMENT

Vice Chairperson Bridges asked how many Newark residents moved into the Newark Station Senior housing. CDD Turner stated staff is unsure of the city of origin for residents of Newark Station and wasn't sure if staff can ask that. CDD Turner stated staff is taking a different approach with the Timber St project by formally offering the units first to Newark residents. There are studies and legal aspects that will need to be considered and completed regarding fair housing before staff can offer the units to Newark residents.

Chairperson Aguilar adjourned the regular Planning Commission meeting at 8:23 pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Steven Turner", with a long horizontal line extending to the right.

STEVEN TURNER
Secretary