



CITY OF NEWARK

Planning Commission

City Hall, City Council Chambers

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MINUTES

Tuesday, June 8, 2021

A. ROLL CALL

Chairperson Aguilar called the meeting to order, via teleconference, at 7:32pm. 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, April 13, 2021.

MOTION APPROVED

Commissioner Becker moved, Commissioner Otterstetter seconded, to approve the Minutes of the regular Planning Commission meeting on April 13, 2021. The motion passed 5 AYES.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

None.

F. STAFF REPORTS

F.1 Affordable Housing Work Plan Overview – from Community Development Director Turner

(PRESENTATION ONLY)

Community Development Director (CDD) Turner thanked the Planning Commission for their participation in the interview process to help develop the Affordable Housing Work Plan. City Council previously reviewed and adopted the Affordable Housing Work Plan at their regular meeting of May 13, 2021.

CDD Turner and Paul Peninger of Baird and Driskell Community Planning gave the presentation. (Presentation on file with City Clerk.)

Commissioner Becker stated the old inclusionary housing program allowed the payment of an impact fee in lieu of new housing to be built. Commissioner Becker asked how the new inclusionary housing program will differ from the old. CDD Turner replied that staff will conduct an analysis to determine the appropriate threshold or percentage required of developers to build affordable housing versus paying a fee.

Commissioner Becker commented that he'd like to see a down payment assistance program as part of the Affordable Housing Program.

Commissioner Otterstetter asked that since the City is overachieving in the above moderate income housing for the housing allocation for cycle 2015-2023, can the City receive credit towards the next cycle. CDD Turner stated that any extra units do not roll over to the next cycle.

Commissioner Otterstetter asked if some of the impact fees will be held in reserve and not allocate all that funding right now. CDD Turner does not anticipate that all of the funds from impact fees will be spent right away.

Commissioner Fitts asked if ADUs could fit into the Affordable Housing Program. CDD Turner stated ADUs have not been specifically identified as part of the work plan. However, there were changes to Newark's ADU regulations in accordance with state law. The changes were done to incentivize the development of ADUs. Staff sees the development of ADUs as potential of development of affordable housing. Associate Planner (AP) Patel provided an overview of ADU production in the City.

Commissioner Fitts asked if ADUs require separate sewer and PG&E hookups. AP Patel

replied that if the existing infrastructure can carry the load, the ADU is not subject to providing new hookups.

Commissioner Fitts stated that some schools are closing and asked if the City can dictate the use of school district land. CDD Turner stated the City cannot dictate the use of school district land.

Vice Chairperson Bridges asked if ADU garage conversions require the garage door to be changed to a fixed wall. CDD Turner confirmed that the City has specific design recommendations to ensure that the garage conversion is compatible with the existing home.

Chairperson Aguilar asked what the zoning process is to change site that have been identified for residential redevelopment. CDD Turner stated that when the housing element is updated, the rezoning and general plan adjustments can happen at the same time, or it can happen later. Mr. Peninger elaborated that the rezoning changes can happen later. Rezoning can be included as a program that we would have to implement within a certain time frame after the housing element has been adopted.

Chairperson Aguilar wanted to confirm that property owners of sites that have been identified as housing opportunities will be properly notified of the change. CDD Turner confirmed that property owners of the identified sites are identified during the preparation of the housing element.

Chairperson Aguilar asked if the City acquires a site if it will be ground leased long term to an affordable housing developer and the developer would build out and manage the project. Mr. Peninger stated that this is typically the most common strategy.

Chairperson Aguilar asked if the new feasibility study for the Inclusionary Housing Ordinance will be presented to the Planning Commission prior to being presented to City Council. CDD Turner will check on that and staff's preference is to present it to the Planning Commission before presenting to City Council.

No one from the public requested to speak.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

CDD Turner stated there are two items on the consent calendar for the upcoming City Council meeting. One item being the CDBG allocation and the related budget amendment. The second item is to hire Stantec, an environmental consultant, to prepare an environmental impact report for the Mowry Village project.

At the previous meeting, City Council approved acceptance of the LEAP grant for development of the housing development.

CDD Turner reminded the Planning Commission that the Newpark Specific Plan will be presented at the next Planning Commission meeting.

Deputy Community Development Director (DCDD) Interiano mentioned that the Old Town Specific Plan is tentatively scheduled for the July 13, 2021 Planning Commission meeting.

Vice Chairperson Bridges asked if there are plans to work with Abode Services on affordable housing. CDD Turner stated that staff would like to work with Abode Services and there may be future opportunities.

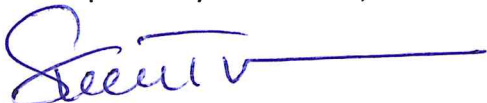
Vice Chairperson Bridges reminded everyone to shop Newark for their safe and sane fireworks and wished Commissioner Fitts a happy birthday.

Commissioner Fitts expressed that he'd like to see a community park as part of the development for the Mowry Village project.

H. ADJOURNMENT

Chairperson Aguilar adjourned the regular Planning Commission meeting at 8:46 pm.

Respectfully submitted,



STEVEN TURNER
Secretary