



CITY OF NEWARK

Planning Commission

City Hall, City Council Chambers

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MINUTES

Tuesday, June 22, 2021

A. ROLL CALL

Chairperson Aguilar called the meeting to order, via teleconference, at 7:34pm. 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, June 8, 2021.

MOTION APPROVED

Vice Chairperson Bridges moved, Commissioner Becker seconded, to approve the Minutes of the regular Planning Commission meeting on June 8, 2021. The motion passed 5 AYES.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

E.1 Hearing to Consider a Resolution Recommending Amendment to the General Plan, Amendment to the NewPark Place Specific Plan, Establishing a Planned Development District (APN #s 901-111-5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23,

24, 25, 26, 27, 28, 29, 30, 31, 32, & 33), Approving a Vesting Tentative Map, and Design Review Approvals for the Phase A Residential Project of 319 units, an Alternative Means of Compliance to Payment of Housing Impact Fee, and a 161,000 Square Foot Costco Store with a 32 Pump Gasoline Station. Project address: 2086 NewPark Mall Road (APN #s 901-111-19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, & 30). The Properties are Zoned Regional Commercial – From Community Development Director Turner.

(RESOLUTION)

Staff Report

Community Development Director (CDD) Turner gave a presentation on the NewPark Place Specific Plan Actions. (Presentation on file with City Clerk.)

Commission Clarifying Questions

Commissioner Otterstetter expressed concern over the lack of automobile parking close to the main mall entrance and the proposed restaurant row. Commissioner Otterstetter commented that there doesn't seem to be enough parking for seniors or handicapped individuals. CDD Turner responded that each development would provide their fair share of ADA spaces per the requirements of Municipal Code. Staff and the applicant/developers can also consider providing more ADA spaces than required and providing clear wayfinding signage to direct pedestrian to various locations in the center.

Applicant Presentation

Bea Hsu, Brookfield Properties, opened the applicant/property owner presentation (presentation on file with City Clerk) with macro concepts that have been driving the overall vision and Brookfield's planning the NewPark Mall project. The desire to visit a physical retail center is about the quality of the overall experience. The experience is as much about leisure, quality of life, and food and entertainment as it is about the actual shopping. The future of the retail centers will continue to be a place to purchase goods and services but it will also be a multi-purpose center that serves daily life. The planning and urban design for the overall master plan has been centered around the idea of community connections.

Sarah Klaustermeier, Brookfield Properties, continued the presentation with an overview of the NewPark Mall retail plan and various project development phases,,including images to help visualize the community spaces, connections, and the overall, long-term development future of NewPark Mall. First to break ground will be the Costco and Phase A project, including the residential building, redevelopment of the Sears box and Phase A public plaza. The redeveloped Sears box will have a welcoming new entrance to the mall with a mix of new tenants and restaurants with outdoor seating that opens to the plaza and support a vibrant pedestrian friendly gathering and event space. Restaurant Row would contain cafes and streetscape improvements connecting to the pedestrian paseo. Up past Macy's is the new mall entrance, plaza, and Costco which re-anchors the opposite end of the center. Restaurant Row can be temporarily closed to vehicles to support events like block parties, markets, and craft fairs. Shirley Sisk Grove which will be revitalized and redeveloped with a new walkable connection to the center and residential mixed used neighborhood.

Kim Katz, Costco, continued the presentation to provide a brief description of Costco's community benefits and Joseph Welch , MG2 Architecture, provided a walk through of Costco's site and construction design.

Ms. Klaustermeier concluded the presentation with information on the total project economic benefits, estimated new city tax revenue, opportunity workforce program, and community benefits.

Commission Questions

Commissioner Becker asked if the 7 to 8 year development time frame described in the presentation is realistic. Ms. Klaustermeier answered that Brookfield does anticipate the phasing of the Costco project and five residential phases of build out to take 7 to 8 years with each phase of construction to take 2 to 3 years. Brookfield anticipates breaking ground on each phase one year after the next.

Commissioner Becker expressed concern for parking during construction. Ms. Klaustermeier answered that there is a logistics plan to provide retail parking with either a surface lot or a completed future phase. CDD Turner stated that within the amended

specific plan is a land-use policy that sets the requirements that with each construction application phase, the developer will have to demonstrate how the parking will be provided during construction.

Commissioner Becker asked if Macy's was on board with the project since they were not mentioned during the presentation. James Varsamis, Brookfield Properties, stated that developing on these active retail operating centers require a lot of negotiation with key anchors. Key anchors have consent rights and Brookfield would not be coming forward with this proposal if they did not have active deals with anchor tenants and satisfy the anchor tenant's concerns with retail and parking. Macy's is seeing a lot of similar development across the country and these are the types of projects that they'd like to see more of. Brookfield has planned this project in a thoughtful phased approach to ensure that the customer has opportunities for automobile parking.

Commissioner Becker asked if there will be an intersection improvement at Alpenrose and Mowry Avenue. Ms. Klaustermeier answered that they have performed a circulation analysis that results in the need for a new signalized intersection at NewPark Mall Road (the ring road) and Alpenrose. It will be installed with the first residential phase of construction and the signal will be synchronized with the signal at Alpenrose and Mowry Ave to prevent any backup automobile queuing for patrons making a left turn into the project.

Commissioner Becker asked why there weren't any solar panels as part of the plans for Costco and the residential buildings. Mr. Welch replied that Costco is working with PG&E's renewable energy program to fund the building of solar facilities that are more efficient at capturing sunlight in lieu of putting solar panels on the building itself. In addition, Costco constructs their buildings to be solar ready in the event that PG&E changes their renewable energy program.

Chairperson Aguilar asked if buildings B2 and C are proposed as podium buildings to accommodate residential units and retail parking. Ms. Klaustermeier confirmed that buildings B2 and C were intentionally designed as podium buildings to allow for one level subterranean and two levels above grade to provide parking for the residents and

retail patrons. The podium design bunts closer to the mall to make it easier for patrons to see that there is parking available in these structures.

Chairperson Aguilar asked what the consensus from the existing tenants in the mall is regarding the proposed projects. Mr. Varsamis responded that they've worked with a few tenants on relocation within the mall to accommodate for the construction and the tenants are receptive and the change is welcomed.

Chairperson Aguilar asked if there will be any interior improvements to the mall. Mr. Varsamis stated the mall had recently undergone interior renovation. There will be an upgrade in merchandising to attract new tenants.

Chairperson Aguilar opened the public hearing.

Public Hearing

Debbie Montes, Newark Chamber of Commerce submitted an email in support of the project. Administrative Support Specialist (ASS) Lina Tran read the email into the record.

Rahul, as a resident and business owner in Newark, expressed his support for the project. The project reminds Rahul of Santana Row in San Jose and will bring a lot of new and exciting things to Newark.

Sohan Sharma, a business owner adjacent to the proposed project, thanked the presenters and expressed his support of the project. Mr. Sharma commented that the projects will create a new destination for the community and create new community benefits for businesses and residents.

Minling Chung, representing Mission Valley ROP, is excited that the project would provide jobs for their construction program and this project. They support Brookfield and is looking forward to the opportunities for the high school and alum students.

Chairperson Aguilar closed the public hearing.

Commission Consideration and Comments

Vice Chairperson Bridges mentioned there were 25 additional emailed comments in support of the project and none that were against.

Commissioner Fitts asked if there were any other projects in the Bay Area that have the same design as the wrap around residential building in the plans. Ms. Klaustermeier stated there are two new apartment communities in Fremont which have a similar design.

Chairperson Aguilar reopened the public hearing.

Mimi Van Kirk, licensed architect and the architecture and engineering teacher at Mission Valley ROP, expressed her support for the project and Brookfield Properties.

Chairperson Aguilar closed the public hearing.

Commissioner Becker commented that he is in favor of the workforce program and it's great to have the workforce development training partners involved. It allows the students to have hands on training. He expressed he's happy that affordable housing units are being built as part of this project.

Chairperson Aguilar asked when the public open space at Sisk Grove Park will be built. CDD Turner answered that the intent is to have both Phase A and event space in front of Phase A be built at the same time. Ms. Hsu confirmed that the intention is to have the open space and first phase residential will be open at the same time.

Chairperson Aguilar asked if the open space will be privately maintained or by the City of Newark. Ms. Hsu responded that it will be privately maintained and publicly accessible.

Chairperson Aguilar asked what the rent for an affordable unit is versus a market rate unit. CDD Turner stated the maximum rent is established based on the information from the California State office of Housing and Community Development. The affordable

rents are established each year based on affordability levels and household size. Monthly rents have not yet been established.

Chairperson Aguilar commented that the proposed amendments are helping to clarify areas that need improvements and align with the goals of the General Plan and Specific Plan to create a vibrant retail center. His hope is that Costco will be a catalyst for the mall and helps to generate positive traction to fill the vacant spaces inside and surrounding the mall.

MOTION

Commissioner Fitts moved, Vice Chairperson Bridges seconded, to approve the Resolution Recommending Amendment to the General Plan, Amendment to the NewPark Place Specific Plan, Establishing a Planned Development District, Approving a Vesting Tentative Map, and Design Review Approvals for the Phase A Residential Project of 319 units, an Alternative Means of Compliance to Payment of housing Impact Fee, and a 161,000 Square Foot Costco Store with a 32 Pump Gasoline Station at 2086 NewPark Mall Road. The motion passed 5 AYES.

Commissioner Fitts asked when this project will go to City Council. CDD Turner answered that it is expected to go to City Council on July 22.

Vice Chairperson Bridges asked when construction will begin for the project. Ms. Hsu stated that it is their goal to mobilize on site late 2021.

F. STAFF REPORTS

None

G. COMMISSION MATTERS

G.1 Report on City Council actions.

None.

H. ADJOURNMENT

Commissioner Becker congratulated the applicants and is excited to have the project move forward. He wanted to remind everyone to be safe during the upcoming holiday weekend.

Commissioner Fitts stated he is in favor of the project and is excited to have a ribbon cutting ceremony when Costco and the first residential building opens. He wished everyone a safe and sane Fourth of July weekend.

Vice Chairperson Bridges is really excited about the project as well and hopes to see it completed in less than 8 years. She encouraged everyone to purchase safe and sane fireworks in Newark.

Chairperson Aguilar thanked staff for all their hard work.

Chairperson Aguilar adjourned the regular Planning Commission meeting at 9:38 pm.

Respectfully submitted,

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

STEVEN TURNER

Secretary