



CITY OF NEWARK

Planning Commission

City Hall, City Council Chambers

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MINUTES

Tuesday, August 24, 2021

A. ROLL CALL

Chairperson Aguilar called the meeting to order at 7:31pm. Present via teleconference were Commissioners Fitts, Otterstetter.

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, July 13, 2021.

MOTION APPROVED

Commissioner Fitts moved, Commissioner Otterstetter seconded, to approve the Minutes of the regular Planning Commission meeting on July 13, 2021. The motion passed 3 AYES.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

E.1 Hearing to consider U-21-05, a Conditional Use Permit to allow a community assembly use at 36665 Cedar Boulevard (APN 92A-985-15). The subject site is zoned NC: Neighborhood Commercial and has a General Plan Land-Use

designation of Neighborhood Commercial – from Associate Planner Mayank Patel.

(RESOLUTION)

Associate Planner (AP) Patel provided an overview of the project proposal including proposed site plans, CUP Findings, community meeting results, and staff's recommendation.

Commissioner Fitts asked if the assembly use were to cease, could another restaurant occupy the space or would this be a permanent change to the space. AP Patel stated that it depends on what is being proposed. If the next use is another community assembly, that would not require a new CUP if it's substantially similar to the use that would be approved tonight. Any permitted use will be allowed by right and any use that requires a use permit will be brought back to the Planning Commissioner.

Chairperson Aguilar asked what the process would be to obtain a Minor Use Permit to allow a special event for more than 150 people at the subject site and whether the surrounding neighborhood is notified. AP Patel responded that minor use permit requests for a special or temporary event be made 45 days prior to the event date and staff would have the discretion regarding the noticing to the surrounding neighbors.

Chairperson Aguilar asked if each special event would require a Minor Use Permit or will one MUP cover all special events. AP Patel stated that each event would require its own Minor Use Permit.

The applicant, Bhargav Raval, provided a presentation to include background information of SMVS, site information, proposed use and improvements, and positive community feedback for the project.

The applicant, Mehul Patel, confirmed that they reviewed and agree to the conditions of approval.

Chairperson Aguilar stated the expected traffic pattern slide of the presentation was helpful and asked if the 76 parking spots would be adequate for their peak member times since they expect 50 members. Mr. Raval confirmed that 76 parking spots are more than adequate as the most he's ever seen his members use would be about 30 parking spots.

Chairperson Aguilar opened the public hearing.

Edwin Lugo, resident of Bishop St, asked what noise impact should be expected during community assemblies. Mr. Patel replied that they do not anticipate any noise pollution as all activity will be contained inside of the building and no activities will take place in the parking lot.

Jitendra, 36478 Reina Pl, expressed his support for this project and believes it will benefit the neighborhood.

Hardika Pandya, resident of Cedar Blvd, stated the subject site has been vacant for quite some time and it's become a hot spot for illegal dealings and expressed her support for this project as it will be properly managed to keep illegal activity off the property.

F. STAFF REPORTS

None.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

H. ADJOURNMENT

Chairperson Aguilar adjourned the regular Planning Commission meeting at 8:40 pm.

Respectfully submitted,



STEVEN TURNER
Secretary