



CITY OF NEWARK

Planning Commission

City Hall, City Council Chambers

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MINUTES

Tuesday, September 28, 2021

A. ROLL CALL

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

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, August 24, 2021.

MOTION APPROVED

Commissioner Otterstetter moved, Commissioner Fitts seconded, to approve the revised Minutes of the regular Planning Commission meeting on August 24, 2021. The motion passed 4 AYES.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

- e.1 Timber Street Senior Housing – 37660 Timber Street (APN 92A-2125-10-2): GP-21-06, RZ-21-07, U-21-08, DR-21-09, E-21-10. A public hearing to consider a resolution to recommend City Council adoption of a mitigated negative

declaration supported by an initial study in accordance with the California Environmental Quality Act (CEQA) and adoption of: a general plan amendment, an ordinance amending the zoning map from RM: residential medium density to RH: residential high density; a conditional use permit, and design review to allow a 79-unit residential development. The subject site is zoned RM: residential medium density and has a general plan land-use designation of medium density residential – from Associate Planner Mayank Patel.

(RESOLUTION)

Associate Planner (AP) Patel provided an overview of the project proposal including proposed site plans, and Staff’s recommendation.

Applicant Jared Nolan, project manager from Eden Housing, provided a background on Eden Housing and its role as an affordable housing developer, owner, property manager and provider of resident services.

Applicant Nolan turned the presentation over to Applicant Rick Williams of Van Meter Williams Pollack, architect for the proposed Timber Street Senior Housing project, who discussed the design of the project.

Associate Planner (AP) Patel finished the presentation.

Chairman Aguilar opened a question period from Planning Commissioners.

Commissioner Becker asked the total cost of the project and the minimum age requirement; Applicant Nolan responded the cost of the project is approximately \$52 million and the minimum age 62.

Commissioner Bridges commented that she is concerned about the price of \$2,000 per unit as well as expressed her excitement for the project.

Chairman Aguilar requested detail around the pricing of the project. Applicant Nolan commented that he anticipates that the majority of the rent per unit will be approximately \$1,200 per month and explained that as the project continues Eden Housing will continue to apply for different funding sources. Eden Housing is working with the City to apply a local live/work preference.

Commissioner Fitts commented that the proposed parking seems tight and asked if there is any street parking in front of the development, what is the square footage of the units, is there sufficient screening on the unit windows and decibel levels. He also inquired about the nearby industrial buildings and future use.

Applicant Williams responded that over time the need for parking will reduce as residents increasingly rely on public transportation and paratransit services. He also explained that the windows are operable and will have high quality ventilation for the units. The residential size of the units will be 525-550 net square feet.

Commissioner Otterstetter asked if other developments in the area from Eden Housing are primarily one-bedroom units.

Applicant Nolan responded that the size of the units is comparable given the type of project.

Commissioner Otterstetter asked about guest parking and asked if it's possible to create designated street parking.

Community Development Director Turner commented that it likely will not be possible because of fire lane access needs; clarified this with Associate Planner Patel.

Community Development Director Turner also mentioned that the City can work with surrounding business owners to ensure they're not storing their car inventory on the street. Commissioner Otterstetter suggested marking the street "no overnight parking".

Chairperson Aguilar asked what the timeline for the project is. Applicant Nolan explained the phases – design and plan check, and the finance phase to fund the project. The permitting side typically takes 12 months combined to prepare construction documents to the City and to work through the permitting process. The finance timeline is also approximately 12 months. He explained that the two phases will happen concurrently, and the construction process is approximately 20 months.

Chairperson Aguilar asked if this project would fulfill RHNA allocation for Cycle 6. Community Development Director Turner confirmed.

Chairperson Aguilar closed the public hearing.

Commissioner Becker complimented the applicant on a well-designed project.

Chairperson Aguilar agreed with Commissioner Becker and commented that he is hopeful it will create a more vibrant retail area.

Commissioner Fitts moved, Commissioner Becker seconded, to approve the resolution, with the adoption of Staff-recommended change to condition of approval D.

Chairperson Aguilar confirmed with Commissioners Fitts and Becker that both agree the adoption of Staff-recommended change to condition of approval D.

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 8:50 pm.

Respectfully submitted,



STEVEN TURNER
Secretary