



CITY OF NEWARK CITY COUNCIL

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City Administration Building
6:00 p.m.
City Council Chambers

Agenda

Special Meeting

Tuesday, November 7, 2017

NOTICE IS HEREBY GIVEN that the Mayor has called for a special meeting of the City Council to be held on Tuesday, November 7, 2017 in the City Council Chambers located at 37101 Newark Boulevard beginning at 6:00 p.m.

- A. ROLL CALL

- B. **Work Session to discuss the Draft Zoning Ordinance to replace Title 17 of the City of Newark Municipal Code – from Deputy Community Development Director Interiano. (INFORMATIONAL)**

- C. ADJOURNMENT

Pursuant to Government Code 54957.5: Supplemental materials distributed less than 72 hours before this meeting, to a majority of the City Council, will be made available for public inspection at this meeting and at the City Clerk's Office located at 37101 Newark Boulevard, 5th Floor during normal business hours. Materials prepared by City staff and distributed during the meeting are available for public inspection at the meeting or after the meeting if prepared by some other person. Documents related to closed session items or are exempt from disclosure will not be made available for public inspection.

For those persons requiring hearing assistance, please make your request to the City Clerk two days prior to the meeting.

B.1 Work Session to discuss the Draft Zoning Ordinance to replace Title 17 of the City of Newark Municipal Code – from Deputy Community Development Director Interiano. (INFORMATIONAL)

Background/Discussion - Newark's Zoning Code was adopted in 1965 and has been amended numerous times over the years. In 2016, staff began a comprehensive review and update of the Zoning Code with the objective to provide a clear, concise, and easy to navigate document. The draft language provides a clear decision-making and review process in addition to incorporating new planning terms, concepts and best practices. The goal has also been to provide a zoning code which attracts quality investment and improves the quality of life of Newark's residents.

Staff and a consultant from RRM Design will provide an overview of the draft Zoning Code at the City Council Work Session. The draft includes various sections as described below:

- Division I-* Introduction
- Division II-* Base and Overlay Districts
- Division III-* Citywide Regulations
- Division IV- Administration and Permits
- Division V- General Terms

The following sections may be of interest to City Council based on historical discussions relating to each topic.

- o Noise (Division III, Ch.17.24)-Standards provided to address compatibility between commercial and residential uses.
- o Non-conforming Uses (Division III, Ch.17.22)-Establishing levels of non-conforming uses which differentiates between somewhat benign uses and those detrimental to the health of the City's residents.
- o Commercial Center Uses (Division II, Ch.17.08)-Establishing safeguards to allow more retail oriented uses while requiring semi-discretionary approval for uses which may have negative impacts.
- o Residential Design (Division II, Ch.17.07)-Providing clear standards that provide predictable placement of buildings while allowing flexibility for attractive design.
- o Commercial Window Coverage (Division II, Ch.17.25)-Addresses issues with cluttered windows, lack of visibility for safety reasons and perception of unwelcoming store fronts.

The Planning Commission reviewed the draft Zoning Code on June 27 and September 26, 2017 and recommended moving forward with the draft Zoning Code.

The complete draft Zoning Code was placed on the City website on October 24, 2017 for public review.

Attachment

Action – This is a discussion item only.