



# CITY OF NEWARK

## Planning Commission

City Hall, City Council Chambers

37101 Newark Boulevard, Newark, CA 94560 | (510) 578-4330 | E-mail: [planning@newark.org](mailto:planning@newark.org)

### AGENDA

Tuesday, July 12, 2022  
7:00 P.M.

**HYBRID IN-PERSON/VIRTUAL MEETING  
REFER TO THE END OF THE AGENDA TO REVIEW  
OPTIONS FOR PARTICIPATING IN THE MEETING REMOTELY OR IN-PERSON**

**IF YOU ATTEND THE MEETING IN PERSON, A FACE COVERING IS RECOMMENDED BUT NOT  
REQUIRED.**

**A. ROLL CALL**

**B. MINUTES**

**B.1 Approval of Minutes of the regular Planning Commission meeting of June 28,  
2022.**

**(MOTION)**

**C. WRITTEN COMMUNICATIONS**

**D. ORAL COMMUNICATIONS**

*Members of the public are invited to address the Planning Commission on any item not listed on the agenda. Public Comments are generally limited to 5 minutes per speaker. Please note that State law prohibits the Commission from acting on non-agenda items.*

## **E. PUBLIC HEARINGS**

**E.1 Public Hearing to consider a Resolution recommending approval of a Conditional Use Permit (U2021-006) for the construction of a new monopole. The proposed monopole communication tower is located at 35360 Fircrest Street (APN: 537-046-720). The subject site is zoned Business Technology Park (BTP) and has a General Plan Land-use designation of Special Industrial – from Contract Planner Shaveta Sharma. Item was originally continued from June 14<sup>th</sup> and then further continuance was approved on June 28<sup>th</sup>.**

**(RESOLUTION) (MOTION)**

**E.2 Hearing to Consider a Resolution Recommending approval of (1) an Amendment to the General Plan, (2) an Amendment to the Bayside Newark Specific Plan, (3) a Zoning Map Amendment, (4) a Vesting Tentative Map, (5) a Design Review, (6) a Minor Use Permit, (7) a Density Bonus Incentive, (8) an Addendum to EIR (SC#2010042012), (9) a Transit Station Dedication Agreement, (10) an Alternate Means of Compliance to Payment of Housing Impact Fees, and (11) Grand Park Agreement Amendment for the FMC Willow and Grand Park project consisting of 279 residential units, 3,600 square feet of retail, 90 affordable housing units, and a 1,485 square foot community building (APNS 537-0852-001-02 (portion), 537-0852-001-07 (portion), 537-0852-002-08 & 092-0100-005).– From Deputy Community Development Director Interiano.**

**(RESOLUTION-2) (MOTION)**

## **F. STAFF REPORTS**

## **G. COMMISSION MATTERS**

**G.1 Report on City Council actions.**

## **H. PLANNING COMMISSIONER COMMENTS**

## **I. ADJOURNMENT**

## **HYBRID IN-PERSON/VIRTUAL MEETING NOTICE**

This meeting is being conducted utilizing teleconferencing and electronic means consistent with Assembly Bill 361(2021). Members of the public may attend the meeting in person, virtually via Zoom, or watch it via YouTube. If you attend the meeting in person, a face covering is recommended but not required.

Chair Becker, Vice Chair Fitts, and Commissioners Aguilar, Otterstetter, and Bogisich may be attending this meeting via teleconference. Teleconference locations are not open to the public. In the event that any members of the Planning Commission elect to attend this meeting via teleconference, all votes conducted during the teleconferencing session will be conducted by roll call vote.

### **How to view the meeting remotely:**

Livestream online at YouTube: <https://www.youtube.com/channel/UC383NGSxaPwZP1kJbo2T8A>  
Copy/paste the YouTube URL into your browser if the link does not automatically open.

### **How to participate in the meeting remotely, via Zoom Webinar:**

From a PC, Mac, iPad, iPhone or Android device: <https://us06web.zoom.us/j/84494608889>

From a telephone dial 1 669 900 6833, Webinar ID 844 9460 8889

Provide live, remote public comments when the Chairperson calls for comments. Use the raise your hand feature in Zoom to be called upon by the Secretary.

For frequently asked Zoom questions, please go to [Agendas and Minutes](#) and select the Frequently Asked Questions link.

Submission of Public Comments: Public comments received by 4:00 p.m. on the Planning Commission meeting date will be provided to the Planning Commission and considered before Planning Commission action. Comments may be submitted by email to [planning@newark.org](mailto:planning@newark.org).

No question shall be asked of a Planning Commissioner, city staff, or an audience member except through the Chairperson. No person shall use vulgar, profane, loud, or boisterous language that interrupts a meeting. Any person who refuses to carry out instructions given by the Chairperson for the purpose of maintaining order may be guilty of an infraction and may result in removal from the meeting.

### **Commission Meeting Access/Materials:**

The agenda packet is available for review at [Agendas and Minutes](#). The packet is typically posted to the City website the Friday before the meeting, but no later than 72 hours before the meeting.

Pursuant to Government Code 54957.5, supplemental materials distributed less than 72 hours before this meeting, to a majority of the Planning Commission, will be made available for public inspection at this meeting and will be posted, if time allows, at [Agendas and Minutes](#). 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 who require special accommodations, please contact the Administrative Support Specialist at least two days prior to the meeting at [planning@newark.org](mailto:planning@newark.org) or 510-578-4330.