



# CITY OF NEWARK

## Planning Commission

City Administration Building, City Council Chambers

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

## PUBLIC HEARING NOTICE

Tuesday, April 23, 2024

7:00 p.m.

**Publication Date: April 9, 2024**

**The meeting will be held in the City Hall Council Chambers at 37101 Newark Boulevard, Newark, CA 94560. Members of the public may attend the meeting in person and may watch the meeting via YouTube or Cable Channel 26.**

Pursuant to California Government Code [§6061](#), [§65090](#), [§65091](#), [§65094](#), [§65095](#), and Newark Municipal Code (NMC) [§17.31.060](#), [§17.31.110](#), [§17.34.070](#), and [§17.35.050](#), on April 23, 2024, at or after 7:00 p.m., the Planning Commission will hold a public hearing to consider:

1. APPC2024-001, An appeal to the Community Development Director's approval of DR2022-008 and MUP2022-022, a Design Review and Minor Use Permit for the exterior façade improvements, addition of a new cash and pick-up window, modification to the existing drive-through, addition of a new second drive-through, and associated on-site improvements for McDonald's located at 35192 Newark Boulevard (APN 92A-720-10). The subject site is zoned CC: Community Commercial.

The appellant, Maurice Ladrech, has submitted an appeal to the Community Development Director's approval of a Design Review and Minor Use Permit for the exterior façade improvements, addition of a new cash and pick-up window, modification to the existing drive-through, addition of a new second drive-through, and associated on-site improvements for McDonald's located at 35192 Newark Boulevard. The appellant is appealing the decision by the Community Development Director to the Planning Commission. The appeal is based on the adequacy of the notice, building improvements, drive-through improvements, on-site improvements, and findings.

The applicant for the McDonald's project is Robert Preece, Design UA, Inc, and the property owner of the subject site is McDonald's USA, LLC. The subject site is zoned CC: Community Commercial. The subject site is bounded by Newark Boulevard, Jarvis Avenue, Cedar Boulevard, and Blackburn Drive. The project is categorically exempt from CEQA as per [CEQA Guidelines §15301 \(Class 1\)](#), which applies to existing facilities, and per [CEQA Guidelines §15303 \(Class 3\)](#), which applies to new construction or conversion of small structures.

Any interested person or authorized agent, or interested members of the public may appear at the public hearing to be heard and may submit written comments or request to view project details and information, including the complete

application and project file (including any environmental impact assessment prepared in connection with the application) by contacting the project planner, Joseph Balatbat, via email at: [josephb@newark.org](mailto:josephb@newark.org).

If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City of Newark at, or prior to, the public hearing.

**Joseph Balatbat**  
Associate Planner