



# 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, May 14, 2024  
7:00 P.M.

#### A. ROLL CALL

#### B. MINUTES

- B.1 Approval of Minutes of the regular Planning Commission meeting of April 23, 2024.**

(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 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 and has a General Plan Land-Use designation of Community Commercial.**

(MOTION)

## F. STAFF REPORTS

**F.1. Adopt a resolution approving a two-year extension of the approval of Vesting Tentative Map (Tract 8559) for the FMC Willow and Grand Park Project at 8787 Enterprise Drive (APNs 537-0852-001-08, 537-0852-002-009, & 092-0100-005). The project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15061(b)(3).**

**(MOTION)**

## G. COMMISSION MATTERS

G.1 Report on City Council actions.

## H. PLANNING COMMISSIONER COMMENTS

## I. ADJOURNMENT

### **MEETING INFORMATION**

Members of the public may attend the meeting in person, watch online, or watch on Cable Channel 26. The ability to observe online or on Cable Channel 26 is predicated on those technologies being available and functioning without technical difficulties. Should those platforms not be available, or become non-functioning, or should the Planning Commission otherwise encounter technical difficulties that make those platforms unavailable, the Planning Commission will proceed with business in person unless otherwise prohibited by law.

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

YouTube Livestream: <https://www.youtube.com/@cityofnewark3077/streams>

Copy/paste the YouTube URL into your browser if the link does not automatically open.

Cable Channel 26 - if the meeting does not broadcast live, please contact your service provider, and request the City of Newark channel lineup.

Zoom will no longer be available for public participation unless required by Assembly Bill 2449. Should a Planning Commission Member attend the meeting via Zoom pursuant to Assembly Bill 2249, then the Webinar ID **843 2944 0319** will be activated. The Planning Commissioner Chairperson will make an announcement at the beginning of the meeting that the Planning Commission will be allowing public comment via Zoom. Raise your virtual hand to notify the Clerk that you would like to speak during the item that you wish to speak on.

**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 interrupt the 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 at <https://www.newark.org/departments/city-manager-s-office/agendas-minutes> and will concurrently be made available for public inspection during regular business hours at City Hall, 37101 Newark Boulevard, Newark CA. 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.