



CITY OF NEWARK

Planning Commission

City Hall, City Council Chambers

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MINUTES

Tuesday, April 23, 2024
7:00 P.M.

A. ROLL CALL

Chair Aguilar called the meeting to order at 7:03 pm. Present were Chair Aguilar, Vice Chair Bogisich, and Commissioner Catancio. Commissioner Becker and Commissioner Fitts were absent.

B. MINUTES

B1. Approval of Minutes of the regular Planning Commission meeting of March 12, 2024.

MOTION APPROVED

Chair Aguilar requested a motion. Vice Chair Bogisich moved, and Commissioner Catancio seconded, to approve the Minutes of the regular Planning Commission meeting on March 12, 2024. The motion passed – **3 AYES, 2 ABSENT** (Commissioner Becker and Commissioner Fitts were absent).

C. WRITTEN COMMUNICATIONS

None.

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.

None.

E. PUBLIC HEARINGS

- E.1 Public Hearing to consider 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.**

The Deputy Community Development Director (DCDD), Art Interiano, introduced Associate Planner (AP) Joseph Balatbat to present the report on the item. (AP) Balatbat informed the Planning Commission that the item would not be ready for consideration due to the appellant's request to continue the public hearing, citing availability issues. He confirmed that both the applicant and the property owner of the McDonald's project had been notified and did not object to the continuance. As a result, it was proposed that the Planning Commission open the hearing, receive any public comments, and then continue the hearing to May 14, 2024, following Staff's recommendation.

Chair Aguilar initiated the Planning Commission meeting by inviting questions from the Commissioners before opening the public hearing. No questions were raised by the Commissioners. Following this, Chair Aguilar opened the public hearing and invited members of the public to address the Commission, but no one came forward to comment. Subsequently, Chair Aguilar closed the public hearing.

Chair Aguilar requested a motion to continue the item. Commissioner Catancio moved, and Vice Chair Bogisich seconded to continue the item to the May 14, 2024, meeting. **The motion passed 3 AYES, 2 ABSENT** (Commissioner Becker and Commissioner Fitts were absent).

F. STAFF REPORTS

DCDD Interiano reported that the next meeting's agenda would consist of three items. First, the continuation of the evening's hearing concerning the McDonald's project. Secondly, the FMC Willow project, which was previously approved by the City approximately two years ago, where the developer will be requesting an extension of their vesting tentative map. Lastly, there will be an item on the annual budget, with the Public Works Department delivering a presentation on the Capital Improvement Program (CIP) projects to be included in the future budget.

Chair Aguilar questioned regarding the upcoming annual budget presentation, inquiring about the inclusion of park improvements alongside infrastructure projects.

DCDD Interiano responded, affirming that the budget would cover both areas. He further explained that the Capital Improvement Program (CIP) projects outlined in the budget would include various projects, including planning projects focused on modifying specific plans for the New Park Mall area, as well as improvements to parks.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

None.

H. PLANNING COMMISSIONER COMMENTS

Vice Chair Aguilar asked whether there were any comments from the Commissioners.

Commissioner Catancio highlighted her intention to attend the upcoming State of the City event and encouraged all present to participate.

Chair Aguilar sought clarification regarding the details of the State of the City event.

DCDD Interiano provided comprehensive information regarding the event, stating that it is a publicized event under the Old Town Specific Plan. He explained that the event would be held outdoors on Thornton Avenue, requiring the closure of Sycamore and Olive

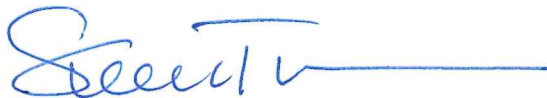
Streets, and the timing would be from 11:00 am to 3:00 pm. DCDD Interiano defined the event as consisting of two segments: the Mayor's presentation on the State of the City and a display showcasing the streetscape project. Additionally, he mentioned that local restaurants will offer sample plates with special discounts, and other members of the business community will participate.

Chair Aguilar expressed gratitude to Commissioner Catancio for bringing up the event and mentioned that holding it outdoors would be favorable. He appreciated the opportunity to witness the implementation of various components of the Specific Plan project, such as pedestrian-friendly initiatives, traffic calming measures, sidewalk extensions, and the encouragement of businesses to place tables and benches outside. He recalled the process of approval for these aspects of the project.

I. ADJOURNMENT

Chair Aguilar adjourned the meeting at 7:13 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Steven Turner", followed by a horizontal line extending to the right.

Steven Turner,
Secretary