

# CITY OF NEWARK PLANNING COMMISSION

37101 Newark Boulevard, Newark, CA 94560-3796 • 510-578-4330 • FAX 510-578-4265

City Administration Building  
7:30 p.m.  
City Council Chambers

## MINUTES

Tuesday, April 11, 2017

### A. ROLL CALL

At 7:30 p.m., Chairperson Nillo called the meeting to order. All Planning Commissioners were present.

### B. MINUTES

#### B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, February 14, 2017.

Vice-Chairperson Bridges moved, Commissioner Fitts seconded, to approve the Minutes of February 14, 2017. The motion passed 4 AYES, 1 ABSTENTION (Aguilar).

### C. WRITTEN COMMUNICATIONS

None.

### D. ORAL COMMUNICATIONS

None.

### E. PUBLIC HEARINGS

#### E.1 Hearing to consider an amendment to P-74-1, a planned unit development, and U-74-1, a conditional use permit to rebuild an existing McDonald's restaurant at 35192 Newark Boulevard (APN: 92A-720-10).

Deputy Community Development Director Interiano informed the Planning Commission that staff received a letter objecting to this project, just prior to tonight's meeting, therefore staff is recommending continuance of this item to the April 25, 2017 Planning Commission meeting to allow staff time to review and respond to the concerns addressed in the letter.

Chairperson Nillo opened the Public Hearing.

Mr. Robert Picard, Stantec Architecture, Inc., 1137 N. McDowel Boulevard, Petaluma, CA 94954, on behalf of McDonald's Corporation, described the scope of their proposal and stated he has read and is in agreement with the Conditions listed in the Resolution.

Answering Commissioner Fitts, Mr. Tom Clark, Construction Manager for McDonald's Corporation, 2999 Oak Road, Walnut Creek, CA 94597, stated similar rebuilt McDonald's restaurants can be seen in Millbrae on El Camino, and in Oakland on San Pablo Avenue.

Commissioner Aguilar commented he liked the conceptual drawings and feels it will be an improvement over the existing building.

Answering Commissioner Aguilar, Mr. Clark stated the rebranding campaign has been going well and has brought in new customers to their restaurants. He also stated construction would take approximately 90 days to complete.

Ms. Ahva Aflatooni, Miller Starr Regalia, 1331 North California Boulevard, 5<sup>th</sup> Floor, Walnut Creek, CA 94596, representing the Ladrechs, owners of several properties in the Rosemont Shopping Center, stated their concerns with the Findings of the project, the CEQA exemptions, perceived blocked views of their property, and concerns with traffic flow within the shopping center. She stated she was pleased to hear this item will be continued but request that the Planning Commission deny the project.

Mr. Eric Ladrech, 35156 Newark Boulevard, Newark, CA 94560, owner of the former Mi Pueblo building, stated he could have worked out some of his concerns with McDonald's if he had been contacted in advance of receiving the Public Hearing Notice.

Answering Commissioner Aguilar, DCDD Interiano stated staff will work with the Applicants and Mr. Ladrech to resolve some of the issues prior to the April 25, 2017 Planning Commission Meeting.

Vice-Chairperson Bridges asked the opposing party to present more details substantiating their concerns at the next Planning Commission Meeting and stated she was not sure if a traffic study was necessary.

Motion by Commissioner Fitts, seconded by Commissioner Otterstetter, to continue this item to the April 25, 2017 Planning Commission Meeting. Motion passed 5 AYES.

## **F. STAFF REPORTS**

None.

## **G. COMMISSION MATTERS**

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

None.

DCDD Interiano informed the Planning Commission and the public that a Community Meeting will be held on April 15, 2017 at the City Council Chambers, 37101 Newark Boulevard, 6<sup>th</sup> Floor, at noon to discuss revitalizing Old Town.

Answering Commissioner Fitts, DCDD Interiano stated based on the input received from the Community Meeting, it should take approximately 3 weeks to produce the Study.

#### Commissioners' Comments

Commissioner Otterstetter announced Stage One's production of Bonnie and Clyde will run for the next three weekends at the Newark Memorial High School.

Commissioner Fitts stated how much he and his granddaughter enjoyed attending Family Day at the Park and encourage the public to attend future Community Events.

Commissioner Aguilar congratulated the Newark Memorial High School girl's wrestling team on being the NCS Champions and for placing third at the Reno World Championships.

Vice-Chairperson Bridges also attended Family Day at the Park and was amazed with the number in attendance. Commissioner Bridges listed some of the activities and encourage the public to attend this free event next year.

Chairperson Nillo thanked staff for their work and wished everyone a great Easter Sunday.

## **H. ADJOURNMENT**

At 7:55 p.m., Chairperson Nillo adjourned the regular Planning Commission meeting of Tuesday, April 11, 2017.

Respectfully submitted,

  
ART INTERIANO  
Acting Secretary