
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, May 9, 2017

A. ROLL CALL

At 7:31 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, April 25, 2017.

Commissioner Otterstetter moved, Commissioner Fitts seconded, to approve the Minutes of April 25, 2017. The motion passed 5 AYES.

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). (CONTINUED FROM APRIL 11, 2017 AND APRIL 25, 2017).

Assistant City Manager Grindall confirmed that all Planning Commissioners had sufficient time to review the recently received correspondence from Miller Starr Regalia and TJKM.

ACM Grindall and Associate Planner Mangalam gave the staff report.

At Commissioner Fitt's request, Mr. Tom Clark, Construction Manager for McDonald's Corporation, 2999 Oak Road, Walnut Creek, CA 94597, representing the Applicant, demonstrated the new entry and exit points and the path of the vehicle stacking queue line.

Mr. Clark stated he has read and agrees to the Conditions listed in Resolution 1941.

Answering Vice-Chairperson Bridges, ACM Grindall stated a Motion could be made that the new entry/exit design be incorporated into all of the Exhibits.

Mr. Michael DiGeronimo, Miller Starr Regalia, 1331 North California Boulevard, 5th Floor, Walnut Creek, CA 94596, representing the Ladrechs, owners of several properties in the Rosemont Shopping Center, suggested that the Shopping Center's trees be trimmed, the McDonald's building width be limited to 90', the menu board be relocated closer to the drive-thru pick-up window, and a Condition be added that in the event the main shopping center's drive aisle is impacted the City could stop operation of the drive-thru until the issue is resolved.

Answering Vice-Chairperson Bridges, Mr. Eric Ladrech, 35156 Newark Boulevard, Newark, CA 94560, stated there is someone who expressed interest in the empty Mi Pueblo site.

Answering Commissioner Fitts, ACM Grindall stated staff did not believe tree trimming would be appropriate.

Motion made by Commissioner Fitts, seconded by Commissioner Aguilar, to approve Resolution 1941, with revised Exhibits to reflect the new entry/exit points, approving 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). Motion passed 5 AYES.

E.2 Hearing to consider Z-17-9, a text amendment to Title 17 (Zoning) of the Newark Municipal Code to revise Chapter 17.20 (Commercial Districts) and Chapter 17.24 (Industrial Districts) by amending Section 17.20.030, 17.020.040, 17.24.030 and 17.24.040 to require distribution and warehouse uses to go through the Conditional Use Permit process to allow City Council to Determine if there are any negative impacts to the surrounding area.

ACM Grindall stated due to comments received by various members of the business community, staff recommends this Item be continued.

Motion made by Vice-Chairperson Bridges, seconded by Commissioner Aguilar, to continue this Item to the June 13 Planning Commission Meeting. Motion passed 5 AYES.

F. STAFF REPORTS

None.

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

None.

ACM Grindall announced Jack's Restaurant and Bar, and John's Incredible Pizza, are both doing well and encouraged the Planning Commission and the public to patronize these businesses.

ACM Grindall informed the Planning Commission that the Citywide Parks Master Plan will be presented at the June 13 Planning Commission Meeting and the Special Joint Planning Commission and City Council Meeting on the Greater NewPark Conceptual Land Use Plan will be held on June 7 at the Silliman Center, 6800 Mowry Avenue, Newark, CA.

Commissioners' Comments

Answering Commissioner Otterstetter, ACM Grindall gave a brief update on the Old Town Revitalization project and stated a Third Community Meeting will be held on Saturday, June 3, 2017 in the City's Council Chambers, 37101 Newark Boulevard, Newark, CA.

Deputy Community Development Director Interiano, informed the Planning Commission that information on the Old Town Study project can be found on the City's website.


Commissioner Aguilar stated he was impressed with the Cal Poly student's engagement with the public at the Second Community Meeting.

The Planning Commissioners discussed various methods of informing the public of upcoming Community Meetings.

H. ADJOURNMENT

At 8:08 p.m., Chairperson Nillo adjourned the regular Planning Commission meeting of Tuesday, May 9, 2017.

Respectfully submitted,


TERRENCE GRINDALL
Secretary