
CITY OF NEWARK PLANNING COMMISSION

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

MINUTES

Tuesday, January 23, 2018

A. ROLL CALL

At 7:30 p.m., Chairperson Fitts 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, December 12, 2017.

Vice-Chairperson Aguilar moved, Commissioner Bridges seconded, to approve the Minutes of December 12, 2017. The motion passed 4 AYES, 1 ABSTENSION (Otterstetter).

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

E.1 A conditional use permit, U-17-12, to allow for two temporary special outdoor events, The Bay Area Night Market, to be held at 300 Newpark Mall Road (APN: 901-0111-022-00).

Deputy Community Development Director Interiano gave the staff report.

Answering Vice-Chairperson Aguilar, DCDD Interiano confirmed that the Police and Fire Departments will be reminded of the event dates. DCDD Interiano also stated the Applicant will be obtaining a separate Fire Permit for these events.

Chairperson Fitts opened the Public Hearing.

Applicant Ria Albellera, 2088 West Lagoon Road, Pleasanton, CA 94566, stated she has read and is in agreement with the Conditions listed in Resolution 1954.

Discussion ensued on Newpark Mall's address.

Answering Commissioner Nillo, Ms. Albellera stated the owners of the Newpark Mall and the participating Vendors are aware of possible cancellation of the events due to inclement weather.

Answering Chairperson Fitts, Ms. Albellera stated last year's Night Market was successful and caused no issues for the City.

Chairperson Fitts closed the Public Hearing.

Motion by Commissioner Nillo, seconded by Commissioner Bridges, to approve Resolution 1954, allowing two outdoor special events to be held at 300 Newpark Mall. Motion passed 5 AYES.

F. STAFF REPORTS

F.1 ASR-17-17, an Architectural and Site Plan Review, to demolish and replace an existing restaurant, Ray's Sushi, with a completely new restaurant, Lazy Dog, located at 3100 Newpark Mall (APN: 901-0111-017).

Associate Planner Mangalam gave the staff report.

Mr. Jared Taylor, 10 South Grant Street, Roseville, CA 95670, representing Lazy Dog Restaurants LLS, gave a presentation of their proposal.

Answering Chairperson Fitts, Mr. Taylor stated all partners have read and are in agreement with the Conditions listed in Resolution 1955.

Answering Chairperson Fitts, Mr. Taylor stated the finishings including the tower, patio area, and bar in each Lazy Dog Restaurant are essentially the same, but the building's footprints are modified to suit each location. Mr. Taylor also stated that there will be no dancing nor live entertainment at this location.

Answering Vice-Chairperson Aguilar, Mr. Taylor discussed construction timelines.

Vice-Chairperson Aguilar commented that he liked the proposed landscaping, additional parking spaces and the improvements to the curbs, sidewalks and gutters.

Vice-Chairperson Aguilar and Commissioner Otterstetter commented that they had enjoyed their experience at other Lazy Dog restaurants.

Answering Commissioner Otterstetter, Assistant City Manager Grindall stated staff is currently working with the property owners of the neighboring businesses to improve their parking lot.

Motion by Commissioner Nillo, seconded by Chairperson Fitts, to approve Resolution 1955, with Exhibit A, pages 1 through 14, approving ASR-17-17, an Architectural and Site Plan Review, to demolish and replace an existing restaurant, Ray's Sushi, with a new restaurant, Lazy Dog, located at 3100 Newpark Mall (APN: 901-0111-017). Motion passed 5 AYES.

ACM Grindall stated that this item will be presented at the February 8, 2018 City Council Meeting.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

ACM Grindall informed the Planning Commission that the project at 8215 Thornton Avenue was not brought up for review by the City Council and the owners did not appeal the Planning Commission's decision.

Commissioners' Comments

Answering Chairperson Fitts, ACM Grindall stated the McDonald's rebuild project is currently on hold due to legal issues.

Answering Vice-Chairperson Aguilar, ACM Grindall gave approximate timelines for workshops and public hearings to discuss the Newpark Mall Specific Plan.

H. ADJOURNMENT

At 8:00 p.m., Chairperson Fitts adjourned the regular Planning Commission meeting of Tuesday, January 23, 2018.

Respectfully submitted,


TERRENCE GRINDALL
Secretary