



PUBLIC HEARING NOTICE

Publication Date: July 6, 2021

This virtual City Council meeting will be conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. In accordance with Executive Order N-29-20, the public may only view the meeting online. The City Council Chambers will not be open to the public.

Details on how to participate in the meeting will be set forth in the meeting agenda, which is anticipated to be posted by 5:00 PM on July 16, 2021, at <https://www.newark.org/departments/city-manager-s-office/agendas-minutes>

If you have any questions regarding viewing or participating in the meeting, after reviewing the posted agenda, then contact the Community Development Department at planning@newark.org.

On July 22, 2021, at or after 7:00 p.m. the Newark City Council will hold a public hearing to consider:

Implementation of the NewPark Place Specific Plan (Specific Plan), previously adopted by the City Council in April 2018, including General Plan Land Use Map and Zoning Map amendments, a rezoning of the Specific Plan area to Planned Development Overlay District with the Specific Plan serving as the Planned Development Plan, and a Vesting Tentative Map for lot consolidation and creation of new lots and roadways, utility infrastructure, and a phased-development program (RZ2021-001, PD2021-001). Implementation includes amendments to the Specific Plan to reflect existing conditions, projects proposed by Brookfield Properties (the Applicant) at NewPark Mall, and revisions to various specific plan policies, narrative text, tables, and figures. The Applicant has requested Design Review for two projects: 1) a 319-unit multi-family residential rental development with a parking structure for residents and approximately 3,700 square feet of ground-floor retail area (DR2021-002). The Applicant also requests an alternative to payment of the housing impact fee by providing 29 affordable units on-site pursuant to an affordable housing agreement; 2) An approximately 161,000 square foot Costco retail warehouse with a 32-pump retail fuel station (DR2021-001). Zone District: Regional Commercial. CEQA: An Initial Study has been prepared. APNs: 901-111-005 through 910-111-31. Project Address: 2086 NewPark Mall Blvd, Newark, CA. Project Applicant and Owner: Brookfield Properties, Inc.

On June 22, 2021, the City of Newark Planning Commission recommended that the City of Newark City Council approve the project per Resolution No. 1991 by a vote of 5-0.

Any interested person or authorized agent, or interested members of the public may appear at the public hearing to be heard and may submit written comments or request instructions to view project details and information, including the complete application and project file, including any environmental impact assessment prepared in connection with the



application, by contacting the Community Development Department, 37101 Newark Boulevard, Newark, CA, 94560. Telephone: (510) 578-4330, or via email to steven.turner@newark.org.

If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Newark City Council at, or prior to, the public hearing.

Steven Turner
Community Development Director