



# CITY OF NEWARK

## Planning Commission

City Hall, City Council Chambers

37101 Newark Boulevard, Newark, CA 94560 | (510) 578-4330 | E-mail: [planning@newark.org](mailto:planning@newark.org)

### PUBLIC HEARING NOTICE

Tuesday, July 12, 2022  
7:00 p.m.

**Publication Date: June 28, 2022**

**This hybrid Planning Commission meeting will be conducted in-person and utilizing teleconferencing and electronic means consistent with Assembly Bill 361. Members of the public may attend the meeting in person, virtually, or watch it via YouTube. If you attend the meeting in person, a face covering is required pursuant to Alameda County Health Officer order No. 22.02. The meeting will be held in the City Hall Council Chambers at 37101 Newark Boulevard, Newark, CA 94560.**

Details on how to participate in the meeting virtually will be set forth in the meeting agenda which is anticipated to be posted by 5 p.m. on July 8, 2022 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](mailto:planning@newark.org).

Pursuant to California Government Code [§6061](#), [§65090](#), [§65091](#), [§65094](#), [§65095](#), [§65905](#), and Newark Municipal Code (NMC) [§17.31.060](#) and [§17.35.050](#), on July 12, 2022, at or after 7:00 p.m., the Planning Commission will hold a public hearing to consider a resolution recommending (1) an amendment to the General Plan, (2) amendment to the Bayside Newark Specific Plan, (3) a Zoning Map amendment, (4) a Vesting Tentative Map, (5) Design Review, (6) Minor Use permit for a parking reduction, (7) Density Bonus, (8) Addendum to a previously certified EIR (SC#2010042012), (9) Transit Station Dedication Agreement, (10) Alternate Means of Compliance to Payment of Housing Impact Fees, and (11) an amendment to Park Agreement for Grand Park for the FMC Willow project located at the north-west corner of the intersection of Willow Street and Enterprise Drive (APN's 537-0852-001-02 (portion), 537-0852-001-07 (portion), 537-0852-002-08 & 092-0100-005).

The Willow Project Owner LLC, FMC Willow Corporation LLC and Lennar Homes of California LLC are the applicant and owners of the property, and have submitted an application to develop "FMC Willow and Grand Park", a mixed-use development on subject property which is owned by FMC Corporation. The proposed project would be sited on 22.1 acres located northwest of the intersection of Willow Street and Enterprise Drive within the Bayside Transit Oriented District Specific Plan (Specific Plan), formerly known as the Dumbarton Transit Oriented Development Specific Plan. The proposed project would redevelop the vacant, former industrial site into a 279-unit multifamily community along with a mixed-use area of 4,000 square feet of retail and 90 multifamily affordable units, and a 1,485 square foot community building, along with approximately 1.8 acres set aside for a future transit station. In addition, there will be changes to the previously approved Grand Park. The proposed changes would affect boundary revisions on the east side and relocation of amenities. The Grand Park revision will also include expanded areas to connect the Bay Trail.

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 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 project manager, Art Interiano via email at: [art.interiano@newark.org](mailto:art.interiano@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 City of Newark at, or prior to, the public hearing.

**Art Interiano**  
Deputy Community Development Director