



CITY OF NEWARK CITY COUNCIL MEETING

City Hall, City Council Chambers

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

CANCELED PUBLIC HEARING

Thursday, September 8, 2022

Notice is hereby given that the public hearing identified below has been canceled. A new public hearing notice will be posted when a new hearing date is set.

Pursuant to California Government Code [§6061](#), [§65090](#), [§65091](#), [§65094](#), [§65095](#), [§65905](#), and Newark Municipal Code (NMC) [§17.31.060](#) and [§17.35.050](#), on September 8, 2022, at or after 7:00 p.m., the City Council will hold a public hearing to consider a resolution approving (1) an amendment to the General Plan, (2) amendment to the Bayside Newark Specific Plan, (3) a Vesting Tentative Map, (4) Design Review, (5) Minor Use permit for a parking reduction, (6) Density Bonus, (7) Addendum to a previously certified EIR (SC#2010042012), (8) Transit Station Dedication Agreement, (9) Alternate Means of Compliance to Payment of Housing Impact Fees, and (10) 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 City Council will also consider approval of an Ordinance Amending the Official Zoning Map established pursuant to Title 17 (Zoning) and Section 17.03.020 of the Newark Zoning Ordinance by rezoning all that real property shown on the Vesting Tentative Map 8559 from Business and Technology Park (BTP) and Park (PK) to Medium Density Residential with Form Based Code (RM-FBC), Commercial Mixed Use with Form Based Code (CMU-FBC), Transit Station (TS), Public Facilities (PF), and Park (PK).

The Willow Project Owner LLC and Lennar Homes of California LLC are the applicants for the project and have submitted an application to develop "FMC Willow and Grand Park", a mixed-use development. 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 91 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.

The FMC Willow project was heard by the Planning Commission on July 12, 2022, and voted to recommend approval to City Council by a vote of 4-0 with one commissioner being absent.

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.

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