



CITY OF NEWARK

Planning Commission

City Hall, City Council Chambers

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

PUBLIC HEARING NOTICE

Tuesday, November 8, 2022
7:00 p.m.

Publication Date: October 25, 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 recommended, but not required. 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 November 4, 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.

Pursuant to California Government Code [§6061](#), [§65090](#), [§65091](#), [§65094](#), [§65095](#), [§65905](#), and Newark Municipal Code (NMC) [§17.31.060](#) and [§17.35.050](#), on November 8, 2022, at or after 7:00 p.m., the Planning Commission will hold a public hearing to consider a (1) Design Review, (2) Conditional Use Permit for a banquet hall, (3) Minor Use Permit for a parking reduction, and (4) Master Sign Program for a hotel project located at 39888 Balentine Drive (APN 901-0195-010).

The applicant and owner, Nimish Patel of Patel Real Estate LLC, is proposing to demolish an existing building currently used as a restaurant and construct a 132-room 75,704 square foot hotel on the 1.66-acre site. Guest amenities would include ballrooms, a bar and dining area, fitness room, and roof terrace. A surface parking lot, primarily on the eastern portion of the site and smaller parking areas on the other sides of the building, would also be constructed to accommodate 96 parking spaces. The project site is zoned RC Regional Commercial with a General Plan designation of Regional Commercial. The site is bounded by Balentine Drive to the south, Mowry School Road to the east, and a paved access easement to the north and west and surrounded by restaurant, hotel, office, and auto dealership uses.

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 planner, Carmelisa Lopez via email at: carmelisa.lopez@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.

Carmelisa Lopez
Senior Planner