



CITY OF NEWARK

Planning Commission

City Administration Building, City Council Chambers

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

PUBLIC HEARING NOTICE

Tuesday, January 10, 2023
7:00 p.m.

Publication Date: December 20, 2022

This hybrid Planning Commission special 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 dial in via Zoom or watch it live on Youtube.

Details on how to participate in the meeting will be set forth in the meeting agenda which is anticipated to be posted by 5 p.m. on January 5, 2023 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 Planning Department at planning@newark.org.

Pursuant to California Government Code [§6061](#), [§65090](#), [§65091](#), [§65094](#), [§65095](#), [§65905](#), and Newark Municipal Code (NMC) [§17.31.060](#), [§17.35.050](#), [§17.38.050](#), and [§17.39.050](#), on January 10, 2023, at or after 7:00 p.m., the Planning Commission will hold a public hearing to consider:

1. A Conditional Use Permit (U2022-005) for a Live Entertainment Use located at 39143 Cedar Boulevard (APN 901-188-7). The subject site is zoned Neighborhood Commercial (NC).

The applicant for the proposed project is Chentao Wang, Xcapade Entertainment LLC. The applicant proposes to occupy an existing 2,800 sq.ft. suite located at 39143 Cedar Blvd in the Lyons Shopping Center. The applicant proposes to use the location as an entertainment establishment which caters to group experiences through indoor escape games for small parties. The typical customer would include a maximum of 20 people and would require a reservation. Pursuant to Section 17.08.020, a Live Entertainment Use may be allowed with the approval of a [Conditional Use Permit](#).

The project site is not identified on any of the lists enumerated under [Government Code §65962.5](#) or other lists of hazardous sites. The proposed Project is exempt from environmental review under State CEQA Guidelines [§15301](#), which applies to existing facilities, and under CEQA Guidelines [§15061\(b\)\(3\)](#) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment.

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, 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