



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, March 14, 2023

7:00 p.m.

Publication Date: February 28, 2023

The meeting will be held in the City Hall Council Chambers at 37101 Newark Boulevard, Newark, CA 94560.

Members of the public may attend the meeting in person, virtually, or watch it via YouTube.

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 March 10, 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, please 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](#), [§17.35.050](#), and [§17.39.050](#) and, on March 14, 2023, at or after 7:00 p.m., the Planning Commission will hold a public hearing to consider a resolution to recommend City Council adoption of the entitlements and regulatory approvals listed below as requested by the applicant for a proposed residential development project located at 38288-38594 Cedar Boulevard (APNs 92A-2375-002-06, 092A-2375-022-01).

1. Amendment to the Zoning Map and Text from RM Residential Medium Density to RM Residential Medium Density with a Planned Development Overlay District to allow the proposed development;
2. Design Review which is required for all projects that require a permit for new construction, reconstruction, rehabilitation, alteration, or other improvements to the exterior of a structure, site, or a parking area;
3. Minor Use Permit to allow a proposed wall up to 18 feet tall along the property line adjacent to Interstate 880;
4. Vesting Tentative Map to create 124 lots including six common and 118 residential lots; and
5. Adopt a Mitigated Negative Declaration (MND) supported by an Initial Study for the proposed project in accordance with the California Environmental Quality Act (CEQA). The Initial Study is posted on the following website: <https://www.newark.org/departments/community-development/planning-division/projects-under-environmental-review>

The applicant, Robson Homes LLC, is proposing to demolish the existing buildings, paving and private utilities onsite, remove vegetation onsite, replace the trees along the site frontage facing Cedar Boulevard, and construct 118 units comprised of single-family residences and two-unit attached townhomes (duets), new landscaping, open space areas, and other associated improvements, including utility upgrades and offsite improvements. The property owner is Freitas Family Trusts. The site is zoned RM Residential Medium Density with a General Plan designation of Medium Density Residential. The site is bounded by a personal storage facility to the northwest, Interstate 880 (I-880) to the northeast, an Alameda

County Flood Control & Water Conservation District (ACFCD) channel to the southeast, and Cedar Boulevard to the southwest. The site is surrounded by commercial, industrial, church, school, and single-family residential 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 manager, 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