



# CITY OF NEWARK

## City Council

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

Thursday, September 14, 2023  
7:00 p.m.

**Publication Date: August 29, 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 or Cable Channel 26.**

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 September 7, 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](mailto:planning@newark.org).

Pursuant to California Government Code [§6061](#), [§65090](#), [§65091](#), [§65094](#), and [§65095](#) and Newark Municipal Code (NMC) [§17.31.060](#) and [§17.35.050](#), on September 14, 2023, at or after 7:00 p.m., the City Council will hold a public hearing to consider approval of the entitlements and regulatory approvals listed below as requested by the applicant for a proposed residential development project located at 38600 Cedar Boulevard (APNs 092A-2585-012-01, 092A-2585-031).

1. Design Review to review the design of the site, buildings, and associated improvements including, but not limited to, building massing, architectural details, exterior materials and colors, and open space and landscape design;
2. Minor Use Permit to allow a building height of 37 feet (required for building heights over 35 feet) and proposed wall up to 18 feet tall along the rear and side property lines (required for walls over 6 feet tall); and
3. Vesting Tentative Map to create one common lot and 76 condominium units.

The applicant, Waymark Development LLC, is proposing to demolish the existing commercial buildings and site improvements on the 3.72-acre site and construct 76 three-story townhomes and associated improvements including interior roads for circulation and access, common open space and landscaping, utility upgrades, and offsite improvements. The property owner is Cedar Boulevard Townhomes, LLC. The site is zoned RM Residential Medium Density with a General Plan designation of Medium Density Residential. The site is bounded by an Alameda County Flood Control & Water Conservation District (ACFCWCD) flood control channel to the northwest, Interstate 880 (I-880) to the northeast, a motel (EZ 8 Motel) to the southeast, and Cedar Boulevard to the southwest. A residential development northwest of the flood control channel was recently approved by the City Council. The site is surrounded by commercial, industrial, and residential uses.

An environmental analysis was prepared pursuant to the California Environmental Quality Act (CEQA) and determined the project is exempt from further environmental review pursuant to CEQA Guidelines §15168 and §15183 and California Public Resources Code §21083.3.

The Planning Commission considered the proposed project on July 25, 2023 and voted 5-0 to recommend City Council approval of the proposed project.

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](mailto: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