



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, October 10, 2023
7:00 p.m.

Publication Date: September 26, 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 October 6, 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](#) and [§17.35.050](#), on October 10, 2023, at or after 7:00 p.m., the Planning Commission will hold a public hearing to consider:

1. U2023-002, A Conditional Use Permit for Seedling Child Care, a day care center use, at 5880 Thornton Avenue (APN 92A-1007-13-2). The subject site is zoned PO: Professional Office.

The applicant, Ahmed Belgaumi, is proposing a day care center use at 5880 Thornton Avenue. The property owner is Mosharof Hossain. The proposed day care center use would share the existing building with the existing tenants (i.e., Al Medina Education Center and Church of Christ). The applicant is proposing to occupy approximately 969 square feet of the existing building. The proposed day care center use would consist of 4 staff and a maximum capacity of 28 children. The hours of operation would be from 8:00 a.m. – 6:00 p.m., Monday through Friday.

The project site is zoned PO: Professional Office and has a General Plan designation of Office Commercial. The project site is bounded by Thornton Avenue, Birch Street, Civic Terrace Avenue, and Saint Edwards Street. Pursuant to [NMC §17.09.020](#), a day care center may be allowed with the approval of a [Conditional Use Permit](#). The project is categorically exempt from CEQA as per [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, Joseph Balatbat, via email at: josephb@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.

Joseph Balatbat
Associate Planner