



# CITY OF NEWARK

## Planning Commission and 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

Planning Commission: Tuesday, October 24, 2023, at 7:00 p.m.

City Council: Thursday, October 26, 2023, at 7:00 p.m.

Publication Date: **October 10, 2023**

**These meetings will be held in the City Hall Council Chambers at 37101 Newark Boulevard, Newark, CA 94560.**

**Members of the public may attend the meetings in person or watch it via YouTube or Cable Channel 26.**

Details on how to participate in these meetings will be set forth in the meeting agenda which is anticipated to be posted by 5 p.m. on October 20, 2023, at <https://www.newark.org/departments/city-manager-s-office/agendas-minutes>. If you have any questions regarding viewing or participating in the meetings 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 October 24, 2023 and October 26, 2023, at or after 7:00 p.m., the Planning Commission and City Council will hold public hearings to consider the following, for the purpose of this notice, the "Project":

Housing Element of the General Plan. The City of Newark is updating the City's General Plan Housing Element for the 2023-2031 planning period. California's Housing Element law requires that each city and county develop local housing programs to meet a defined "fair share" of existing and future housing needs, expressed as housing unit production goals, for all income groups. The City will accommodate its assigned fair share of existing and future housing needs of 1,874 units, of which almost 40 percent (732 units) is identified for homes with rents or sales prices affordable to low- and very low-income families and individuals. The core of this Housing Element update is planning for a sufficient supply of sites to accommodate the City's housing needs between 2023 and 2031. In conjunction with a site inventory, the City has developed a comprehensive set of strategies and programs consistent with Newark's overall community vision and goals. These strategies include programs and policies that focus on 1. Preserving and improving existing housing; 2. Removing governmental and other constraints to housing development; 3. Promoting and expanding fair and equitable housing opportunities; 4. Assisting in the creation of new affordable housing in Newark; 5. Providing sites for new housing to be built, and 6. Addressing existing and emergent housing challenges related to climate change.

Safety Element of the General Plan. The Safety Element is one of eight state-required components of the General Plan for every jurisdiction in California. Recent state laws mandate the review and update of the Safety Element of the General Plan (in Newark, it is known as the Environmental Hazards Element) when updating the Housing Element. The Safety Element includes specific targeted updates, especially in response to new state mandates and hazard mitigation related

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Mayor Michael Hannon | Council Members: Luis L. Freitas, Maria "Sucy" Collazo, Mike Bucci, Matthew Jorgens

#### Newark Planning Commission

William Fitts, John Becker, Jeff Aguilar, Lori Bogisich, Patricia Pitpitan

to climate change. Specifically, the Safety Element includes an updated Existing Conditions analysis as well as goals, policies, and actions that are new additions to the Safety Element along with existing, relevant goals, policies, and action from the current Environmental Hazards Element. New or updated hazard topics include Air Quality, Drought and Water Quality, Extreme Weather, Dam Failure, Geologic Hazards, Hazardous Materials, Flood Hazards (including sea level rise), Fire Hazards, and Emergency Preparedness.

Environmental Review: An addendum to the General Plan Tune-up Program EIR (2013) was prepared pursuant to the California Environmental Quality Act (CEQA). The proposed project would not result in any intensification of development potential beyond what was previously evaluated in the General Plan EIR. Consequently, the proposed project would not result in a new significant impact or substantially more severe impacts than previously disclosed in the General Plan EIR. In addition, there is no new information of substantial importance showing that the proposed project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than the significant effects shown in the General Plan EIR. Nor is there new information of substantial importance showing that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the proposed project.

The Planning Commission will consider the proposed project on October 24, 2023, and will transmit their recommendation to the City Council prior to the October 26, 2023, public hearing.

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, Steven Turner via email at: [steven.turner@newark.org](mailto:steven.turner@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.

**Steven Turner**  
Community Development Director