



# CITY OF NEWARK

## Planning Commission

City Administration Building, City Council Chambers

37101 Newark Boulevard, Newark, CA 94560 | (510) 578-4330 | E-mail: [planning@newarkca.gov](mailto:planning@newarkca.gov)

## PUBLIC HEARING NOTICE

Tuesday, March 10, 2026  
7:00 p.m.

**Publication Date: February 24, 2026**

**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 and may watch it via YouTube or Cable Channel 26.**

Pursuant to California Government Code [§6061](#), [§65090](#), [§65091](#), [§65094](#), [§65095](#), and Newark Municipal Code (NMC) [§17.31.060](#), [§17.36.030](#), and [§16.04.100](#) on March 10, 2026, at or after 7:00 p.m., the Planning Commission will hold a public hearing to consider:

1. TPM2024-001 and V2025-001, A Tentative Parcel Map and Variance to subdivide the existing lot into two lots at 7848 Thornton Avenue (APN: 92-125-2-2). The subject site is zoned RL: Residential Low Density and has a General Plan designation of Low–Medium Density Residential.

The applicant, Dilip Kishnani, P.E., and property owners, Santosh Addagulla and Swathi Yerram, are proposing to subdivide the existing lot into two lots at 7848 Thornton Avenue. The total site area would be 0.38 net acres. The existing single-family residence and accessory dwelling unit would continue to remain on one lot (i.e., Parcel 1). The other lot (i.e., Parcel 2) would be vacant and would serve for future residential development. The project requires a 12-foot Right-of-Way Dedication along the front of both lots; therefore, a Variance is requested for Parcel 1 to allow for a reduced front setback for the existing single-family residence and to exceed the maximum amount of paving in street-facing yards pursuant to NMC [§17.07.040\(A\)](#). The subject site is zoned RL: Residential Low Density and has a General Plan designation of Low–Medium Density Residential. The subject site is bounded by Thornton Avenue, Locust Street, Walnut Street, and Railroad Avenue.

The City made the determination that the project is exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, §15332 (In-fill Development Projects).

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: [joseph.balatbat@newarkca.gov](mailto:joseph.balatbat@newarkca.gov).

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