



CITY OF NEWARK

Planning Commission

City Hall, City Council Chambers

37101 Newark Boulevard, Newark, CA 94560 | (510) 578-4330 | E-mail: planning@newark.org

AGENDA

Tuesday, March 10, 2026
7:00 P.M.

A. ROLL CALL

B. MINUTES

B.1 Election of Officers

B.2 Approval of Minutes of the regular Planning Commission meeting of December 9, 2025

(MOTION)

C. WRITTEN COMMUNICATIONS

D. ORAL COMMUNICATIONS

Members of the public are invited to address the Planning Commission on any item not listed on the agenda. Public Comments are generally limited to 5 minutes per speaker. Please note that State law prohibits the Commission from acting on non-agenda items.

E. PUBLIC HEARINGS

E.1. Hearing to consider U2026-001, a Resolution approving a Conditional Use Permit for a temporary special event (i.e., Butler Amusements Carnival) at NewPark Mall located at 1100 Newpark Mall (APN 901-111-19). The subject site is zoned RC: Regional Commercial with a NewPark Place Specific Plan Overlay District and has a General Plan Land-Use designation of Regional Commercial.

(RESOLUTION)

- E.2. Hearing to consider TPM2024-001 and V2025-001, a Resolution approving 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.**

(RESOLUTION)

F. STAFF REPORTS

F.1.

G. COMMISSION MATTERS

- G.1 Report on City Council actions.

H. PLANNING COMMISSIONER COMMENTS

I. ADJOURNMENT

MEETING INFORMATION

Members of the public may attend the meeting in person, watch online, or watch on Cable Channel 26. The ability to observe online or on Cable Channel 26 is predicated on those technologies being available and functioning without technical difficulties. Should those platforms not be available, or become non-functioning, or should the Planning Commission otherwise encounter technical difficulties that make those platforms unavailable, the Planning Commission will proceed with business in person unless otherwise prohibited by law.

How to view the meeting remotely:

YouTube Livestream: <https://www.youtube.com/@cityofnewark3077/streams>

Copy/paste the YouTube URL into your browser if the link does not automatically open.

Cable Channel 26 - if the meeting does not broadcast live, please contact your service provider and request the City of Newark channel lineup.

Zoom will no longer be available for public participation unless required by Assembly Bill 2449. Should a Planning Commission Member attend the meeting via Zoom pursuant to Assembly Bill 2249, then the Webinar **ID 820 8916 0154** will be activated. The Planning Commissioner Chairperson will make an announcement at

the beginning of the meeting that the Planning Commission will be allowing public comment via Zoom. Raise your virtual hand to notify the Clerk that you would like to speak during the item that you wish to speak on.

Submission of Public Comments: Public comments received by 4:00 p.m. on the Planning Commission meeting date will be provided to the Planning Commission and considered before Planning Commission action. Comments may be submitted by email to planning@newark.org.

No question shall be asked of a Planning Commissioner, city staff, or an audience member except through the Chairperson. No person shall interrupt the meeting. Any person who refuses to carry out instructions given by the Chairperson for the purpose of maintaining order may be guilty of an infraction and may result in removal from the meeting.

Commission Meeting Access/Materials:

The agenda packet is available for review at [Agendas and Minutes](#). The packet is typically posted to the City website the Friday before the meeting, but no later than 72 hours before the meeting.

Pursuant to Government Code 54957.5, supplemental materials distributed less than 72 hours before this meeting, to a majority of the Planning Commission, will be made available for public inspection at this meeting and will be posted at <https://www.newark.org/departments/city-manager-s-office/agendas-minutes> and will concurrently be made available for public inspection during regular business hours at City Hall, 37101 Newark Boulevard, Newark CA. Materials prepared by City staff and distributed during the meeting are available for public inspection at the meeting or after the meeting if prepared by some other person. Documents related to closed session items or are exempt from disclosure will not be made available for public inspection. For those persons who require special accommodations, please contact the Administrative Support Specialist at least two days prior to the meeting at planning@newark.org or 510-578-4330.

Certification of Meeting Notice and Agenda Posting

This notice and agenda were posted on the City’s website and at the City Hall bulletin board located at 37101 Newark Boulevard, Newark, CA, at least 72 hours prior to the meeting date, in accordance with the Ralph M. Brown Act.

Mission Statement

It is our mission to serve and partner with our community to continually enhance the quality of life of everyone in Newark.