



CITY OF NEWARK

Planning Commission

City Hall, City Council Chambers

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MINUTES

Tuesday, March 10, 2026

7:00 P.M.

A. ROLL CALL

Chair Bogisich called the meeting to order at 7:00 p.m. All members of the Planning Commission were present: Chair Bogisich, Vice Chair Becker, and Commissioners Aguilar, Fitts, and Dhillon.

B. MINUTES

B.1 Election of Officers

Chair Bogisich initiated the Election of Officers process by requesting a motion. Commissioner Fitts moved to nominate Vice Chair Becker as the new Chairperson of the Planning Commission, a motion seconded by Commissioner Aguilar. **The motion passed – 5AYES.**

The new Chairperson, Becker, moved to nominate Commissioner Fitts as the new Vice Chair of the Planning Commission, a motion seconded by Commissioner Dhillon. **The motion passed unanimously – 5AYES.**

B2. Approval of Minutes of the regular Planning Commission meeting of December 9, 2025.

MOTION APPROVED

Chair Becker requested a motion. Commissioner Bogisich moved, and Commissioner Aguilar seconded, to approve the Minutes of the regular Planning Commission meeting on December 9, 2025. **The motion passed unanimously – 5 AYES.**

C. WRITTEN COMMUNICATIONS

None

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.

None.

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)

Assistant Planner Yvonne Huynh addressed the Commission and stated that the applicant had requested that the item be continued to the next scheduled Planning Commission meeting on March 24, 2026. She explained that the request would give the applicant more time to finalize the proposed event date. She noted that the applicant is considering holding the event in October instead of the originally proposed dates in March, but the specific dates have not yet been confirmed. Based on this request, staff recommended that the Planning Commission continue the item at the next meeting.

Chair Becker asked if the Commissioners had any questions for staff before opening the public hearing. Hearing none, he opened the hearing and invited attendees to speak to the Commission about the item. Seeing no speakers step forward, Chair Becker closed the public hearing and brought the item back to the Commission for discussion.

Vice Chair Fitts made a motion to continue the item at the next Planning Commission meeting. Commissioner Bogisich seconded the motion. **The motion passed unanimously – 5 AYES.**

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)

Associate Planner (AP) Joseph Balatbat presented the staff report for the project at 7848 Thornton Avenue. He explained that the applicant, Dilip Kishnani, on behalf of property owners Santosh Addagulla and Swathi Yerram, is requesting approval of a Tentative Parcel Map and Variance to subdivide the existing property into two parcels.

AP Balatbat described the project site as an approximately 18,125-gross-square-foot property zoned Residential Low Density (RL) with a Low-Medium Density Residential General Plan designation. The site currently includes a single-family residence, an accessory dwelling unit (ADU), driveway, and associated hardscape and landscaping, and is surrounded by residential uses.

He explained that the Tentative Parcel Map would split the existing lot into two parcels. Parcel One would keep the current single-family residence and ADU, with no new improvements planned other than removing the existing front porch cover. Parcel Two would stay vacant and is meant for future residential development, although no formal application for a new home has been submitted yet. The applicant has provided conceptual plans for reference, and any future home would require Planning Division design review approval.

AP Balatbat noted that, as part of the subdivision, new easements would be established along the frontage of Thornton Avenue, including a 10-foot public utility easement and landscape easement, and a 12-foot right-of-way dedication. The dedication is required to

meet the City's General Plan standards for arterial roadways and to accommodate potential future roadway improvements. Incorporation of the right-of-way dedication would reduce the overall lot area from 18,125 square feet to approximately 16,625 square feet and change the lot depth.

Due to the change in lot configuration, the project includes a variance request. The first variance would allow a reduced front setback for the existing residence on Parcel One. AP Balatbat explained that the RL zoning district requires a 20-foot front setback. The existing home currently has a nonconforming setback of approximately 14.86 feet. With the required right-of-way dedication, the front setback would be measured from the new right-of-way line, reducing the effective setback of the residence to approximately 2.86 feet, with the roof eave setback measuring approximately 2.36 feet.

The second variance request would permit slightly more paving in the front yard than allowed by the Municipal Code. The code limits paving to no more than 50 percent of the required front-yard setback area, which means about 600 square feet in this case. The current paving measures around 623 square feet, exceeding the limit by 23 square feet.

AP Balatbat stated that the project is explicitly exempt from the California Environmental Quality Act (CEQA) under Section 15332 (Infill Development Projects). Staff's analysis showed that the project would mostly comply with the relevant provisions of the Zoning Code and remain compatible with the surrounding residential neighborhood. He noted that the findings for the Tentative Parcel Map and Variance could be made in the affirmative and were included in the draft resolution.

AP Balatbat wrapped up his presentation by recommending that the Planning Commission approve the draft resolution for the Tentative Parcel Map and Variance for the project. He also mentioned that the property owner, Santosh Addagulla, was present and ready to answer the Commission's questions.

Staff Recommendation: Staff requests the Planning Commission to consider the following action:

- **Adopt the Draft Resolution, approving the Tentative Parcel Map (TPM2024-001) and Variance (V2025-001) to subdivide the existing lot into two**

Following the presentation, Chair Becker asked if the Commissioners had any questions for staff.

Commissioner Aguilar sought clarification on the scope of the Commission's review, specifically whether the architectural design of the future home was included in the current application.

AP Balatbat confirmed that the Commission's review that evening was limited to the Tentative Parcel Map and Variance, and that the architectural design for any future residence on Parcel Two would be reviewed separately through a design review application once formally submitted.

Commissioner Dhillon asked whether both parcels would remain under the same ownership.

AP Balatbat responded that the parcels would remain owned by the same property owners as part of the subdivision.

Commissioner Dhillon also asked about the future location of the second parcel.

AP Balatbat explained that the vacant parcel will likely receive an address in the future and noted that address assignments are usually handled by the Building Division, which will assign the correct address when development takes place.

Commissioner Dhillon also asked whether the future home on Parcel Two would be built by the same property owner or a different one, raising concerns about the potential size of the new residence and its impact on neighboring properties.

Chair Becker clarified the question and noted that any future home would need to go through the City's review process to ensure it meets applicable standards.

Deputy Community Development Director (DCDD) Art Interiano explained that the current application was only to create the new lot. He stated that if the property owner later submitted a single-family design review application, staff would perform a full analysis of the proposed design, including relevant development standards. He added that the Planning Commission would be notified of such approvals through the Notice of Action, which summarizes the project and the Director's approval.

With no further questions from the Commission, Chair Becker opened the public hearing and invited the applicant to address the Commission.

Property owner Santosh Addagulla came forward and thanked the Commission for the opportunity to speak. He stated that he does not plan to make any changes to the current residence on Parcel One at this time. He explained that his goal is to build a new home on Parcel Two, and he intends to start the process as soon as possible after the subdivision is approved by submitting the necessary applications to the City.

Chair Becker asked the applicant whether he had reviewed the draft resolution and the approval conditions, and whether he agreed to comply with them. Mr. Addagulla confirmed that he had reviewed the conditions and agreed to them.

Chair Becker then asked if there were any more questions for the applicant. Hearing none, he invited members of the public to speak on the item. Seeing no one step forward, Chair Becker closed the public hearing and brought the item back to the Commission for deliberation.

Without further discussion, Chair Becker called for a motion to approve the resolution for the Tentative Parcel Map and Variance. Commissioner Aguilar moved to approve the resolution, and Commissioner Bogisich seconded the motion. **The motion passed unanimously—5 AYES.**

Chair Becker wished the applicant well and thanked him for his presentation.

F. STAFF REPORTS

F1. None

G. COMMISSION MATTERS

G.1 Report on City Council actions.

DCDD Interiano reported that there were no specific City Council actions to present to the Commission. He did, however, inform the Commission that Community Day at the Park is scheduled for March 28 at the Newark Community Park and Community Center. He explained that staff from the Community Development Department would be present at the event, sharing an informational table with the Planning Division to provide information on programs and upcoming activities. He noted that Commissioners were welcome to attend if interested.

H. PLANNING COMMISSIONER COMMENTS

Vice Chair Fitts shared a comment and asked about the Newpark Mall Specific Plan, noting that the City Council is considering possible updates. He inquired how the Planning Commission will be involved as the process moves forward.

DCDD Interiano stated that staff is currently reviewing feedback and comments received from the Urban Land Institute (ULI) Group, which he described as informative and helpful in supporting discussions with the City Council. He clarified that staff is awaiting the group's formal report, expected within approximately 30 days. Once they receive it, staff will develop a plan for the next steps and will return to the Planning Commission to outline the pathway for future discussions and any potential decision-making process.

Vice Chair Fitts thanked staff for the update and encouraged fellow Commissioners to review the recent City Council meeting, noting that the consulting group's presentation

offered valuable insight and introduced several interesting concepts that would be helpful for the Commission to understand beforehand.

Commissioner Aguilar thanked Commissioner Bogisich for her service as Chairperson over the past year, especially noting her leadership during important hearings like the Mowry Village project.

Commissioner Bogisich expressed her gratitude to the Commission and noted her appreciation for the support and collaboration from her fellow Commissioners.

I. ADJOURNMENT

Chair Becker adjourned the meeting at 7:23 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Steven Turner", with a long horizontal flourish extending to the right.

Steven Turner,
Secretary