

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF FEBRUARY 7, 2002, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA

- I. **ROLL CALL:** Commissioners Sweeney, Allen, Mattos, Raymundo, and Savage
- II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of January 17, 2002
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:** None.
- V. **PUBLIC HEARINGS:** Next PC Res. #08-02
 - A. **CONTINUED HEARINGS:**
 - B. **NEW HEARINGS:**
 - 1. **TENTATIVE PARCEL MAP, TPM-7867 for UNION LANDING TRANSIT CENTER**
The City of Union City is seeking approval of a tentative parcel map to consolidate land to allow the construction of the Union Landing transit center that will provide up to nine bus bays and includes a driver's break room and public restrooms. The parcels to be consolidated are located on the east side of Union Landing Boulevard, north of the Union 76 Service Station and south of the In-N-Out drive-through restaurant, and include APN: 463-60-18-15, 18-14 (portion), 18-22 (portion) and 18-24 (portion, remnant parcel acquired by City as part of Pappas' Parcel Map 7678).
- VI. **SUPPLEMENTAL STAFF REPORTS:**
 - A. **CONTINUED REPORTS:** None.
 - B. **NEW REPORTS:**
 - 1. **ASD-01-02, ADMINISTRATIVE SITE DEVELOPMENT REVIEW:** Ivan Go, on behalf of Island Pacific Supermarket, is requesting approval of a Site Development Review Permit (ASD-01-02) to allow exterior façade and site improvements on property located at 4122 Dyer Street (APN 483-73-10-05) for the establishment of a new supermarket in an existing building (formerly occupied by a supermarket). The exterior façade and site improvements will consist of new paint on the exterior of the building, replacement of the existing roof material to a red clay tile roofing, new storefront doors, construction of a new trash enclosure and upgrading of landscaping on site. The project site is located on the southeast corner of Dyer Street and Alvarado Boulevard within a CC (Community Commercial) zoning district and a CR (Retail Commercial) General Plan area
 - 2. **ASD-20-01, ADMINISTRATIVE SITE DEVELOPMENT REVIEW:** Emily and Tony Rojo, as property owners and applicants, have submitted an application for an Administrative Site Development Review Permit (ASD-20-01) to allow the construction of a new one-story, single-family residence on a currently vacant lot. The applicants are proposing to construct a 2,134 square foot residence with an attached 435 square foot, two-car garage on a 5,000 square foot lot. The project site is located on a vacant lot (identified by APN 486-15-026) on the west side of 4th Street, between B and C Streets. The

project site is located within the Decoto District in the R-5000 zoning district.

VII. COMMISSION MATTERS:

- A. Upcoming applications for the Regular Planning Commission Meeting of February 21, 2002.

VIII. GOOD OF THE ORDER:

IX. ADJOURNMENT: