

**CITY OF UNION CITY  
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING  
OF MARCH 21, 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 February 21, 2002
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:**
- A. **Request from Margaret Edgelow** to have the City Council devote one meeting per year to discuss the Intermodal Station development.
- V. **PUBLIC HEARINGS:** Next PC Res. # 14-02
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **SD-11-01, Site Development Review; UP-04-01, Use Permit; - Westland Giftware:** Initiated by Terri Emery, of Fee Munson Ebert Architects, representing Kenneth Kim of Westland Giftware, a proposal to construct a 52,400 square foot two-story building on an undeveloped 2.53-acre parcel located on Faber Street, north of Whipple Road in the Alvarado Business Park (APN 463-045-61-1,2). The proposed new building will have 39,600 square feet of one-story warehousing space with 12,800 square feet of two-story office space. Westland Giftware will be occupying the site as an expanded facility to their existing operations at 30180 Ahern Avenue. A Conditional Use Permit is required for warehouse/distribution uses in the ML, Light Industrial zoning district.
  2. **AG-01-02, General Plan Amendment; A-01-02, Zoning Map Amendment; VTTM-7369, Vesting Tentative Tract Map; - Nakano Nursery:** Initiated by Kenneth L. Riding of The Riding Group, representing the Nakano Family Trust, a request for a General Plan Amendment to redesignate the Nakano Nursery property from R-3-6, (Residential 3 to 6 Units Per Acre) to R-6-10, (Residential 6 to 10 Units Per Acre), a Zoning Map Amendment to rezone the property from RS-6000 (Single-Family Residential) to RS-4500, (Single-Family Residential), and a Vesting Tentative Tract Map for the subdivision of the entire 4.8± acre property into 33 single-family residential lots with a minimum lot size of 4,500 square feet. The project site is located south of Alvarado-Niles Road between Hop Ranch Road and Dowe Avenue (Assessor Parcel Number 475-153-15-2).
  3. **FINAL DRAFT HOUSING ELEMENT OF THE GENERAL PLAN:** Public Hearing to review the Final Draft Housing Element of the General Plan and provide a recommendation to the City Council.
- VI. **SUPPLEMENTAL STAFF REPORTS:**
- A. **CONTINUED REPORTS:** None.

**B. NEW REPORTS:**

1. **Appeal of the Zoning Administrator's denial of an Extension to an Administrative Site Development Review Permit approval (ASD-31-00):** A request Sprint PCS to appeal the Zoning Administrator's denial of an Extension to a previously approved Administrative Site Development Review Permit (ASD-31-00). The previously-approved Administrative Site Development Review Permit was granted to allow the installation of a Sprint PCS wireless communication facility (antennas and equipment cabinets) on an existing PG&E tower, located ¼ mile west of Union City Boulevard at the end of Westport Way in the 511 Area zoning district. (County of Alameda Tax Assessor's Parcel Number 482-50-10-6).

**VII. COMMISSION MATTERS:**

- A. Upcoming applications for the Regular Planning Commission Meeting of April 4, 2002.

**VIII. GOOD OF THE ORDER:**

**IX. ADJOURNMENT:**