

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF APRIL 4, 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 March 21, 2002
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:**
- V. **PUBLIC HEARINGS:** Next PC Res. # 16-02
- A. **CONTINUED HEARINGS:**
1. **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).
- B. **NEW HEARINGS:** None.
- VI. **SUPPLEMENTAL STAFF REPORTS:**
- A. **CONTINUED REPORTS:** None.
- B. **NEW REPORTS:**
1. **INFORMATIONAL REVIEW AND UPDATE OF PEDESTRIAN GRADE-SEPARATED CROSSING UNDER THE BART AND UNION PACIFIC RAILROAD TRACKS** – As part of the Phase I implementation of the Station District Plan, the City and Redevelopment Agency (RDA) are designing for construction the pedestrian grade-separated crossing that will connect the P.G. & E. property to the BART Station. This presentation is to brief the Planning Commission on the location, design and operation considerations of the pedestrian grade-separated crossing and receive their comments.
- VII. **COMMISSION MATTERS:**
- A. Upcoming applications for the Regular Planning Commission Meeting of April 18, 2002.
- VIII. **GOOD OF THE ORDER:**
- IX. **ADJOURNMENT:**