

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF JUNE 20, 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 May 16, 2002

III. **ORAL COMMUNICATION:**

IV. **WRITTEN COMMUNICATION:**

V. **PUBLIC HEARINGS:** Next PC Res. # 23-02

A. **CONTINUED HEARINGS:** None.

B. **NEW HEARINGS:**

1. **TPM-7988, TENTATIVE PARCEL MAP; V-3-02, VARIANCE:** Initiated by Sergio Gutierrez, on behalf of the property owners, Carlos and Ana Gutierrez, the applicant is requesting approval of a Tentative Parcel Map, TPM 7988, and a Variance, V-03-02, to allow an adjustment of the lot line dimensions on two (2) existing parcels that would effectively create two (2) separate parcels each having a lot width of 45-feet and a lot area of 4,500 square feet. The proposed project requires approval of the Variance, in addition to the Tentative Parcel Map, to allow substandard lot widths of 45 feet rather than 50 feet and substandard lot areas of 4,500 square feet each rather than the minimum 5,000 square feet. The proposed project will allow the creation of lots that are more consistent with the shape and size of lots within the surrounding neighborhood. The project site is zoned R-5000 (single-family residential) and is located at 33866 9th Street (APN 486-27-62) and the adjacent vacant parcel to the east (APN 486-27-61).

VI. **SUPPLEMENTAL STAFF REPORTS:**

A. **CONTINUED REPORTS:**

B. **NEW REPORTS:**

1. **UP-03-02, USE PERMIT; PUMP-IT-UP INFLATABLE PARTY ZONE:** William and Irene Hubble, in conjunction with Brenda Dronkers of PIU Management, are requesting Use Permit approval to operate a Pump-It-Up - Inflatable Party Zone facility in a 12,500 square foot space at 2995 Whipple Road, in the Whipple Commerce Center. Pump-It-Up is an indoor children's activity arena with interactive inflatable attractions for private parties and special occasion activities (birthdays and team parties) and is considered a public and quasi-public recreational use requiring a Conditional Use Permit in the MS, Special Industrial zoning district.
2. **ASD-10-02, ASD-11-02ADMINISTRATIVE SITE DEVELOPMENT REVIEW:** Augustine Designs is requesting approval to construct two new 2,284 square foot one-story single-family detached residential homes on two separate and contiguous lots, with one lot located on 4th Street and the other lot located on H Street. The properties are in Decoto and zoned R-5000, Single-Family Residential (APN 486-9-49-1 & 486-9-49-3).

VII. COMMISSION MATTERS:

- A. Union City Historical Museum correspondence regarding brochure and next round of potential structures to be designated as historical.
- B. Reschedule of July 4 meeting to July 11, 2002. Cancellation of July 18 Planning Commission Meeting.
- C. Upcoming applications for the Regular Planning Commission Meeting of July 11, 2002.

VIII. GOOD OF THE ORDER:

IX. ADJOURNMENT: