

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF AUGUST 1, 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 July 11, 2002
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:**
- V. **PUBLIC HEARINGS:** Next PC Res. #27-02
 - A. **CONTINUED HEARINGS:** None.
 - B. **NEW HEARINGS:**
 - 1. **AG-02-02, GENERAL PLAN AMENDMENT; A-02-02, ZONING MAP AMENDMENT; AND SP-02-02, SPECIFIC PLAN AMENDMENT:** Initiated by Jeff Vines, on behalf of the McKesson Corporation, as applicant, a request for a General Plan Amendment (AG-02-02), a Zoning Map Amendment (A-02-02) and Specific Plan Amendment (SP-02-02) on properties currently identified as 33950 7th Street (APN 087-021-15 and 087-021-06-03) located on the northeast side of 7th Street, southeast of Decoto Road. The proposed applications request the following amendments: 1) a General Plan Amendment to redesignate the property from OS, Open Space to R3-6, Residential, 3-6 units per acre; 2) a Zoning Map Amendment to rezone the property from OS, Open Space to RS6000 D (DIPSA); 3) a DIPSA Specific Plan Amendment to redesignate the property in the DIPSA Land Use Plan from OS, Open Space to R3-6, Residential 3-6 units per acre; and 4) a DIPSA Specific Plan Amendment to rezone the property from OS, Open Space to RS6000 D in the DIPSA Zoning Districts. The proposed project site comprised of two (2) adjacent and vacant properties is approximately 8.68 acres.
 - 2. **VTTM 7393, VESTING TENTATIVE TRACT MAP:** Initiated by Jeff Vines, on behalf of the McKesson Corporation, as applicant, a request for a Vesting Tentative Tract Map (VTTM 7393) on properties currently identified as 33950 7th Street (APN 087-021-15 and 087-021-06-03) located on the northeast side of 7th Street, southeast of Decoto Road. The proposed applications will allow for the subdivision of two (2) existing, vacant properties into 47 single-family residential lots and ten (10) duplex lots. The proposed project site comprised of two (2) adjacent and vacant properties is approximately 8.68 acres. The subdivision will create 47 single-family lots with minimum lot sizes of 4,500 square feet and ten (10) duplex lots with a minimum lot size of 2,801 square feet. The existing groundwater treatment facility located along the northeast corner of the site along Myrtle Avenue is proposed to be relocated to the southeastern corner of the project site along 7th Street.

3. **TENTATIVE PARCEL MAP, TPM-7411 for UNION SANITARY DISTRICT:** Union Sanitary District is seeking approval of a tentative parcel map to merge several lots already under their ownership. The parcel map will consolidate 13 (thirteen) parcels to reflect the site development review approval that allowed the construction of 3 new buildings, including a new office building on their property at Veasy Street and Benson Road. The site development review approvals were granted in 1999.

The parcels to be consolidated are located on Veasy Street and Benson Road and include the following Assessor Parcel Numbers: 482-22-3-6; 482-40-2-24; 482-27-4-9; 482-27-9, 10, 11, 12; 482-22-2-2, 3-8, 4-2, 8-2, 9-4, 6-4.

VI. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS:

B. NEW REPORTS:

1. **ASD-16-02, ADMINISTRATIVE SITE DEVELOPMENT REVIEW - DECOTO HOUSING PROJECT:** Initiated by the Union City Redevelopment Agency, construction of a new four-bedroom, one-story single-family home located at 33343 Sixth Street.

VII. COMMISSION MATTERS:

- A. Upcoming applications for the Regular Planning Commission Meeting of August 15, 2002.

VIII. GOOD OF THE ORDER:

IX. ADJOURNMENT: