

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF AUGUST 15, 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 August 1, 2002
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:**
- V. **PUBLIC HEARINGS:** Next PC Res. #32-02
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **SD-08-02: SITE DEVELOPMENT REVIEW; UP-04-02: CONDITIONAL USE PERMIT:**
Boyce Drake, of Associated Builders of Fresno, Inc., has submitted Site Development Review and Conditional Use Permit applications for the construction of a 22,500 square foot metal warehouse building on an undeveloped 1.75± acre portion (Parcel A) of an existing 8.04± acre light industrial use property. The project is an expansion to an existing 80,250 square foot concrete tilt-up building to provide expanded warehouse space and the applicant's proposal includes additional site improvements, such as paving, landscaping and fencing. A Conditional Use Permit is required to allow warehouse/distribution uses in the ML, Light Industrial Zoning District. The project site has a zoning classification of ML, Light Industrial Zoning District. The project is located at 1601-1610 Whipple Road in the Central Technology Center (APN 475-143-1-1).
- VI. **SUPPLEMENTAL STAFF REPORTS:**
- A. **CONTINUED REPORTS:** None.
- B. **NEW REPORTS:**
1. **SD-06-02; SITE DEVELOPMENT REVIEW APPLICATION:** Craig Champion of Braddock & Logan Group has submitted an application for Site Development Review for the design and layout of thirty-one (31) one and two-story detached single-family residential homes, including a two-story, semi-detached (duplex) residential unit on the former 4.8± acre Nakano Nursery site located at 2722 Hop Ranch Road, south of Alvarado-Niles Road between Hop Ranch Road and Dowe Avenue (Assessor Parcel Number 475-153-15-2).
- VII. **COMMISSION MATTERS:**
- A. Upcoming applications for the Regular Planning Commission Meeting of September 5, 2002.
- VIII. **GOOD OF THE ORDER:**
- IX. **ADJOURNMENT:**