

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF SEPTEMBER 05, 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 15, 2002
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:** None.
- V. **PUBLIC HEARINGS:** Next PC Res. #33-02
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:** None.
- VI. **SUPPLEMENTAL STAFF REPORTS:**
- A. **CONTINUED 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).
- B. **NEW REPORTS:**
1. **SD-09-02, SITE DEVELOPMENT REVIEW APPLICATION:** USK Investment Company has submitted an application for Site Development Review for site and building improvements on an existing 6.38 acre site located at 720 Zwissig Way, on the south side of Zwissig Way, west of 7th Street within the MS/D (Light Industrial/Decoto Industrial Park Study Area) zoning district. Currently, there are two (2) existing buildings located on site, Building A and Building B. USK Manufacturing, Inc., is proposing to relocate its business from Building A into Building B, a 40,671 square feet building. The proposed application is a request to renovate Building B (interior and exterior improvements) to meet its operational requirements for the business and to make site improvements consisting of additional parking and landscaping to enhance the subject property.
2. **SD-10-02, SITE DEVELOPMENT REVIEW APPLICATION:** Miles Folsom, Architect, on behalf of San Marino Plastering, Inc., has submitted an application for Site Development Review to allow the development of an 8,083 square, two-story light industrial building with an associated outdoor contractor's storage yard on Lot 1 of Parcel Map 7808, a 1.4 acre vacant lot, located on the west side of Lewis Avenue, north of Pacific Street, in an ML (Light Industrial) zoning district. The new building will allow the establishment of a plastering contractor business on the subject property and will consist of 2,048 square feet of administrative office space and 4,288 square feet of warehousing area on the first floor and 1,747 square feet of administrative office space on the second floor. The outdoor storage

yard will be used for intermittent delivery and unloading of materials and storage of materials and equipment for the plastering business. There will be no manufacturing uses at this site.

VII. COMMISSION MATTERS:

- A. Upcoming applications for the Regular Planning Commission Meeting of September 19, 2002.

VIII. GOOD OF THE ORDER:

IX. ADJOURNMENT: