

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF SEPTEMBER 19, 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 September 05, 2002
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:** None.
- V. **PUBLIC HEARINGS:** Next PC Res. #35-02

- A. **CONTINUED HEARINGS:** None.

- B. **NEW HEARINGS:**

- 1. **A-03-02, Zoning Map Amendment; VTTM-7394, Vesting Tentative Tract Map; SD-05-02, Site Development Review; UP-05-02, Use Permit – Ponderosa Homes:** Initiated by Jeffrey Schroeder of Ponderosa Homes, a request for a Zoning Map Amendment to rezone the undeveloped 8.6± acre Cerruti Property from A (Agricultural) to RS-6000 (Single-Family Residential), and a Vesting Tentative Tract Map for a 43 lot single-family residential subdivision, known as Ponderosa Cove II, with 35 single family detached homes and 8 duplex units. The project includes Site Development Review for the architectural design and layout of four separate homes (one single-story and three two-story units) with floor plans ranging from 2,560 square feet to 3,642 square feet with four two-story duplex units with floor plans at 1,420 square feet and 1,685 square feet. The project includes a Use Permit to average the side yard setbacks of the homes. The current General Plan designation for the site is R3-6 (Residential 3 to 6 Dwelling Units/Acre) consistent with the RS-6000 Single-Family Residential zoning classification. The project site is located at 4897 Lowry Road, one-half mile northeast of Union City Boulevard (Assessor Parcel Number 543-201-5-2).

- 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:** None.

- VII. **COMMISSION MATTERS:**

A. Upcoming applications for the Regular Planning Commission Meeting of October 3, 2002.

**VIII. GOOD OF THE ORDER:**

**IX. ADJOURNMENT:**