

**CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF APRIL 17, 2003, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

I. ROLL CALL: Commissioners Anderson, Kelley, Lew, Savage, and Sweeney

II. APPROVAL OF MINUTES: Regular Planning Commission Minutes of March 27, 2003.

III. ORAL COMMUNICATION:

IV. WRITTEN COMMUNICATION: None.

V. PUBLIC HEARINGS: Next PC Res. #09-03

A. CONTINUED HEARINGS: None.

B. NEW HEARINGS:

- 1. SITE DEVELOPMENT REVIEW SD-02-03; USE PERMIT UP-01-03 ZONING TEXT AMENDMENT AT-01-03; VARIANCE V-01-03:** Initiated by Ahmad Mohazab, of Tecta Associates, on behalf of the property owner, Lolita Pineda, the applicant is requesting approval to construct a 6,069 square foot, two-story office and commercial building on an approximately 7,200 square foot property on the northwest corner of Union Landing and Alvarado Niles Road located on vacant property identified as 31210 Alvarado Niles Road (APN 463-60-29) in the City of Union City. The project entails a request for a Zoning Text Amendment, AT-01-03, to modify the Union Landing Commercial zoning district to allow dental offices within this zoning district. The applicant is requesting approval to allow a dental office use to occupy the second floor of the proposed building. The project also entails a Use Permit application, UP-01-03, requesting approval to allow the establishment of a restaurant use in this building in the Union Landing Commercial zoning district. Further, the applicant is requesting approval of Site Development Review and Variance applications to allow the construction of the two-story building with reduced front and rear yard setbacks. The current General Plan designation for the project site is CR (Retail Commercial) and the current Zoning designation is CUL (Union Landing Commercial).

VI. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS:

- 1. SITE DEVELOPMENT REVIEW SD-01-03:** Joe Sordi, on behalf of KB Home South Bay, Inc., has submitted an application for Site Development Review for the design and layout of 52 one- and two-story, single-family residences on an approximately 8.1 acre site located at 33155 Railroad Avenue (APN 486-0036-039-02 and 486-0036-040). The project site is located on Railroad Avenue between D Street and the Dry Creek Channel and is commonly referred to as the Johnson Industrial Park.

B. NEW REPORTS:

1. **MODIFICATION OF SITE DEVELOPMENT REVIEW SD-08-01:** Initiated by Steven Rajninger, Locus Architecture, on behalf of the owner David Lee, the applicant is requesting a modification to SD-08-01 to alter the architectural appearance of the building from the originally approved plans. Specific architectural changes requested include lowering the parapet of the building and providing a screen wall to screen roof top mechanical equipment and removing several small skylights. The applicant is proposing to renovate and remodel an existing building for office, light industrial and restaurant uses that will create approximately 24,000 square feet of useable space. The building is located at 30593 Union City Boulevard at the northwest corner of Bettencourt Way. The property is situated on a 1.49 acre parcel in the ML, Light Industrial zoning district.

VII. COMMISSION MATTERS:

- A. City Council Work Session, April 29, 2003, XX p.m. – identify agenda items.
- B. Follow-up on Planning Commission Referrals to the City Council.
- C. Upcoming applications for the Regular Planning Commission meeting of May 1, 2003.

VIII. GOOD OF THE ORDER:**IX. ADJOURNMENT:**