

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF MAY 1, 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 April 17, 2003.
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:** None.
- V. **PUBLIC HEARINGS:** Next PC Res. #10-03
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **SITE DEVELOPMENT REVIEW SD-13-02; VARIANCE V-07-02, USE PERMIT UP-02-03:** The proposed project consists of constructing a 6,120 square foot church on a site approximately 17,500 square feet in area. The applicant is seeking Site Development Review approval and a Variance to allow 25 parking stalls on site, where up to 56 parking stalls are required. The applicant is also seeking a Use Permit for the church use as is required by the Private Institutional zoning district where the proposed project is located. The project site is located at 33459 and 33435 Mission Boulevard at the corner of E-Street in Decoto (Assessor Parcel Numbers 486-3-32, 33 and a portion of 486-3-34-1). The subject site is currently zoned PI, Private Institutional and has a General Plan Land Use designation of PI, Private Institutional. A Negative Declaration has been prepared.
 2. **DISPOSITION AND DEVELOPMENT AGREEMENT WITH THE SOLID ROCK CHURCH OF GOD IN CHRIST:** The Planning Commission needs to find that the Disposition and Development Agreement with the Solid Rock Church of God in Christ is consistent with the goals and policies of the General Plan. The Disposition and Development Agreement is a component of the Purchase and Sale Agreement and Option to Purchase. A Negative Declaration has been prepared.
 3. **ZONING TEXT AMENDMENT AT-02-03,** Initiated by the City of Union City, a request to modify **Chapter 18.32, Residential Districts** to allow as a permitted use secondary dwelling units within single-family residential districts citywide. Design and development criteria for secondary units would be retained, and Administrative Site Development Review would continue to be required for second-story additions and detached accessory structures. This Zoning Text Amendment is proposed to bring the City's Zoning Title into compliance with AB 1866, which amended Government Code 65852.2. This project is statutorily exempt from the California Environmental Quality Act (CEQA) per section 15282(i).

VI. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS: None.

B. NEW REPORTS: None.

VII. COMMISSION MATTERS:

A. Follow-up on Planning Commission Referrals to the City Council.

B. Upcoming applications for the Regular Planning Commission meeting of May 15, 2003.

VIII. GOOD OF THE ORDER:

IX. ADJOURNMENT: