

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF JUNE 19, 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:** Adjourned Regular Planning Commission Minutes of May 29, 2003.
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:**
- V. **PUBLIC HEARINGS:** Next PC Res. #17-03
- A. **CONTINUED 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). A Negative Declaration has been prepared.
(WILL BE CONTINUED TO PLANNING COMMISSION MEETING OF JULY 17, 2003)
- B. **NEW HEARINGS:**
1. **SITE DEVELOPMENT REVIEW SD-06-03 AND TENTATIVE PARCEL MAP TPM 8183:** Initiated by Harvest Properties, the applicant is requesting Site Development Review approval to develop a new light industrial/office/research and development business park, consisting of eight (8) buildings totaling approximately 229,00 square feet of development. A Tentative Parcel Map is also being proposed for this project which will allow each building to occupy its own parcel. The project will require the demolition of the existing, vacant Crown Cork and Seal building. The project site is located at 33280 Central Avenue, Union City and is identified as APN 475-90-09. The property is zoned ML, Light Industrial. A Negative Declaration has been prepared.

VI. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS: None.

B. NEW REPORTS:

1. **Administrative Site Development Review ASD-13-03:** Initiated by Sergio Gutierrez, on behalf of Carlos Gutierrez, the applicant is requesting Administrative Site Development Review approval to allow the construction of a new two-story, 2,981 square foot single-family residence with an attached 424 square foot, two-car garage on a vacant lot located on the north side of 9th Street, west of Decoto Road. The subject property will have a property address of 33878 9th Street (APN 486-27-61). The property is zoned R5000. This project is Exempt per Section 15303, Class 3a of the California Environmental Quality Act (CEQA) Guidelines.

VII. COMMISSION MATTERS:

- A. Follow-up on Planning Commission Referrals to the City Council.
- B. Cancellation of July 3, 2003 Regular Planning Commission meeting.
- C. Upcoming applications for the Regular Planning Commission meeting of July 17, 2003.

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