

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF SEPTEMBER 4, 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 August 7, 2003.

III. **ORAL COMMUNICATION:**

IV. **WRITTEN COMMUNICATION:**

V. **PUBLIC HEARINGS:** Next PC Res. #22-03

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:** Proposed by Vincent Wong, of V. C. Wong and Associates, on behalf of the new property owner, Dr. Christopher Viray, the applicant is requesting approval to construct a 4,770 square foot, two-story office and commercial building with a third floor penthouse office 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.

Continue to Planning Commission meeting of September 18, 2003.

B. **NEW HEARINGS:** None.

VI. **SUPPLEMENTAL STAFF REPORTS:**

A. **CONTINUED REPORTS:** None.

B. **NEW REPORTS:**

1. **ADMINISTRATIVE SITE DEVELOPMENT REVIEW ASD-18-03:** Proposed by Rudy Parra, Parra Building, to demolish the existing residence and construct a new one-story, 1,926 square foot single-family residence with an attached 453 square foot two-car garage on a lot located on the North side of 8th Street, West of Decoto Road. The subject property address is 33519 8th

Street (APN 486-024-055). Notice is also given that this project is exempt per Sections 15302 and 15303, Class 3(a) of the California Environmental Quality Act (CEQA) Guidelines

VII. COMMISSION MATTERS:

- A.** Follow-up on Planning Commission Referrals to the City Council.
- B.** Upcoming applications for the Regular Planning Commission meeting of September 18, 2003.

VIII. GOOD OF THE ORDER:

IX. ADJOURNMENT: