

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF SEPTEMBER 18, 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 September 4, 2003.
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:**
- V. **PUBLIC HEARINGS:** Next PC Res. #23-03
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **ADMINISTRATIVE SITE DEVELOPMENT REVIEW ASD-21-03 AND VARIANCE V-02-03:** Initiated by Satish Narayan, as applicant, on behalf of the property owner, Krishna Reddy, the applicant is requesting approval of an Administrative Site Development Review Permit, ASD-21-03, and a Variance, V-02-03, to allow the development of a second story addition to an existing one-story residence and to allow the eastern side yard to provide access to the residence with an 8 foot side yard setback. The Variance is required to allow the side yard access to the residence with a side yard setback that is less than 12 feet. The request is being made due to the narrowness of the lot and the improvements to be made along the frontage of the residence to accommodate a new two-car garage. The project site is located at 4203 Cambridge Way on the north side of Cambridge Way, west of Union City Boulevard, in the City of Union City, and is identified as Assessor's Parcel Number APN 482-0011-013-01. The subject property is located within an RS 4500 (Single Family Residential, minimum 4,500 square foot lot size) zoning district and has a General Plan designation of R 6-10 (6 to 10 residential units per acre). This project is considered Categorically Exempt per the California Environmental Quality Act (CEQA) per Section 15305 Class 5(a) of the CEQA Guidelines.
2. **USE PERMIT UP-04-03:** Initiated by Pappas Union City, LP, the applicant and property owner, is seeking a Use Permit approval to allow the establishment of a bank within a 5,000 square foot building to be developed on a currently vacant pad as a Subregional Specialty Commercial Development in the Union Landing Commercial (CUL) zoning district. The project site is located on the northeast corner of Dyer Street and Courthouse Drive. A Site Development Review Permit (SD-05-03) has already been approved to allow the development of a 5,000 square foot building and a 37,470 square foot multi-tenant retail building on the 3.66 acre site. The project site is located on property identified as Assessor's Parcel Number APN 463-0060-051-00. This project is categorically exempt under Section 15332, Class 32 and Section 15321, Class 21 of the California Environmental Quality Act (CEQA).

3. **VARIANCE V-03-03:** Initiate by Dan Montanelli, as applicant, a request for a Variance approval, V-03-03, to erect an off site sign for Diamond Mine Mini Storage on a vacant lot at 31011 Union City Boulevard on the corner of Union City Boulevard and Maiden Lane. The project site is located on the east side of Union City Boulevard, in the City of Union City, and is identified as Assessor's Parcel Number APN 482-0001-004-03. The subject property is located within a CS (Specialty Commercial) zoning district and has a General Plan designation of CR (Retail Commercial). This project is considered Categorical Exempt per the California Environmental Quality Act (CEQA) per Section 15305 Class 5(a) of the CEQA Guidelines.

**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 October 2, 2003.

**VIII. GOOD OF THE ORDER:**

**IX. ADJOURNMENT:**