

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF OCTOBER 2, 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 18, 2003.
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:**
- V. **PUBLIC HEARINGS:** Next PC Res. #26-03
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:** None.
- VI. **SUPPLEMENTAL STAFF REPORTS:**
- A. **CONTINUED REPORTS:** None.
- B. **NEW REPORTS:**
1. **ADMINISTRATIVE SITE DEVELOPMENT REVIEW, ASD-20-03,** Initiated by Andrew R. Miner, on behalf of Cingular Wireless, the applicant is requesting approval of an Administrative Site Development Review Permit, ASD-20-03, to allow the installation of three (3) fifty-five foot monopole antennas to be camouflaged as flag poles, and ground mounted equipment to be screened by a new monument sign at Cesar Chavez Middle School. The project site is located at 2758 Hop Ranch Road at the end of Hop Ranch Road, in the City of Union City, and is identified as Assessor's Parcel Number APN 475-0153-070. The project is located within a PF (Public Facility) zoning district and has a General Plan designation of CF (Civic Facility).
 2. **ADMINISTRATIVE SITE DEVELOPMENT REVIEW, ASD-24-03,** Initiated by Jose Manuel Valdes, as applicant, on behalf of property owner, Eulalia Ortiz, the applicant is requesting approval of an Administrative Site Development Review Permit, ASD-24-03, to allow the demolition and construction of a new two-story, 2,612 square foot single-family residence and addition of a 519 square foot second unit above the new two-car garage. The project site is located at 33305 3rd Street on the south side of 3rd Street, west of Decoto Road, in the city of Union City, and is identified as Assessor's Parcel Number APN 486-0003-008-00. The project is located within a R 5000 (Single Family Residential, minimum 5,000 square foot lot size) zoning district and has a General Plan designation of R 6-10 (6 to 10 residential units per acre). The project is considered Categorically Exempt per the California Environmental Quality Act (CEQA) per Sections 15302 and 15303, Class 3(a) of the CEQA Guidelines.

VII. COMMISSION MATTERS:

- A.** Richard Sealana, Public Works Superintendent, to speak on the tree replacement ordinance at the request of the Planning Commission.
- B.** Follow-up on Planning Commission Referrals to the City Council.
- C.** Upcoming applications for the Regular Planning Commission meeting of October 16, 2003.

VIII. GOOD OF THE ORDER:

IX. ADJOURNMENT: