

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF OCTOBER 16, 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 October 2, 2003.

III. **ORAL COMMUNICATION:**

IV. **WRITTEN COMMUNICATION:**

V. **PUBLIC HEARINGS:**

Next PC Res. #28-03

A. **CONTINUED HEARINGS:** None.

B. **NEW HEARINGS:**

1. **VARIANCE V-04-03,** Initiated by Headlands Realty Corporation on behalf of Harvest Properties, the applicant is requesting a Variance approval to allow a nineteen-foot (19') front yard setback where twenty-five (25') is required. The applicant is proposing an architectural element/arcade that will encroach six-feet (6') into the designated front yard for a distance of approximately thirty feet (30') along the street frontage. The architectural element/arcade is not building floor area. The project site is located at 33280 Central Avenue in the Central Bay Industrial Park, in the City of Union City, and is identified as Assessor's Parcel Number APN 475-0090-009. The subject property is located within an ML (Light Industrial) zoning district and has a General Plan designation of ML (Light Industrial). The Harvest Properties project was considered in a Negative Declaration for the initial project approval. Further, this project would also be Categorically Exempt per the California Environmental Quality Act (CEQA) per section 15301 of the CEQA Guidelines. No further environmental review is required.
2. **ZONING MAP AMENDMENT A-01-03,** Initiated by the City of Union City, the proposal is to amend the Zoning Map to bring it into compliance with the General Plan regarding the 40.26-acre Accinelli property located at 4717 Lowry Road, Union City and is identified as Assessor's Parcel Number APN 543-0201-004-02. The General Plan was amended in February 2002 that redesignated this property from Agriculture to Residential, 3-6 units per acre, and Private Institutional. Approximately 32 acres of the property are proposed to be rezoned from Agriculture to Single-Family Residential, RS6000 and 8 acres are proposed to be rezoned from Agriculture to Private Institutional, PI. The City has determined that the above amendment is exempt from environmental review pursuant to Section 15061 (b3) of the California Environmental Quality Act (CEQA) Guidelines. The proposed rezoning of the land is to bring it into compliance with the General Plan, as required by State Law.

3. **SITE DEVELOPMENT REVIEW SD-10-03, USE PERMIT UP-05-03 AND VARIANCE V-05-03**, Initiated by CRJ Associates for Hirbond Enterprise Inc., the applicant is requesting a Site Development Review and Use Permit approval to establish a Mini-Mart within an existing Chevron service station. The applicant is also applying for a Variance to allow one (1) parking space less than what is required. The project site is located at 31890 Alvarado Boulevard, Union City, and is identified as Assessor's Parcel Number APN: 483-0040-033-00. The property is zoned CC, Community Commercial. The proposed project is considered categorically exempt per the California Environmental Quality Act (CEQA) per Section 15301 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 November 6, 2003.

VIII. GOOD OF THE ORDER:

IX. ADJOURNMENT: