

CITY OF UNION CITY
AMENDED AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF NOVEMBER 6, 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 16, 2003.

III. ELECTION OF OFFICERS:

IV. ORAL COMMUNICATION:

V. WRITTEN COMMUNICATION:

VI. PUBLIC HEARINGS: Next PC Res. #33-03

A. CONTINUED HEARINGS:

- 1. TENTATIVE PARCEL MAP TPM 7427: U. S. Pipe and Foundry, the applicant and owner is proposing a parcel map to create a new 9.77-acre parcel from the existing 69.14-acre U. S. Pipe and Foundry site. The project site is located at 1295 Whipple Road, Union City, and is identified as APN: 475-050-6252. The property is surrounded by industrial uses and is located in an urbanized area. The property is currently designated MG, Heavy Industrial and zoned MG, Heavy Industrial. A Mitigated Negative Declaration has been prepared because the property is known to be a Hazardous Waste Site.**

B. NEW HEARINGS:

- 1. ADMINISTRATIVE SITE DEVELOPMENT REVIEW ASD-27-03; VARIANCE V-07-03: Initiated by John Savant, the applicant is requesting Administrative Site Development Review and Variance approval to construct a new 2,222 square foot, one-story single-family home with an attached two-car garage on an existing vacant parcel located on Depot Road identified as Assessor's Parcel Number APN 486-0027-0125. The applicant is also requesting a Variance to allow a reduction from the required rear yard setback standard. The property is located in the Decoto District. The property is zoned R 5000, Single-Family Residential. The project is considered Categorically Exempt per Sections 15303, Class 3(a) and 15305, Class 5(a) of the California Environmental Quality Act (CEQA) Guidelines.**

VII. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS: None.

B. NEW REPORTS: None.

- 1. SITE DEVELOPMENT REVIEW SD-08-03, Initiated by Armando Benozza, on behalf of the property owners, Pedro and Lourdes Mejia, the applicant is requesting Site Development Review approval to construct a 1,144 square foot addition to an existing office building and convert a 1,017 square foot enclosed patio area into office area that would bring the total office building square footage to 4,795 square feet. The proposed addition is a one-story addition. The project site is located at 30545 Union City Boulevard on the southwest corner of Union City Boulevard and Tara Court and is identified as Assessor's Parcel Number APN 482-006-07. The property has a General Plan designation of MS, Special Industrial. This project is considered Categorically Exempt per the California Environmental Quality Act (CEQA) per Section 15301, Class 1(e) (Existing Facilities).**

VIII. COMMISSION MATTERS:

- A. Follow-up on Planning Commission Referrals to the City Council.**
- B. Upcoming applications for the Regular Planning Commission meeting of November 20, 2003.**

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: