

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF NOVEMBER 20, 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 November 6, 2003.

III. **ORAL COMMUNICATION:**

IV. **WRITTEN COMMUNICATION:**

V. **PUBLIC HEARINGS:** Next PC Res. #35-03

A. **CONTINUED HEARINGS:**

B. **NEW HEARINGS:**

1. **SITE DEVELOPMENT REVIEW SD-12-03 AND VARIANCE V-06-03**, Initiated by Uyen Doan-Hoang, of Kodama Diseno, on behalf of the property owner, Southern Alameda County Buddhist Church, the applicant is requesting approval of a Site Development Review Permit, SD-12-03, and a Variance, V-06-03, to allow development of a private senior assisted-care living facility for 16 senior citizens to be operated by the Southern Alameda County Buddhist Church and to allow a reduction in the required number of parking spaces to be provided on site for the project. The proposed senior assisted-care living facility will be comprised of 8 bedrooms (each with 2 beds), a community kitchen, community living room, community dining room, and reception/office area on the first floor and three (3) living units for the staff and caretakers on the second floor. The proposed senior care facility will be 8,786 square feet. The project site is located at 32951 Alvarado-Niles Road on the south side of Alvarado-Niles Road, west of Dowe Avenue, in the City of Union City, and is identified as Assessor's Parcel Number APN 475-148-001. The subject property is located within an RM 2500 (Multiple-Family Residential) zoning district and has a General Plan designation of R 10-17 (10-17 residential units per acre).

VII. **SUPPLEMENTAL STAFF REPORTS:**

A. **CONTINUED REPORTS:** None.

B. **NEW REPORTS:** None.

1. **SITE DEVELOPMENT REVIEW SD-11-03**, Initiated by Fred Dal Broi, for the San Francisco Chronicle, the project proposes to expand the existing San Francisco Chronicle packaging center with an additional 22,000 square feet to the production printing press plant. The project site is located at 1550 Pacific Street, Union City, and is identified as Assessor's Parcel Number APN: 475-0100-035. The property is zoned ML, Light Industrial. A Mitigated Negative Declaration has been prepared for this project.

VIII. COMMISSION MATTERS:

A. Follow-up on Planning Commission Referrals to the City Council.

B. Upcoming applications for the Regular Planning Commission meeting of December 4, 2003.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: