

CITY OF UNION CITY
AGENDA FOR THE ADJOURNED REGULAR PLANNING COMMISSION MEETING
OF DECEMBER 11, 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 20, 2003.
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:**
- V. **PUBLIC HEARINGS:** Next PC Res. #36-03
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **SITE DEVELOPMENT REVIEW SD-13-03, VARIANCE V-08-03,** Initiated by Craig Bonelli of Cold Storage Manufacturing, Inc., on behalf of Kerry Sweet Ingredients, the applicant is requesting approval of a Site Development Review, SD-13-03, and a Variance, V-08-03, to allow a 17,625 square foot expansion to an existing commercial baking/candy production facility and to allow a reduction in the required number of parking spaces on site for the project. The expansion area will allow for additional freezer and cooler storage area and packaging area for the food products produced on site. The Variance would allow for a reduction in required number of parking spaces from 170 parking spaces to 139 parking spaces on site. The project site is located at 33063 Western Avenue, on the southwest corner of Western Avenue and Atlantic Avenue, in the City of Union City, and is identified as Assessor's Parcel Number APN 475-0080-001. The subject property is located within an ML (Light Industrial) zoning district and has a General Plan designation of ML (Light Industrial). The City has prepared a Negative Declaration on the above referenced project and has determined that there will be no adverse effects or impacts on the environment.
2. **SITE DEVELOPMENT REVIEW SD-14-03; USE PERMIT UP-08-03; TENTATIVE PARCEL MAP 8296,** Initiated by Steve Chess, property owner, the applicant is requesting approval of a Site Development Review Permit (SD-14-03) to construct two 2-story buildings on a 3.11 acre site. Building A would have 10 commercial condominium units and Building B would have 9 units. The condominiums units range in size from 1,573 to 3,050 square feet. As part of this application a Tentative Parcel Map is also proposed to subdivide the proposed site into nineteen (19) individual commercial condominium properties which will be individually owned. The subject site is located on Kohoutek Way, Assessors Parcel Number 463-45-48 and is zoned for Special Industrial uses (MS). The proposed project is considered Categorical Exempt under Section 15332, Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

VII. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS:

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).
(Received request from applicant to continue to January 15, 2004 meeting)

B. NEW REPORTS:

1. **WORK SESSION TO DISCUSS POTENTIAL AMENDMENTS TO THE ZONING TEXT OF CHAPTER 18.40, INDUSTRIAL DISTRICTS**, The City of Union City is studying potential amendments to the Zoning Text to modify section of 18.40 of the Zoning Ordinance. The proposed amendment would modify the regulation of certain types of permitted and conditionally permitted uses within the MG, Heavy Industrial, ML, Light Industrial and MS, Special Industrial Districts.

VIII. COMMISSION MATTERS:

- A. Follow-up on Planning Commission Referrals to the City Council.
- B. Upcoming applications for the Regular Planning Commission meeting of January 15, 2004.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: