

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF JANUARY 15, 2004, 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: Adjourned Regular Planning Commission Minutes of December 11, 2003.

III. ORAL COMMUNICATION:

IV. WRITTEN COMMUNICATION:

V. PUBLIC HEARINGS: Next PC Res. #01-04

A. CONTINUED HEARINGS: None.

B. NEW HEARINGS:

1. SITE DEVELOPMENT REVIEW SD-09-03, USE PERMIT UP-09-03, Initiated by Chapel of the Chimes, the applicant is requesting Use Permit approval for a Long Range Master Plan (UP-06-03) to guide the development of the Chapel of the Chimes property; and specific Site Development Review approval is requested for Phase 2, which includes expansion into the Hillside Terrace (SD-09-03). The subject site is currently zoned and has a General Plan designation of PI, Private Institutional. The site is located at 32992 Mission Boulevard, Hayward, CA and is identified as Assessor's Parcel Numbers 87-40-6-10 and a portion of 87-40-7-4. A Mitigated Negative Declaration has been prepared.

2. ZONING TEXT AMENDMENT AT-01-04, Initiated by the City of Union City, a request to modify the Chapter 18.40, Industrial Districts. The Zoning Text Amendment proposes comprehensive changes to update the permitted and conditionally permitted uses in the Industrial Districts. Changes to the permitted and conditionally permitted uses focus on removing antiquated or undesirable uses and more clearly defining appropriate warehouse and distribution uses. Modifications to the Section 18.40.150, Performance Standards are also proposed. Notice is also given that the above project is considered Categorical Exempt per Section 15601(b3) 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).

B. NEW REPORTS: None.

VIII. COMMISSION MATTERS:

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

B. Upcoming applications for the Regular Planning Commission meeting of February 5, 2004.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: