

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF FEBRUARY 5, 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: Regular Planning Commission Minutes of January 15, 2004.**

**III. ORAL COMMUNICATION:**

**IV. WRITTEN COMMUNICATION:**

**V. PUBLIC HEARINGS: Next PC Res. #05-04**

**A. CONTINUED HEARINGS: None.**

**B. NEW HEARINGS:**

- 1. SITE DEVELOPMENT REVIEW SD-02-04, USE PERMIT UP-01-04, ZONING TEXT AMENDMENT AT-02-04; Initiated by Vincent Wong, on behalf of the property owner, Christopher Viray, D.D.S., the applicant is requesting approval to construct a one-story, 3,137 square foot dental office building on an approximately 7,200 square foot vacant property on the northwest corner of Union Landing Boulevard and Alvarado-Niles Road, identified as 31210 Alvarado-Niles Road (APN 463-60-29). The project entails a request for a Zoning Text Amendment, AT-02-04, to modify the Union Landing Commercial (CUL) zoning district to conditionally permit medical and dental uses in stand alone office buildings within the Subregional Specialty Commercial (SRSC) Development Type, a Site Development Review, SD-02-04, to allow development of the one-story building, and a Use Permit, UP-01-04, to allow the dental office in the stand alone building within the Subregional Specialty Commercial (SRSC) Development Type in the CUL zone. The General Plan designation for the project site is CR (Retail Commercial). The proposed project is considered Categorically Exempt per Section 15332 (In-Fill Development Projects) and Section 15303(C) (New Construction or Conversion of Small Structures) and 15061 (b)(3) of the California Environmental Quality Act Guidelines (CEQA).**

**VII. SUPPLEMENTAL STAFF REPORTS:**

**A. CONTINUED REPORTS: None.**

**B. NEW REPORTS:**

1. **ADMINISTRATIVE SITE DEVELOPMENT REVIEW ASD-29-03**, Initiated by Jose Manuel Valdez on behalf of the property owner, the applicant proposes to demolish the existing residence and build a new two-story 2,690 square foot single-family residence with an attached 465 square foot two car garage. The project site is located at 33305 3<sup>rd</sup> Street and is identified as Assessor's Parcel Number APN 486-003-008-00. This project is exempt per Sections 15302 and 15303, Class 3 (a) of the California Environmental Quality Act (CEQA) Guidelines.
2. **SITE DEVELOPMENT REVIEW SD-03-04**; Initiated by Twelve Star Builders on behalf of the owners, the applicant is proposing to construct a two-story 5,641 square foot building on an existing vacant lot. The proposed uses include a bakery and two additional retail spaces. The proposed building will have a stucco exterior, tile roof, an arcade walkway, and a pedestrian connection to the adjacent shopping center. The project site is identified as Assessor's Parcel Number APN 483-76-9-1 and is zoned CC, Community Commercial. The project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines under Section 15332, Class 32.

**TO BE CONTINUED TO A DATE TO BE DETERMINED**

**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 19, 2004.

**IX. GOOD OF THE ORDER:****X. ADJOURNMENT:**