

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF FEBRUARY 19, 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 February 5, 2004.

III. ORAL COMMUNICATION:

IV. WRITTEN COMMUNICATION:

V. PUBLIC HEARINGS: Next PC Res. #09-04

A. CONTINUED HEARINGS: None.

B. NEW HEARINGS:

- 1. TENTATIVE PARCEL MAP TPM 8306, Initiated by Nelida Campos, property owner, is requesting approval of a Tentative Parcel Map to subdivide a vacant property located at the corner of Depot Road and Decoto Road (APN: 486-0027-123) into two parcels. Parcel 1 will be 5,005 square feet and Parcel 2 will be 6,823 square feet. No structures are being proposed at this time. The project is categorically exempt under Section 15315, Class 15 of the California Environmental Quality Act (CEQA).**

VII. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS: None.

B. NEW REPORTS:

- 1. SITE DEVELOPMENT REVIEW SD-04-04, Initiated by Wal-Mart Stores, Inc., the applicant is requesting approval to construct an 11,121 square foot garden center at 30600 Dyer Street (APN: 463-60-031). The project is consistent with the Negative Declaration concerning environmental impacts that was adopted on October 5, 1992.**
- 2. SITE DEVELOPMENT REVIEW, SD-01-04, Initiated by Cedric Young on behalf of Dyer Triangle, LLP, the applicant is requesting approval to construct a 7,580 square foot bank and retail building on the remaining undeveloped pad (47,598 square feet) in the Century Theater Center, located at 32101 Union Landing Boulevard (APN: 463-60-42). The project would be implemented in conjunction with a reconfiguration of the theater parking lot. The development of this pad was addressed in project application SD-12-97 and environmentally cleared in the Dyer Street Triangle EIR. No further environmental review is required.**

VIII. COMMISSION MATTERS:

- A. Follow-up on Planning Commission Referrals to the City Council.
- B. Upcoming applications for the Regular Planning Commission meeting of March 4, 2004.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: