

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF MARCH 18, 2004
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 March 4, 2004
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:**
- V. **PUBLIC HEARINGS:** Next PC Res. #13-04
 - A. **CONTINUED HEARINGS:** None.
 - B. **NEW HEARINGS:**
 - 1. **PAPPAS LP., COURTHOUSE DRIVE, UNION LANDING - Site Development Review SD-05-04, Use Permit UP-02-04, And Variance V-01-04.** Initiated by the applicant, Pappas Union City, LP., is requesting Site Development Review approval to construct three shop buildings and a bank pad for a total of 38,846 square feet. The applicant is also requesting a Use Permit to allow 5,000 square feet of restaurant uses and 2,500 square feet of ancillary food uses in a Sub-regional Specialty Commercial area in the Union Landing Commercial District; and a Variance for 25 parking spaces to accommodate the restaurant uses. The subject site is located on Courthouse Drive and Dyer Street and is identified as Assessor's Parcel Number APN: 463-60-51. A program EIR was adopted for Union Landing in 1995 and a draft Negative Declaration was prepared to address the construction of 316,000 square feet of retail commercial, which included the project site, therefore, no additional environmental review is required.
 - 2. **BEN CHAWLA, 449 RIVIERA DRIVE - Site Development Review SD-06-04, Use Permit UP-03-04;** Initiated by the property owner, Ben Chawla, is requesting approval to construct a new two and a half story, 4,360 square foot single-family residence with an attached three-car garage located at 449 Riviera Drive and is identified as Assessor's Parcel Number APN: 087-0096-020. Use Permit approval is required for any development project in the Hillside Combining District, which includes the subject property. This project is exempt per Section 15303, Class 3(a) of the California Environmental Quality Act (CEQA) Guidelines.
- VII. **SUPPLEMENTAL STAFF REPORTS:**
 - A. **CONTINUED REPORTS:**

1. **TWELVE STAR BUILDERS, DYER STREET, 175 FEET WEST OF ALVARADO BOULEVARD - 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 project site is identified as Assessor's Parcel Number APN: 483-0076-009-01 and is zoned CC, Community Commercial. The project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines under Section 15332, Class 32.
(CONTINUED INDEFINITELY AT THE REQUEST OF THE APPLICANT)

B. NEW REPORTS:

1. **GERARDO VIZMANOS, 10TH STREET BETWEEN G STREET AND F STREET - Administrative Site Development Review ASD-09-04.** Initiated by Gerardo R. Vizmanos, on behalf of property owner, Boro Savanovic, the applicant is requesting approval to construct a new one-story, 2,750 square foot single-family residence with an attached two-car garage. The property is located on 10th Street near Decoto Road and is identified as Assessor's Parcel Number APN: 486-0033-078-02. This project is exempt per Section 15303, Class 3(a) of the California Environmental Quality Act (CEQA) Guidelines.
2. **VICTOR VAN, 1005 F STREET - Administrative Site Development Review ASD-10-04,** Initiated by the applicant Victor Van, on behalf of property owner, Vui D. Tran, the applicant is requesting approval to construct a new two-story, 2,960 square foot single-family residence with an attached two-car garage. The property is located at 1005 F Street and is identified as Assessor's Parcel Number APN: 486-0033-015. This project is exempt per Section 15303, Class 3(a) of the California Environmental Quality Act (CEQA) Guidelines.
3. **MAXIMILIANO AND ANA MARIA CERDA, 33831 14TH ST. - Administrative Site Development Review ASD-07-04,** Initiated by the property owners, Maximiliano and Ana Maria Cerda, the applicants are requesting approval to construct a new one-story, 2,500 square foot single-family residence with an attached two-car garage. The property is located at 33831 14th Street, and identified as Assessor's Parcel Number APN: 486-0045-004-00. This project is exempt per Section 15303, Class 3(a) of the California Environmental Quality Act (CEQA) Guidelines.

VIII. COMMISSION MATTERS:

- A. Follow-up on Planning Commission referrals to the City Council.
- B. Upcoming applications for the Regular Planning Commission meeting of April 1, 2004.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: