

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF APRIL 15, 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 18, 2004
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:**
- V. **PUBLIC HEARINGS:** Next PC Res. #20-04
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **STATION MIXED USE DISTRICT, Zoning Text Amendment AT-03-04, Zoning Map Amendment A-01-04** – The proposal is to add Chapter 18.38, Station Mixed Use District, to provide for high-density, mixed use development in the area around the Union City BART Station. The text shall include permitted and conditionally permitted uses, performance standards, setbacks, design criteria, and other standards for development. This proposal also includes a modification of Chapter 18.36, Commercial Districts to add a new section known as *Section 18.36.190, Sidewalk Café Standards*, to allow café seating within public sidewalk areas. A Zoning Map Amendment is proposed to reclassify approximately 59 acres of land around the Union City BART Station to create the SMU district that allows high-density, mixed use development. The Planning Commission will also review the Strategic Action Plan for the Station Area that will be a guide for future planning and implementation efforts in the greater Station Mixed Use District area. The City has determined that the above amendments are exempt from further environmental review, pursuant to Section 15168(c)(5) of the California Environmental Quality Act (CEQA) Guidelines in that a Program EIR for the 2002 General Plan was certified in February 2002 and the proposed amendments are to bring the Zoning Ordinance and Zoning Map into compliance with the General Plan.
2. **UNION 76 STATION, 31300 ALVARADO-NILES ROAD – Modification of Use Permit UP-05-70**, Initiated by Kyle Chou, the applicant is requesting modification of the original Use Permit approval to operate a test only smog station. This would be located at the existing Union 76 service station at 31300 Alvarado-Niles Road, identified as Assessor’s Parcel Number APN: 463-0060-017-14. This project is exempt per Section 15303 of the California Environmental Quality (CEQA) Guidelines.

**VII. SUPPLEMENTAL STAFF REPORTS:**

**A. CONTINUED REPORTS:**

1. **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, 2,244 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.

**B. NEW REPORTS:**

1. **PARRA BUILDERS, DEPOT ROAD BETWEEN DECOTO ROAD AND H STREET - Administrative Site Development Review ASD-12-04**. Initiated by Rudy Parra, on behalf of property owner, George Emmitt , the applicant is requesting approval to construct a new one-story, 2,049 square foot single-family residence with an attached two-car garage. The property is located on Depot Road between Decoto Road and H Street and is identified as Assessor's Parcel Number APN: 486-0027-119-00. This project is exempt per Section 15303, Class 3(a) of the California Environmental Quality Act (CEQA) Guidelines.
2. **PARRA BUILDERS, 33454 3<sup>rd</sup> STREET - Administrative Site Development Review ASD-13-04**. Initiated by Rudy Parra, on behalf of property owners, Evaristo and Donna J Ramos, the applicant is requesting approval to construct a new two-story, 3,283 square foot single-family residence with an attached 515 square foot two-car garage. The property is located 33454 3<sup>rd</sup> Street and is identified as Assessor's Parcel Number APN: 486-0030-043-00. This project is exempt per Section 15303, Class 3(a) of the California Environmental Quality Act (CEQA) Guidelines.
3. **SHELL STATION, 33365 MISSION BOULEVARD – Administrative Site Development Review ASD-06-04**, Initiated by Ron DuHamel, on behalf of Shell Oil Products, the applicant is requesting Administrative Site Development Review approval to remodel the existing Shell Station located at 33365 Mission Boulevard, identified as Assessor's Parcel Number APN: 486-0003-064-00.  
**(CONTINUED TO MAY 6, 2004 PLANNING COMMISSION MEETING)**

**VIII. COMMISSION MATTERS:**

- A. Follow-up on Planning Commission referrals to the City Council.
- B. Upcoming applications for the Regular Planning Commission meeting of May 6, 2004.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**