

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF JUNE 3, 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 May 20, 2004
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:**
- V. **PUBLIC HEARINGS:** Next PC Res. #35-04
  - A. **CONTINUED HEARINGS:** None.
  - B. **NEW HEARINGS:**
    - 1. **PATTERSON RANCH, INC. 33121 ALVARADO-NILES ROAD, Use Permit UP-05-04 and Zoning Map Amendment, A-03-04.** The applicant is requesting approval of a Use Permit to demolish the existing Victorian residence and associated water tower on the property and a Zoning Map Amendment to remove the Landmark and Historic Preservation (LHP) Overlay zoning designation on the property located at 33121 Alvarado-Niles Road (APN: 475-0148-005). Notice is also give that the City has prepared a Negative Declaration on the project and has determined that the structures on site are in a state of disrepair that cannot be remodeled or rehabilitated in a manner which would allow a reasonable use or return from the property as it is commercially zoned.
- VII. **SUPPLEMENTAL STAFF REPORTS:**
  - A. **CONTINUED REPORTS:** None.
  - B. **NEW REPORTS:** None
- VIII. **COMMISSION MATTERS:**
  - A. Shurgard Storage, 2525 Whipple Road, Hayward – A proposal to demolish two existing storage buildings and construct a three-story storage building and a one-story manager’s office with decorative tower.
  - B. Follow-up on Planning Commission referrals to the City Council.
  - C. Upcoming applications for the Regular Planning Commission meeting of June 17, 2004.
- IX. **GOOD OF THE ORDER:**
- X. **ADJOURNMENT:**