

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF JUNE 17, 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, Sweeney and Chairperson Savage

II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of June 3, 2004

III. **ORAL COMMUNICATION:**

IV. **WRITTEN COMMUNICATION:**

V. **PUBLIC HEARINGS:** Next PC Res. #35-04

A. **CONTINUED HEARINGS:** None.

B. **NEW HEARINGS:**

1. **DRY CREEK COTTAGE AND GARDENS, MAY ROAD, General Plan Amendment AG-02-04 (a), Zoning Map Amendment, A-04-04, and Site Development Review SD-07-04;** The East Bay Regional Park District is requesting approval to change the General Plan and Zoning Map designation for the property that includes the Meyer's cottage and gardens (APN 087-0040-015-01) from an Agricultural (A) zoning designation to an Open Space (OS) designation. The applicant is also requesting Site Development review approval to construct a 50 car parking area and to allow limited public access to the property gardens through May Road. The East Bay Regional Park District, as lead agency has prepared a Mitigated Negative Declaration on the project and has determined there will be no significant effect on the environment with the incorporation of mitigation measures.

2. **GENERAL PLAN MAP AMENDMENT AG-02-04(b), ZONING MAP AMENDMENT A-05-04;** Initiated by the City of Union City, the City is proposing an amendment to the Land Use Diagram of the 2002 General Plan to reflect current policies and address minor inconsistencies and a Zoning Map Amendment to bring the Zoning Map into compliance with the Land Use Diagram of the 2002 General Plan. The City has determined that the above amendments are exempt from further environmental review, based upon the certified EIR for the 2002 General Plan.

VII. **SUPPLEMENTAL STAFF REPORTS:**

A. **CONTINUED REPORTS:** None.

B. **NEW REPORTS:** None

VIII. COMMISSION MATTERS:

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

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: