

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF SEPTEMBER 16, 2004, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA

- I. **ROLL CALL: Commissioners Anderson, Lew, Sweeney and Chairperson Savage**
- II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of September 2, 2004
- III. **ORAL COMMUNICATIONS:**
- IV. **WRITTEN COMMUNICATIONS:**
- V. **PUBLIC HEARINGS:** Next PC Res. # 45-04

A. **CONTINUED HEARINGS:**

1. **DRY CREEK COTTAGE AND GARDENS, MAY ROAD, Site Development Review SD-07-04;** The East Bay Regional Park District is requesting approval of Site Development Review 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. **(CONTINUE TO OCTOBER 21, 2004)**

B. **NEW HEARINGS:**

1. **PETSMART, COURTHOUSE DRIVE, Site Development Review SD-11-04 and Use Permit UP-07-04;** the applicant, Glenn Shearer, representing Petsmart, is requesting Site Development Review to construct an 17,400 square foot pet supply store with a vet clinic. The applicant is also required to receive a Use Permit as stated by Union City General Plan Policy LU-D.1.4, where new uses for Union Landing must comply with the Conditional Use Permit provisions. The subject site is located on a vacant pad between Best Buy and Babies R Us in the Union Landing Shopping center, between Union Landing Boulevard and Courthouse Drive, Assessor Parcel Number APN: 463-60-48. A Program EIR was adopted for Union Landing in 1995, and a draft Negative Declaration was prepared to address the construction of the 316,000 square feet of retail commercial, which includes the project site. Therefore, no additional environmental review is required.
2. **AMBROSE & LOUELLA VILLA, DYER STREET/ALVARADO BLVD., Site Development Review SD-03-04, Variance V-05-04;** the applicant is requesting Site Development Review to construct a 7,333 square foot mixed-use building that will include a bakery with retail space, one additional tenant retail space, office space on the second floor. The applicant is requesting a Variance to allow a reduced front yard setback along Dyer Street and a minor reduction in the required number of parking spaces. The subject site is a vacant lot and is located

on Dyer Street close to the Alvarado Blvd. intersection. The lot is identified as Assessor's Parcel Number APN: 483-0076-009-01. This project is considered Categorically Exempt under Section 15332, Class 32, (In fill development) and 15305 Class 5(a) (setback variances) of the CEQA guidelines.

3. **33659 MISSION BLVD., Site Development Review SD-10-04, Variance V-06-04**; the applicant is requesting Site Development Review to construct a mixed-use building with a new veterinary office and six living units. The applicant is requesting a Variance to the street side setback. The subject site is located at 33659 Mission Blvd. and is identified as Assessor's Parcel Number APN: 486-0006-033-00. This project is considered Categorically Exempt under Section 15332, Class 32 of the CEQA guidelines. **(CONTINUE TO OCTOBER 7, 2004)**

VI. SUPPLEMENTAL STAFF REPORTS:

A. **CONTINUED REPORTS:** None.

B. **NEW REPORTS:**

1. **REPORT ON CONFORMANCE WITH THE GENERAL PLAN OF CITY PROPERTIES TO BE SOLD.** Prior to the sale of City owned properties the Planning Commission is required to confirm that these properties are in conformance with the General Plan. The properties are identified as follows: 1. The Teen Center, 33623 Mission Boulevard, APN 486-0006-032-00, 2. An undeveloped remnant parcel adjacent to the Union Landing Transit Center at 31274 Alvarado-Niles Road, APN 463-0060-018-22 (portion), 3. Two undeveloped contiguous parcels at Perry Road and 2462 Tartarian Way, APN 486-0097-035-00 and 486-0097-015-00; 4. Two undeveloped contiguous parcels at 4015 Marsten Way and 31181 Union City Boulevard, APN: 482-0030-036-02 and 482-0030-020-02.

VII. COMMISSION MATTERS:

- A. Follow-up on Planning Commission referrals to the City Council.
- B. Upcoming applications for the Regular Planning Commission meeting of October 7, 2004.

VIII. GOOD OF THE ORDER:

IX. ADJOURNMENT: