

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

- I. **SWEARING IN OF NEW PLANNING COMMISSIONER:** Rey Sison
- II. **ROLL CALL:** Commissioners Anderson, Lew, Sison, Sweeney and Chairperson Savage
- III. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of September 16, 2004
- IV. **ORAL COMMUNICATIONS:**
- V. **WRITTEN COMMUNICATIONS:**
- VI. **PUBLIC HEARINGS:** Next PC Res. #48-04

A. **CONTINUED 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.

B. **NEW HEARINGS:**

- 1. **ZONING TEXT AMENDMENT AT-05-04;** Initiated by the City of Union City, a proposal to amend Chapter 18.44, Planned Unit Development, to permit planned unit developments on mixed-use (commercial and residential) parcels smaller than five acres in the Community Commercial (CC) and Specialty Commercial (CS) Districts within the Old Alvarado and Mission Boulevard neighborhoods with density limitations based on the RM 1500 standards. Also, proposed is an amendment to add a section to Chapter 18.36, Commercial District, to specifically address special design and siting criteria for the Mission Boulevard commercial corridor.
- 2. **SANJIV BHANDARI, 33659 MISSION BLVD., Site Development Review SD-10-04, Use Permit UP-08-04;** the applicant is requesting Site Development Review approval to construct a mixed-use project with a new veterinary office and six living units. Use Permit approval is also requested to allow a planned unit development designation on the project to aggregate the street side yard requirement. 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.

3. **TAM LAM, 33743 8<sup>TH</sup> STREET, Tentative Parcel Map TPM 8477, Variance V-04-04**, is requesting approval of a Tentative Parcel Map to subdivide a property located at 33743 8<sup>th</sup> Street (APN: 486-0027-005-07) into two parcels. Parcel 1 will be 7,625 square feet and Parcel 2 will be 5,000 square feet. No new structures are being proposed at this time. The applicant is also requesting a Variance to allow a reduced rear yard setback from the existing home to the proposed rear property line.

**VII. SUPPLEMENTAL STAFF REPORTS:**

A. **CONTINUED REPORTS:** None.

B. **NEW REPORTS:**

1. **ATHISH PRASAD, 4216 MARSTEN AVENUE, Administrative Site Development Review ASD-33-04**, the applicant, Timothy Green of HomeDesigns, on behalf of the property owner, Athish Prasad, is requesting Administrative Site Development Review approval for the construction of a new two-story single-family residence with an attached 2-car garage on an existing vacant lot. The property is located at 4216 Marsten Avenue and is identified as Assessor's Parcel Number APN: 482-0030-043-01. This project is exempt per Section 15303, Class 3(a) of the California Environmental Quality (CEQA) Guidelines.

2. **REPORT ON THE BICYCLE AND PEDESTRIAN MASTER PLAN.**

**VIII. COMMISSION MATTERS:**

- A. Follow-up on Planning Commission referrals to the City Council.
- B. Upcoming applications for the Regular Planning Commission meeting of October 21, 2004.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**