

**CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF NOVEMBER 4, 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, Sison, Sweeney and Chairperson Savage

II. **ELECTION OF OFFICERS:**

III. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of October 21, 2004

IV. **ORAL COMMUNICATIONS:**

V. **WRITTEN COMMUNICATIONS:**

VI. **PUBLIC HEARINGS:**

Next PC Res. #57-04

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.

B. **NEW HEARINGS:**

1. **NILES CANYON ROAD AND PALOMA WAY SCENIC CORRIDOR PROTECTION PLAN,** to consider a protection plan for the Niles Canyon Road and Paloma Way Scenic Corridor that addresses the types and extent of land uses that protect and retain the scenic quality. This project is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15307 and 15308 in that this project has been authorized by state law to assure maintenance, restoration, or enhancement of a natural resource and of the environment by establishing procedures for protection.

VII. **SUPPLEMENTAL STAFF REPORTS:**

A. **CONTINUED REPORTS:** None.

B. **NEW REPORTS:**

1. **MULTI-FAMILY GREEN BUILDING GUIDELINES PRESENTATION;** Karen Kho, Program Manager of Alameda County Waste Management Authority, will make a presentation on the Multifamily Green Building

Guidelines. The Multifamily Green Building Guidelines are provided as a public service by the Alameda County Waste Management Authority and Recycling Board in an effort to provide environmental benefit and reduce cost.

VIII. COMMISSION MATTERS:

- A. Follow-up on Planning Commission referrals to the City Council.
- B. Upcoming applications for the Regular Planning Commission meeting of November 16, 2004.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: