

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF DECEMBER 2, 2004, 7:00 P.M.**  
**IN THE COUNCIL CHAMBERS OF CITY HALL**  
**34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

I. **ROLL CALL:** Commissioners Lew, Savage, Sison, Sweeney and Chairperson Anderson

II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of November 18, 2004

III. **ORAL COMMUNICATIONS:**

IV. **WRITTEN COMMUNICATIONS:**

V. **PUBLIC HEARINGS:** Next PC Res. #59-04

A. **CONTINUED HEARINGS:** None.

B. **NEW HEARINGS:**

1. **PAN-CAL, 32727 ALVARADO-NILES ROAD, General Plan Amendment AG-03-04, Zoning Map Amendment A-06-04, and Tentative Tract Map application;** Leonard Hufton, on behalf of Pan-Cal, is requesting approval of a General Plan Amendment (AG-03-04) from CR (Retail Commercial) to R6-10 (6-10 units/acre) and a Zoning Map Amendment (A-06-04) from CN (Neighborhood Commercial) to RS 4500 (Single Family Residential) on property located at 32727 Alvarado-Niles Road (APN 475-0157-051). The applicant is also requesting a Tentative Tract Map to allow the subdivision of the subject property into 15 lots, including 13 single-family residential lots and two (2) duplex lots with a minimum single-family lot size of 4,500 square feet. The subject property is located on the south side of Alvarado-Niles Road, east of Medallion Drive. The City as lead agency has prepared a Negative Declaration for the property.  
**(CONTINUE TO DECEMBER 16, 2004 MEETING)**

2. **PBP LIMITED PARTNERSHIP, 30639-30995 UNION CITY BOULEVARD, Site Development Review SD-12-04, Variance V-06-04 and Use Permit UP-09-04;** Initiated by Rob Peterson, on behalf of PBP Limited Partnership, the applicant is requesting approval to construct a mixed-use (residential and commercial) development with approximately 20,000 square feet of commercial area and 22 residential units. The applicant is seeking approval of a Variance for Parking and Use Permit approval to allow a Planned Unit Development designation on the project site. The project site is located at 30639-30995 Union City Boulevard (APN(s): 482-0010-086-00, 482-0011-001-002, 482-0011-002, 482-0011-003-004, 482-0011-014-002) and is currently zoned CS, Specialty Commercial. The City has determined that the above referenced project will not have a significant, adverse effect or impact on the environment and as lead agency has prepared a Negative Declaration that is available for review at City Hall.  
**(CONTINUE TO DECEMBER 16, 2004 MEETING)**

3. **GUY S. LUNA, 33351 6<sup>TH</sup> STREET, TENTATIVE PARCEL MAP 8519;** the applicant is requesting approval of a Tentative Parcel Map to subdivide a property located at 33351 6<sup>th</sup> Street (APN 486-0015-073) into two (2) parcels both having 5,000 square feet in area. All existing structures are proposed to be removed and no new structures are being proposed at this time.
4. **SKYVENTURE, ALVARADO-NILES ROAD AND UNION LANDING, Site Development Review SD-13-04 and Use Permit UP-10-04;** the applicant, Sky Venture SV, is requesting Site Development Review (SD-13-04) and Use Permit (UP-10-04) approval to construct an approximately 5,848 square foot, two story building for a skydiving simulator for entertainment purposes. The 9,507 square foot property is located on Alvarado-Niles Road directly east of the Union 76 gas station (APN 463-0060-018-22 (portion), TPM 8509, Parcel 3. The City certified an EIR in 1995 that cleared up to 1 million square feet of retail/commercial and entertainment uses for Union Landing. No additional environment review is required.

**VI. SUPPLEMENTAL STAFF REPORTS:**

**A. CONTINUED REPORTS:** None.

**B. NEW REPORTS:**

1. **BRIEFING ON INTERMODAL STATION PHASE 1A PROJECT.** Phase 1A includes the pedestrian underpass under the BART and UPRR tracks, BART parking lot reconfiguration, Decoto Road connector, and interim BART parking lot on the PG & E property.

**VII. COMMISSION MATTERS:**

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

**VIII. GOOD OF THE ORDER:**

**IX. ADJOURNMENT:**