

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF MARCH 17, 2005, 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 March 3, 2005

III. **ORAL COMMUNICATIONS:**

IV. **WRITTEN COMMUNICATIONS:**

V. **PUBLIC HEARINGS:** Next PC Res. #02-05

A. **CONTINUED HEARINGS:**

1. **SUMMERHILL HOMES, 4717 LOWRY RD., General Plan Amendment AG-04-04, Zoning Map Amendment A-07-04, Tentative Tract Map 7601, Site Development Review SD-14-04, and Use Permit UP-11-04;** Initiated by Adam Tennant of Summerhill Homes, the applicant is requesting a General Plan Amendment to redesignate eight (8) acres (floating) of the 40.3 +/- acre undeveloped Accinelli property, located at 4717 Lowry Road (APN:543-0201-004-02), from PI (Private Institutional) to four (4) acres of OS (Open Space) and four (4) acres to R 3-6 (Residential). The applicant is also requesting a Zoning Map Amendment to rezone four (4) acres to OS (Open Space), and four (4) acres to RS 6000 (Single family residential), to be consistent with the proposed General Plan Amendment. The applicant is also requesting approval of a Tentative Tract Map for the subdivision of the proposed site, into 178 single family home lots (with a mix of 5,000 and 6,000 square foot parcels) and 16 Below Market Rate duplex lots (consisting of 28 duplex Units). The project includes Site Development Review for the architectural design and site layout of five (5) separate home models for the 5,000 square foot lots; and three (3) separate models for the 6,000 square foot lots. A duplex model is also proposed to meet the affordable housing requirements. The project includes a Use Permit to establish a Planned Unit Development (PUD) on the property which would allow the applicant to average the yard setbacks of the homes and to provide lots smaller than the minimum required size per the RS 6000 District, but which are within the density prescribed by the General Plan of 3-6 dwelling units per acre. A Mitigated Negative Declaration has been prepared on the project and it has been determined that the project will not have a significant, adverse effect or impact on the environment with mitigation measures.

B. **NEW HEARINGS:**

VI. **SUPPLEMENTAL STAFF REPORTS:**

A. **CONTINUED REPORTS:** None.

B. NEW REPORTS:

1. **ARTURO RAYGOZA, CORNER OF 11TH STREET AND H STREET, Administrative Site Development Review ASD-04-05;** Initiated by Arturo Raygoza, the applicant is requesting Administrative Site Development Review for a new two-story 2,900 square foot single-family residence (including a garage). The subject property is located on the corner of 11th Street and H Street and is identified as Assessor's Parcel Number APN: 486-0033-067-00. This project is exempt per Section 15303, Class 3(a) of the California Environmental Quality Act (CEQA) Guidelines.
2. **UNION 76 GASOLINE SERVICE STATION, 31300 ALVARADO-NILES ROAD, Administrative Site Development Review ASD-43-04;** An application for approval of a corporate reimagining program that will entail modifications to an existing gasoline service station.

VII. COMMISSION MATTERS:

- A. Follow-up on Planning Commission referrals to the City Council.
- B. Upcoming applications for the Regular Planning Commission meeting of April 7, 2005.

VIII. GOOD OF THE ORDER:

IX. ADJOURNMENT: