

**CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF JULY 21, 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 July 7, 2005
- III. **ORAL COMMUNICATIONS:**
- IV. **WRITTEN COMMUNICATIONS:**
- V. **PUBLIC HEARINGS:** Next PC Res. #15-05
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **VERIZON WIRELESS, 30935 COURTHOUSE DRIVE, Modification to Site Development Review SD -05-04 (previously known as SD -03-05) and Variance V-01-05;** the applicant is requesting approval for a third building sign were only two signs are permitted. The store is located at 30935 Courthouse Drive (APN: 463-0060-051-00) and is zoned CUL, Union Landing Commercial. This project is considered categorically exempt under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.
- VI. **SUPPLEMENTAL STAFF REPORTS:**
- A. **CONTINUED REPORTS:** None.
- B. **NEW REPORTS:**
1. **PAN-CAL, 32727 ALVARADO-NILES ROAD, Site Development Review SD-02-05;** the applicant is requesting approval of a Site Development Review Permit (SD-02-05) for the architectural design and site layout of 13 new single family homes and a duplex model on a 2.5 acre site. The subject site is located at 32727 Alvarado-Niles Road (APN 475-0157-051) and is zoned RS 4500, Single Family Residential. This project is considered categorically exempt under Section 15332, Class 32 of the California Environmental Quality Act (CEQA) Guidelines.
- VII. **REDEVELOPMENT AND ECONOMIC DEVELOPMENT REPORTS:** None.
- VIII. **COMMISSION MATTERS:**
- A. Follow-up on Planning Commission referrals to the City Council.
- B. Upcoming applications for the Regular Planning Commission meeting of August 4, 2005.
- IX. **GOOD OF THE ORDER:**
- X. **ADJOURNMENT:**