

**CITY OF UNION CITY  
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING  
OF AUGUST 18, 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 21, 2005
- III. **ORAL COMMUNICATIONS:**
- IV. **WRITTEN COMMUNICATIONS:**
- V. **PUBLIC HEARINGS:** Next PC Res. #18-05
- A. **CONTINUED HEARINGS:** None.
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 where 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.  
**(CONTINUE TO SEPTEMBER 15, 2005 MEETING)**
- B. **NEW HEARINGS:**
1. **LOWE'S, 32040 UNION LANDING BLVD., Site Development Review SD-08-05, Use Permit UP-08-05;** Initiated by Brian Nelson on behalf of Lowe's, the proposal is to infill 454 square feet under the Lowe's front entry canopy to create a Returned Merchandise Area, Money Room and Pick-up Room. As a result of this expansion of use, the front entry doors will be relocated and a pedestrian zone that is protected by bollards will be created at the front of the store. Some service and loading area will be eliminated immediately in front of the entry and exit doors. The property is located at 32040 Union Landing Boulevard, also identified as APN 463-0060-019. The property is zoned CUL, Union Landing Commercial. The proposed project is considered Categorically Exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.
- VI. **SUPPLEMENTAL STAFF REPORTS:**
- A. **CONTINUED REPORTS:** None.
- B. **NEW REPORTS:** None.

**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 September 15, 2005.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**