

**CITY OF UNION CITY  
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING  
OF SEPTEMBER 15, 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 August 18, 2005**

**III. ORAL COMMUNICATIONS:**

**IV. WRITTEN COMMUNICATIONS:**

**V. PUBLIC HEARINGS:** Next PC Res. #20-05

**A. CONTINUED HEARINGS: None.**

**B. NEW HEARINGS:**

- 1. PAUL C. BUNTON, 4312 DYER ST., Site Development Review SD-04-05, Tentative Tract Map TTM 7668; the applicant is requesting approval of a Site Development Review Permit (SD-04-05) for the architectural design and site layout of 15 new town homes on a 39,000 square foot lot located on the corner of Dyer Street and Meteor Drive also identified as APN: 483-007-300-002. The property is zoned RM 2500, Multi-Family Residential. This project is considered categorically exempt under Section 15332 of the California Environmental Quality Act (CEQA) Guidelines.**

**VI. SUPPLEMENTAL STAFF REPORTS:**

**A. CONTINUED 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.**

**B. NEW REPORTS: None.**

**VII. REDEVELOPMENT AND ECONOMIC DEVELOPMENT REPORTS:**

**A. CODE ENFORCEMENT UPDATE:**

**B. ECONOMIC DEVELOPMENT UPDATE:**

**C. UPDATE ON PSSC AND INTERMODAL STATION:**

**VIII. COMMISSION MATTERS:**

**A.** Follow-up on Planning Commission referrals to the City Council.

**B.** Upcoming applications for the Regular Planning Commission meeting of October 6, 2005.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**