

**CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF JANUARY 19, 2006, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

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

II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of January 5, 2006.

III. **ORAL COMMUNICATIONS:**

IV. **WRITTEN COMMUNICATIONS:**

V. **PUBLIC HEARINGS:** Next PC Res. #02-06

A. **CONTINUED HEARINGS:** None.

B. **NEW HEARINGS:**

1. **ALVARADO PLACE, 32100 ALVARADO BLVD., General Plan Amendment AG-02-05, Zoning Map Amendment A-02-05;** The applicant, Patrick Conway, representing Duckett-Wilson Development, Inc., is requesting a General Plan Amendment (AG-02-05) to change the land use designation of a one acre portion of a 3.8 acre property located at 32100 Alvarado Blvd. (APN: 483-0040-50) from Private Institutional (PI) to Retail Commercial (CR) and a Zoning Map Amendment (A-02-05) to change the zoning designation from Private Institutional (PI) to Community Commercial (CC). A Mitigated Negative Declaration has been prepared for this project.

2. **ALVARADO PLACE, 32100 ALVARADO BLVD., Site Development Review (SD-09-05), Use Permit UP-09-05 and Variance V-04-05;** The applicant, Patrick Conway, representing Duckett-Wilson Development, Inc., is requesting Site Development Review approval to construct two one-story buildings that will add 9,010 square feet of retail commercial space to the Alvarado Place Shopping Center. The project will require a Use Permit to allow a 1,848 square foot drive-through Starbucks Coffee shop and a Variance permit to allow no rear yard setback behind the proposed buildings. The project proposal includes parking, landscaping, and site improvements. A Mitigated Negative Declaration has been prepared for this project.

VI. **SUPPLEMENTAL STAFF REPORTS:**

A. **CONTINUED REPORTS:** None.

B. NEW REPORTS:

1. **WILLIAM HSIEN, ALPHA INVESTMENTS AND PROPERTY MANAGEMENT, 34396 ALVARADO-NILES ROAD, Site Development Review SD-11-05;** The applicant is requesting Site Development Review approval to remodel the exterior of an existing restaurant located at the intersection of Decoto Road and Alvarado-Niles Road. The project includes relocating the main entry and constructing a new trash enclosure. The project site is located at 34396 Alvarado-Niles Road (APN: 486-0005-101-100). This project is categorically exempt under Section 15301, Class 1(e)(Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.
2. **GREEN BUILDING AND LANDSCAPING STUDY SESSION, CITY OF UNION CITY;** This is a study session to provide an overview of green building and landscaping programs in preparation of a proposed Green Building and Landscaping Ordinance.

VII. REDEVELOPMENT AND ECONOMIC DEVELOPMENT REPORTS:

- A. **CODE ENFORCEMENT REPORT** – End of year report for 2005.

VIII. COMMISSION MATTERS:

- A. Follow-up on Planning Commission referrals to the City Council.
- B. Upcoming applications for the Regular Planning Commission meeting of February 2, 2006.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: