

**CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF JULY 20, 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 July 6, 2006.

III. **ORAL COMMUNICATIONS:**

IV. **WRITTEN COMMUNICATIONS:**

V. **PUBLIC HEARINGS:** Next PC Res. #44-06

A. **CONTINUED HEARINGS:** None.

B. **NEW HEARINGS:**

1. **DUCKETT-WILSON DEVELOPMENT, INC., 31772 and 31848 ALVARADO BLVD., Variance V-04-06;** the applicant, Patrick Conway, on behalf of Duckett-Wilson Development Inc., is requesting a Variance Permit to allow columns to encroach into the required front yard setback for two existing freestanding buildings along Alvarado Boulevard as part of the Alvarado Plaza Shopping Center (Seafood City) renovation. The first building is located at 31772 Alvarado Boulevard (APN: 483-0040-001-6) west of Fair Ranch Road and the second building is located at 31848 Alvarado Boulevard (APN: 483-0040-034) west of Dyer Street (adjacent to the Valero gas station). These buildings will be refaced with a facade design that includes a column arcade consistent with the facade improvements of the main retail building as approved by the City Council on December 13, 2005. This project has been determined to be categorically exempt per Section 15301, Class 1(e) – Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.
2. **STERN AND COMPANY, 34100 Seventh STREET, Site Development Review, SD-07-05, Tentative Tract Map 7733;** the applicant, Stephen Stern, is requesting approval of a Tentative Tract Map, TTM 7733, to subdivide a total of 57,430 square feet located at 34100 Seventh Street into eight (8) single-family residential lots with a minimum size of 4,058 square feet and a 7,120 square foot lot to accommodate a park area. The site area consists of four (4) parcels (APN's: 087-0099-146, 087-0099-148, 087-0099-152, and 087-0099-162) owned by the Redevelopment Agency. The applicant is also requesting approval of Site Development Review (SD-07-06) to construct eight (8) 1,856 square foot single-family residences on the proposed lots. The environmental impacts of this project were previously evaluated within the 1994 DIPS A EIR. No further environment review is proposed.
3. **TOM MEDEROS, 3390 MISSION BLVD, Administrative Use Permit AUP-06-05;** the applicant, Tom Mederos, is requesting approval of an Administrative Use Permit to temporarily locate a 432 square foot modular office behind an existing flower stand located at 33090 Mission Boulevard. This project has been determined to be categorically exempt per Section 15303, Class 3 – New Construction, of the California Environmental Quality Act (CEQA) Guidelines.

4. **TWELVE STAR BUILDERS, DYER STREET/ALVARADO BLVD., Site Development Review SD-08-06, Variance V-05-06;** the applicant is requesting approval to construct a new 7,300 square foot building that will house a bakery and two additional retail spaces at the ground level with office space above. The applicant has also requested a Variance permit to reduce the required front yard setback and required parking demand. The project site is a vacant parcel located at 4123 Dyer Street close to Alvarado Boulevard intersection (APN: 483-0076-009-01). This project has been determined to be categorically exempt per Section 15303 (c), New Construction or conversion of small structures, of the California Environmental Quality Act (CEQA) Guidelines.
5. **SPRINGFIELD HOLDINGS, LLC., 33377 CROATIAN WAY, Tentative Tract Map 7800;** the applicant is requesting approval of a Tentative Tract Map TTM 7800 to subdivide a 20,054 square foot parcel into five (5) parcels. The proposal includes creating one 9,758 square foot commonly owned parcel where the parking lot is located and subdividing the existing 10,297 square foot building into four (4) tenant spaces. The property is located at 33377 Croatian Way (APN: 475-0111-054-00). This project has been determined to be categorically exempt per Section 15301, Class 1(e) – Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.

VI. **SUPPLEMENTAL STAFF REPORTS:**

A. **CONTINUED REPORTS:** None.

B. **NEW REPORTS:**

1. **MAXIMILIANO CERDA, 909 E STREET, Administrative Site Development Review ASD-22-06;** the applicant, Maximiliano Cerda, is requesting Administrative Site Development Review approval (ASD-22-06) to demolish the existing home and construct a new two-story, 3,511 square foot single-family dwelling at 909 E Street (APN: 486-0024-009-01). This project has been determined to be categorically exempt per Section 15303 – New Construction or Conversion of Small Structures, 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 3, 2006.

IX. **GOOD OF THE ORDER:**

X. **ADJOURNMENT:**