

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF JANUARY 3, 2008, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA

I. **ROLL CALL:** Commissioners Lew, Saini, Singh, Sweeney and Chairperson Anderson
Alternates: Crosby, Panlilio

II. **ORAL COMMUNICATIONS:**

III. **WRITTEN COMMUNICATIONS:**

IV. **PUBLIC HEARINGS:**

Next PC Res. #01-08

A. **CONTINUED HEARINGS:** None.

B. **NEW HEARINGS:**

1. **RAUSCHENBACH, MARVELLI, BECKER ARCHITECTS FOR PAPPAS INVESTMENTS, 31300 Courthouse Drive, Site Development Review SD-04-07;** the applicant is requesting Site Development Review approval to construct a 17,045 square foot building on a vacant pad located at 31300 Courthouse Drive (APN: 463-0060-048) between Best Buy and Babies R Us in the Union Landing Shopping Center. Pursuant to Section 15162 and 15168 of the California Environmental Quality Act (CEQA) Guidelines the project's environmental impacts were previously evaluated in the certified EIR prepared for the Union Landing Development (City Council Resolution 8536-95 and a Negative Declaration was adopted for the development of the Subregional Commercial zone (City Council Resolution #2437-03).
2. **CITYWIDE, Zoning Text Amendment AT-04-07;** the City is proposing to amend Chapter 18.39 of the Union City Municipal Code to remove full service, in-line and stand alone restaurants from the list of conditionally permitted uses in the Subregional Commercial, SRC, sub area of the Union Landing Commercial, CUL, zoning district. This project is considered categorically exempt per Section 15061(b) (3) of the California Environmental Quality Act (CEQA) Guidelines.

VI. **SUPPLEMENTAL STAFF REPORTS:**

A. **CONTINUED REPORTS:** None.

B. **NEW REPORTS:**

1. **Study Session For Proposed Station District Mixed-Use Project;** Barry Swenson Builder is proposing a mixed-use development that includes approximately 1200 residential multi-family units and 65,000 square feet of retail/commercial uses on nine (9) acres located along 11th Street within the Station District. The project will be built out in three phases over the next 10 –

15 years. This is the first briefing on the preliminary application for Barry Swenson Builder to comment on how the project meets the approved design guidelines for blocks 2, 3, and 4 of the Station District.

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 next Regular Planning Commission meeting for January 17, 2008.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: