

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF FEBRUARY 21, 2002, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA

I. ROLL CALL: Commissioners Sweeney, Allen, Mattos, Raymundo, and Savage

II. APPROVAL OF MINUTES: Regular Planning Commission Minutes of February 7, 2002

III. ORAL COMMUNICATION:

IV. WRITTEN COMMUNICATION: None.

V. PUBLIC HEARINGS: Next PC Res. # 11-02

A. CONTINUED HEARINGS: None.

B. NEW HEARINGS:

- 1. UP-5-01, USE PERMIT; SD-12-01, SITE DEVELOPMENT REVIEW; V-1-02, VARIANCE: Raoul Rojas, of VBN Architects, on behalf of Saint Anne Catholic Parish and the Catholic Diocese of Oakland, has submitted applications for a Use Permit (UP-5-01), a Site Development Review Permit (SD-12-01) and a Variance Permit (V-1-02) for a proposed development on the vacant (northerly) portion of the property located at 32223 Cabello Street (APN 483-76-067). The Use Permit application is a request for approval of a Master Plan to expand the church facilities in the form of a phased development consisting of eight (8) new classrooms with restroom facilities (approximately 8,550 square feet), a new social/recreation hall building (approximately 4,300 square feet), and a new gymnasium/multi-purpose building (approximately 14,725 square feet). The Site Development Review Permit application is a request to allow development of the first phase of the Master Plan consisting of the construction of four (4) classrooms with restroom facilities (approximately 4,250 square feet) and an approximately 4,300 square foot social/recreational hall building. The Variance application is a request to allow for a reduction in the required number of parking spaces on site given that all church facilities will share use of the parking lot and there will not be concurrent use of the church, social/recreational hall building, and gymnasium/multi-purpose building for separate events. The subject property is currently located within an Agricultural zoning district and has a General Plan designation of Institutional.**

VI. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS: None.

B. NEW REPORTS:

- 1. RE: SD-10-01: SITE DEVELOPMENT REVIEW; UP-03-01: USE PERMIT: Initiated by Weldon Birch, of Cal West Concrete Cutting, Inc., a proposal for site and building improvements to an existing 4.92± acre property previously occupied by the Sika Corporation, located at 1 Tara Court, west of Union City Boulevard and north of Bettencourt Way. The applicant's proposal includes interior and exterior improvements to three existing buildings, including paving, fencing and landscaping improvements. Cal West will be occupying the site for its facilities and operations, which**

include corporate offices, fabrication shop, equipment storage, repairs and servicing, equipment yard and retail sales. The property is situated on two parcels, 1.15± acres (APN 482-6-11) and 3.77± acres (APN 482-6-12) within the ML, Light Industrial zoning district.

VII. COMMISSION MATTERS:

- A. Consideration of rescheduling the March 7, 2002 Planning Commission Meeting to March 14, 2002.**
- B. Upcoming applications for the next Regular Planning Commission Meeting.**

VIII. GOOD OF THE ORDER:

IX. ADJOURNMENT: