

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF MAY 15, 2003, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA

- I. **ROLL CALL:** Commissioners Anderson, Kelley, Lew, Savage, and Sweeney
- II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of May 1, 2003.
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:** None.
- V. **PUBLIC HEARINGS:** Next PC Res. #13-03
- A. **CONTINUED HEARINGS:**
1. **SITE DEVELOPMENT REVIEW SD-02-03; USE PERMIT UP-01-03 ZONING TEXT AMENDMENT AT-01-03; VARIANCE V-01-03:** Initiated by Ahmad Mohazab, of Tecta Associates, on behalf of the property owner, Lolita Pineda, the applicant is requesting approval to construct a 6,069 square foot, two-story office and commercial building on an approximately 7,200 square foot property on the northwest corner of Union Landing and Alvarado Niles Road located on vacant property identified as 31210 Alvarado Niles Road (APN 463-60-29) in the City of Union City. The project entails a request for a Zoning Text Amendment, AT-01-03, to modify the Union Landing Commercial zoning district to allow dental offices within this zoning district. The applicant is requesting approval to allow a dental office use to occupy the second floor of the proposed building. The project also entails a Use Permit application, UP-01-03, requesting approval to allow the establishment of a restaurant use in this building in the Union Landing Commercial zoning district. Further, the applicant is requesting approval of Site Development Review and Variance applications to allow the construction of the two-story building with reduced front and rear yard setbacks. The current General Plan designation for the project site is CR (Retail Commercial) and the current Zoning designation is CUL (Union Landing Commercial). A Negative Declaration has been prepared.
- B. **NEW HEARINGS:**
1. **ADMINISTRATIVE SITE DEVELOPMENT REVIEW ASD-06-03 AND USE PERMIT UP-03-03:** Initiated by Epicurean International (also known as Thai Kitchen), has submitted an application for Administrative Site Development Review and Use Permit approval to occupy an existing vacant warehouse and office building located at 30315 Union City Boulevard. The proposed project includes minor site improvements (parking lot expansion and landscaping) and upgrading the existing building to be used as a corporate headquarters that would include administrative offices and a food distribution warehouse. The project site is approximately 11.74 acres and is occupied by an existing building approximately 149,000 square feet. The General Plan designation is MS, Special Industrial and the Zoning District classification is ML, Light Industrial. Based upon the General Plan designation, warehouse uses are conditionally permitted. This project is categorically exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA).

VI. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS:

1. **SITE DEVELOPMENT REVIEW SD-01-03:** Joe Sordi, on behalf of KB Home South Bay, Inc., has submitted an application for Site Development Review for the design and layout of 52 one- and two-story, single-family residences on an approximately 8.1 acre site located at 33155 Railroad Avenue (APN 486-0036-039-02 and 486-0036-040). The project site is located on Railroad Avenue between D Street and the Dry Creek Channel and is commonly referred to as the Johnson Industrial Park. A Negative Declaration was prepared for the Tract Map.

A. NEW REPORTS: None.

VII. COMMISSION MATTERS:

- A. Follow-up on Planning Commission Referrals to the City Council.
- B. Upcoming applications for the Adjourned Regular Planning Commission meeting of May 29, 2003.

VIII. GOOD OF THE ORDER:

IX. ADJOURNMENT: