

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF AUGUST 7, 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:** Adjourned Regular Planning Commission Minutes of June 19, 2003.
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:**
- V. **PUBLIC HEARINGS:** Next PC Res. #20-03
- 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:** Proposed by Vincent Wong, of V. C. Wong and Associates, on behalf of the new property owner, Dr. Christopher Viray, the applicant is requesting approval to construct a 4,770 square foot, two-story office and commercial building with a third floor penthouse office 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. **TENTATIVE PARCEL MAP TPM 7427:** U. S. Pipe and Foundry, the applicant and owner is proposing a parcel map to create a new 10.08-acre parcel from the existing 70.4-acre U. S. Pipe and Foundry site. The project site is located at 1295 Whipple Road, Union City, and is identified as APN: 475-050-6252. The area of the parcel to be subdivided is vacant and has historically been used for agricultural (floriculture) purposes. The property is surrounded by other industrial uses and is located in an urbanized area. The property is currently designated MG, Heavy Industrial and zoned MG, Heavy Industrial.  
**CONTINUED TO A DATE TO BE DETERMINED.**

2. **TENTATIVE PARCEL MAP 7468 AND SITE DEVELOPMENT REVIEW SD-07-03:** Initiated by Susan Hoffman, property owner, the applicant is requesting approval of a Tentative Parcel Map to subdivide property located at 33121 Alvarado-Niles Road in the City of Union City into two (2) parcels. Additionally, the applicant is requesting approval of a Site Development Review Permit (SD-07-03) to convert an existing historical structure located on the subject property from a residential structure to a professional commercial office, and to improve the subject property with parking and landscaping around the historic structure. The existing structure is designated as a local historic landmark and is located within the Landmark and Historic Preservation (LHP) Overlay Zone. The applications will allow the applicant to subdivide the property into two (2) separate parcels consisting of Parcel A, a 17,701 square foot lot on which the existing historical structure and appurtenant historical water tower are located, and Parcel B, a 19,075 square foot lot which is currently vacant. A Negative Declaration has been prepared.

**VI. SUPPLEMENTAL STAFF REPORTS:**

A. **CONTINUED REPORTS:** None.

B. **NEW REPORTS:** None.

**VII. COMMISSION MATTERS:**

A. Follow-up on Planning Commission Referrals to the City Council.

B. Upcoming applications for the Regular Planning Commission meeting of August 21, 2003.

**VIII. GOOD OF THE ORDER:**

**IX. ADJOURNMENT:**