

**CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF MARCH 4, 2004
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 February 19, 2004
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:**
- V. **PUBLIC HEARINGS:** Next PC Res #12-04
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **TENTATIVE PARCEL MAP TPM 8348;** Initiated by Sarah D. Borjal, property owner, a request to approve a Tentative Parcel Map to subdivide a property located at 4235 Horner Street (APN: 482-0010-023-00) into three (3) parcels. Parcel 1 will be 14,110 square feet, Parcel 2 will be 7,214 square feet, and Parcel 3 will be 6,325 square feet. No structures are being proposed at this time. The proposed project is categorically exempt under Section 15315, Class 15 of the California Environmental Quality Act (CEQA) Guidelines.
- VII. **SUPPLEMENTAL STAFF REPORTS:**
- A. **CONTINUED REPORTS:**
1. **SITE DEVELOPMENT REVIEW SD-03-04;** Initiated by Twelve Star Builders on behalf of the owners, the applicant is proposing to construct a two-story 5,641 square foot building on an existing vacant lot. The proposed uses include a bakery and two additional retail spaces. The project site is identified as Assessor's Parcel Number APN: 483-0076-009-01 and is zoned CC, Community Commercial. The project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines under Section 15332, Class 32. **(CONTINUED TO MARCH 18, 2004 AT THE REQUEST OF THE APPLICANT)**
- B. **NEW 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 March 18, 2004.
- IX. **GOOD OF THE ORDER:**
- X. **ADJOURNMENT:**