

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF MAY 20, 2004, 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 6, 2004
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:**
- V. **PUBLIC HEARINGS:** Next PC Res. #32-04
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **ZONING TEXT AMENDMENT AT-04-04,** Initiated by the City of Union City to amend the zoning text in Section 18.105.150, Fee Accounts of Chapter 18.105, Development Impact Fees, to consolidate the Public Buildings and Transit Facilities, to add two new projects and to remove specific account percentages. The City Council would adopt specific account percentages by resolutions as part of the Capital Facilities Fee updates. The City has determined that the above amendments are exempt from further environmental review, pursuant to Section 15061(b)(3) and 15273 of the California Environmental Quality Act (CEQA) Guidelines.
2. **SATISH NARAYAN, 1405 I STREET – Administrative Site Development Review ASD-18-04 and Variance V-02-04,** Initiated by Satish Narayan, on behalf of property owner, Narinder Deogun, the applicant is requesting Administrative Site Development Review approval to allow a first floor expansion and second story addition to serve as a secondary dwelling unit. The applicant is also requesting a Variance from the rear yard setback standard. The property is located at 1405 I Street (APN: 486-0045-008-00). This project is considered Categorically Exempt per Section 15301, Class 1(e) and 15305, Class 5(a).
- VII. **SUPPLEMENTAL STAFF REPORTS:**
- A. **CONTINUED REPORTS:** None.
- B. **NEW REPORTS:**
1. **GREEN OAKS DEVELOPMENT CENTER, 38 UNION SQUARE, - Administrative Use Permit AUP-01-04,** Initiated by Jaime Rivera, on behalf of Green Oaks Development Center, the applicant is requesting Administrative Use Permit approval to allow the expansion of an existing adult day care for

developmentally disabled adults (Green Oaks Development Center) at 38 Union Square (APN 87-19-01-25). The day care is requesting approval to expand into an adjacent vacant tenant space within the existing building and to increase the number of day care clients from 30 to 60 adults. The day care is proposed to expand into a 1,800 square foot tenant space, bringing the total square footage of the day care to 3,544 square feet. Notice is also give that this project is categorically exempt per Section 15301, Class 1a of the California Environmental Quality Act (CEQA) Guidelines.

VIII. COMMISSION MATTERS:

- A. Follow-up on Planning Commission referrals to the City Council.
- B. Upcoming applications for the Regular Planning Commission meeting of June 3, 2004.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: