

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF APRIL 21, 2005, 7:00 P.M.**  
**IN THE COUNCIL CHAMBERS OF CITY HALL**  
**34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

- I. **ROLL CALL:** Commissioners Lew, Savage, Sison, Sweeney and Chairperson Anderson
- II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of April 7, 2005
- III. **ORAL COMMUNICATIONS:**
- IV. **WRITTEN COMMUNICATIONS:**
- V. **PUBLIC HEARINGS:** Next PC Res. #09-05
  - A. **CONTINUED HEARINGS:**
    - 1. **VINCENT C. WONG AND PARTNERS, FLORENCE ST., Tentative Tract Map TTM 7114, Use Permit UP-01-05;** Vincent Wong and Partners request to subdivide a 6.01 acre site located at the end of Florence Street (APN 087-0034-002-07) into six (6) single-family residential lots within the RS 6000-H (Hillside Combining) zoning district. The applicant is also requesting a Use Permit as required for projects in the Hillside Combining district (-H). The City has prepared a Mitigated Negative Declaration on the project and has determined that the project will not have a significant, adverse effect or impact on the environment with mitigation measures.
  - B. **NEW HEARINGS:**
    - 1. **PACIFIC WEST GYMNASTICS, 32920 ALVARADO-NILES RD, SUITE 210, USE PERMIT UP-02-05;** The applicants, Jade McLean and Evelyn Paradis, are requesting approval of a Use Permit UP-02-05 to allow the establishment of a gymnastics school within a 13,102 square foot tenant space in the Dowe Business Park. The tenant space is located at 32920 Alvarado-Niles Road, Suite 210 (APN 475-0150-009-01), on the northwesterly part of the business park. The subject property is zoned ML, Light Industrial, and has a General Plan Designation of ML, Light Industrial. This project is categorically exempt under Section 15301, Class 1(a), Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.
- VI. **SUPPLEMENTAL STAFF REPORTS:**
  - A. **CONTINUED REPORTS:** None.
  - B. **NEW REPORTS:** None.

**VII. COMMISSION MATTERS:**

- A. **WORKSESSION: Update to Title 18 Zoning;** Review of proposed modifications to Title 18 pertaining to the review and processing of planning permit applications.
- B. Follow-up on Planning Commission referrals to the City Council.
- C. Upcoming applications for the Regular Planning Commission meeting of May 5, 2005.

**VIII. GOOD OF THE ORDER:**

**IX. ADJOURNMENT:**