

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF JULY 7, 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 June 16, 2005

III. **ORAL COMMUNICATIONS:**

IV. **WRITTEN COMMUNICATIONS:**

V. **PUBLIC HEARINGS:** Next PC Res. #14-05

A. **CONTINUED HEARINGS:**

1. **FILIPINO COMMUNITY OF ALAMEDA COUNTY AND VICINITY, 3939 SMITH ST., Tentative Parcel Map TPM 8621;** Vincent Wong, applicant, representing the property owners, Filipino Community of Alameda County and Vicinity, is requesting approval to subdivide a 16,200 square foot parcel into two (2) lots. Parcel 1 will retain the existing building with some modifications and will be 11, 200 square feet. Parcel 2 will be 5,000 square feet. No new structures are being proposed at this time.

B. **NEW HEARINGS:**

1. **PACIFIC WEST GYMNASTICS, 32920 ALVARADO-NILES RD, SUITE 200, Use Permit UP-04-05;** The applicants, Jade McLean and Evelyn Paradis, are requesting approval of a Use Permit UP-04-05 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 200 (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. REDEVELOPMENT AND ECONOMIC DEVELOPMENT REPORTS:**

**A. CODE ENFORCEMENT UPDATE:**

**B. ECONOMIC DEVELOPMENT UPDATE:**

**C. UPDATE ON ROUTE 84:**

**D. DOWN PAYMENT PROGRAM UPDATE:**

**E. REHABILITATION PROGRAM UPDATE:**

**F. APPROVED RDA BUDGET FOR FY 05/06 AND FY 06/07**

**VIII. COMMISSION MATTERS:**

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

**B.** Upcoming applications for the Regular Planning Commission meeting of July 21, 2005.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**