

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF OCTOBER 6, 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 September 15, 2005

III. **ORAL COMMUNICATIONS:**

IV. **WRITTEN COMMUNICATIONS:**

V. **PUBLIC HEARINGS:** Next PC Res. #21-05

A. **CONTINUED HEARINGS:** None.

B. **NEW HEARINGS:**

1. **AT-02-05, CITY OF UNION CITY, Ordinance for Recycling Facilities;**
The City is proposing to amend Chapter 18.40, Industrial Districts to reclassify enclosed recycling facilities as a conditionally permitted use in the ML (Light Industrial) district. This project is exempt under Section 15061 of the California Environmental Quality Act (CEQA).
2. **SPRINT WIRELESS SERVICES, 33485 WESTERN AVENUE, Use Permit UP-10-05 and Administrative Site Development Review ASD-20-05;** the applicant is requesting approval to allow a 50 foot tall wireless antenna monopole to be located in a ML, Light Industrial zoning district at 33485 Western Avenue in Union City (APN: 475-0100-010). The new antenna is proposed to be located behind the existing warehouse and will also include a 25' X 25' ground lease area that will accommodate four (4) equipment cabinets.
3. **PEIRONG GUO, DDS, INC., 29300 KOHOUTEK WAY, SUITE 100; Use Permit UP-11-05;** the applicant is requesting approval to allow a dental office in a MS, Industrial Special zoning district at 29300 Kohoutek Way, Suite 100, in Union City (APN: 463-0045-048). The facility proposes to occupy 2,396 square feet of space plus a 900 square foot mezzanine in the existing Kohoutek Commerce Center. The facility will provide all disciplines of dental care. The proposed project is categorically exempt under Section 15301. Class 1(a) Existing Facilities, of the California Environmental Quality Act (CEQA).
4. **LU HUANG, 1719 DECOTO ROAD; Use Permit UP-12-05;** the applicant, as representative for B & F Massage, is requesting approval to allow a massage facility at 1719 Decoto Road in Union City, zoned CC (Community Commercial). (APN: 486-0051-007). The facility proposes to occupy 696 square feet of space in the existing El Mercado Shopping Center, and provide body and foot massage therapy. The proposed project is categorically exempt under Section 15301 Class 1(a) Existing Facilities, of the California Environmental Quality Act (CEQA).

VI. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS: None.

B. NEW REPORTS: None.

VII. REDEVELOPMENT AND ECONOMIC DEVELOPMENT 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 October 20, 2005.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: