

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF NOVEMBER 17, 2005, 7:00 P.M.**  
**IN THE COUNCIL CHAMBERS OF CITY HALL**  
**34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

- I. **ROLL CALL:** Commissioners Anderson, Savage, Sison, Sweeney and Chairperson Lew
- II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of November 3, 2005
- III. **ORAL COMMUNICATIONS:**
- IV. **WRITTEN COMMUNICATIONS:**
- V. **PUBLIC HEARINGS:** Next PC Res. #32-05
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **CITY OF UNION CITY, Revised Portions Of Draft Environmental Impact Report On The Union City Intermodal Station Passenger Rail Project.** The noise analysis was recirculated to demonstrate consistency with regional rail projects. As part of the revised noise analysis a new track alignment is shown in the Shinn Street area of Fremont. This is an opportunity for the public to review the revised Noise Analysis. The comment period will end December 14, 2005.
2. **CITY OF UNION CITY, 31097 COURTHOUSE DRIVE, Amended Use Permit UP-02-04a and Variance V-01-04a:** The applicant, the City of Union City, is proposing to amend Use Permit UP-02-04 to increase the approved 5,000 square feet of restaurant uses to 7,500 square feet and increase the approved 2,500 square feet of retail food uses to 3,500 square feet in a Sub-regional Specialty Commercial area in the Union Landing Commercial District; and to increase the approved Variance V-01-04, an increase of 13, from 25 parking spaces to 38 parking spaces to accommodate the enlarged restaurant uses. The subject site is located on Courthouse Drive and Dyer Street, Assessor Parcel Number 463-0060-051. A Program EIR was adopted for Union Landing in 1995, and a draft Negative Declaration was prepared to address the construction of the 316,000 square feet of retail commercial, which included this project site. Therefore, no additional environmental review is required.  
**(CONTINUE TO DECEMBER 1, 2005 MEETING)**
3. **CAL COM SYSTEMS, 34400 MISSION BLVD., Site Development Review SD-07-05, Use Permit UP-07-05 and Variance V-03-05;** The applicant, Thomas Miller, for Cal Com Systems is requesting Site Development Review (SD-07-05) to allow the installation of an additional wireless facility with associated equipment shelter, Use Permit (UP-07-05) to modify the Use Permit that authorized the installation of the existing 90 foot high monopole facility, and Variance (V-03-05) to increase the height of the existing monopole by 20 feet to 110 feet. The site is located at 34400 Mission Boulevard in Union City, and is located in an A, Agricultural zoning district. (APN 087-0031-002-06) The proposed project is considered Categorical Exempt under Section 15301, Class 1(b), Existing Facilities, of the CEQA Guidelines.

4. **FIVE FAMILIES MARTIAL ARTS, 33415 WESTERN AVE., Use Permit UP-14-05**; David Howell, as applicant for Five Families Martial Arts, is requesting approval to allow a martial arts instruction facility to be located in a ML (Light Industrial) zoning district at 33415 Western Avenue in Union City. (APN: 475-0100-033). This 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:**

1. **DUCKETT-WILSON, 31820-31848 ALVARADO BLVD., Site Development Review SD-05-05**; The applicant, Patrick Conway, is requesting Site Development Review approval to renovate the Alvarado Plaza Shopping Center. The existing building façade will be removed and replaced with a new storefront design. The existing parking area will undergo landscape improvements, sealing, and striping. The project site is located at 31820-31848 Alvarado Boulevard (APN 483-0040-034, 483-0040-035, 483-0040-038) zoned CC, Community Commercial. The proposed project is considered Categorically Exempt under Section 15301, Class 1(e) Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.

**VII. REDEVELOPMENT AND ECONOMIC DEVELOPMENT REPORTS:**

**VIII. COMMISSION MATTERS:**

- A. Follow-up on Planning Commission referrals to the City Council.
- B. Upcoming applications for the Regular Planning Commission meeting of December 1, 2005.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**