

**CITY OF UNION CITY
MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING
OF JUNE 16, 2005, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

- I. ROLL CALL: Commissioners Lew, Sison, and Chairperson Anderson
ABSENT: Commissioner Savage, Commissioner Sweeney**

STAFF PRESENT: Joan Malloy (Planning Manager); Michael S. Riback (City Attorney); Kris Fitzgerald (Administrative Assistant).

- II. APPROVAL OF MINUTES: The minutes of the Regular Planning Commission Meeting of June 2, 2005 were approved as submitted.**

- III. ORAL COMMUNICATIONS: None.**

- IV. WRITTEN COMMUNICATIONS: None.**

- V. PUBLIC HEARINGS:**

- A. CONTINUED HEARINGS: None.**

- B. NEW 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.**

Commissioner Sison recused himself from this item.

There is no longer a quorum to hear this item.

The item will be continued to the next Planning Commission meeting of July 7, 2005.

- 2. GREEN OAK DEVELOPMENTAL CENTER, 2949 WHIPPLE ROAD, Use Permit UP-03-05; Jamie Riviera, applicant, is requesting approval of a Use Permit (UP-03-05) allow the relocation of the existing Green Oak Developmental Center (adult day care center) from 38 Union Square, Suite C to a new tenant space located at 2949 Whipple Road. The center expects to provide day care for up to 80 clients and will have 30 staff members on premise Monday through Friday, 8:30 am to 2:30 pm. The subject property is zoned MS, Special Industrial, and has a General Plan designation of MS, Special Industrial. The subject property is identified as APN 463-0045-071-00. This project is categorically exempt under Section 15301, Class 1(a), Existing Facilities, of the California Environmental Quality Act (CEQA).**

Joan Malloy, Planning Manager, presented the staff report.

Commissioner Lew asked to correct the word in condition #16 from “alternations” to “alterations”.

Chairperson Anderson asked if there are stairs at the emergency access.

Ms. Malloy stated that there are no stairs, however, there is an at grade roll up door and a depressed loading dock area. Ms. Malloy stated that the depressed loading dock will need to be modified so that occupants can safely exit from the building.

Chairperson Anderson asked if this is a City requirement or a Building Code requirement.

Ms. Malloy stated that this is required by Building Code.

Chairperson Anderson opened the public hearing.

Gina Rivera stated that they will be building a ramp and have personnel doors installed to provide exiting. Ms. Rivera stated that they will also be adding another restroom to the facility.

Commissioner Lew stated that she is glad that they chose to stay in Union City.

Commissioner Lew asked about the air circulation and asked how many skylights are there.

Ms. Rivera thinks there are about 8 skylights.

Commissioner Lew asked if they would be able to leave one of the rolling doors open during the day to provide additional air circulation.

Ms. Rivera stated that they can leave a door open.

Commissioner Sison asked how they would be able to leave the doors open with the clients on premise.

Ms. Rivera stated that the rollup door will be removed and replaced with a man door. Ms. Rivera stated that when a door is open there will be a staff member stationed at the door.

Commissioner Sison asked how emergency evacuations will be conducted in the new facility.

Ms. Rivera stated that currently they have monthly drills and also the staff to client ratio is 3:1 which is better than the state requirement of 4:1.

Chairperson Anderson closed the public hearing.

Commissioner Lew made a motion to approve Use Permit UP-03-05, making findings 1 - 4, with the amended conditions of approval and adopting a resolution confirming this action.

Commissioner Sison seconded the motion.

AYES 3 (Anderson, Lew, Sison)

NOES 0

ABSENT 2 (Savage, Sweeney)
ABSTAIN 0

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 July 7, 2005.

IX. GOOD OF THE ORDER: None.

X. ADJOURNMENT: 8:00 p.m.

APPROVED:

TIKISA ANDERSON, CHAIRPERSON

ATTEST:

MARK LEONARD, SECRETARY