

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF FEBRUARY 16, 2006, 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 February 2, 2006.

III. **ORAL COMMUNICATIONS:**

IV. **WRITTEN COMMUNICATIONS:**

V. **PUBLIC HEARINGS:** Next PC Res. #07-06

A. **CONTINUED HEARINGS:**

1. **ALVARADO PLACE, 32100 ALVARADO BLVD., Site Development Review (SD-09-05), Use Permit UP-09-05 and Variance V-04-05;** The applicant, Patrick Conway, representing Duckett-Wilson Development, Inc., is requesting Site Development Review approval to construct two one-story buildings that will add 9,010 square feet of retail commercial space to the Alvarado Place Shopping Center. The project will require a Use Permit to allow a 1,848 square foot drive-through Starbucks Coffee shop and a Variance permit to allow no rear yard setback behind the proposed buildings. The project proposal includes parking, landscaping, and site improvements. A Mitigated Negative Declaration has been prepared for this project.
(CONTINUE TO MARCH 2, 2006)

B. **NEW HEARINGS:**

1. **JACK CHUNG, 2819 WHIPPLE ROAD, USE PERMIT UP-01-06;** the applicant is requesting Use Permit approval to allow an acupuncture/healthcare office in an MS (Special Industrial) zone. The project is located at 2819 Whipple Road (APN: 463-0450-026).
2. **UNION CITY ZONING TEXT AMENDMENT AT-03-05;** the City is proposing to amend Chapter 18.30, Sign Regulations, to create a new freestanding sign category for non-residential, on-site real estate sign, commonly known as "for lease" signs.
3. **UNION CITY INTERMODAL STATION PASSENGER RAIL PROJECT AND FINAL EIR;** a public hearing to consider the following recommendations to the City Council 1) Certification of the Union City Intermodal Station Passenger Rail EIR; 2) Approval of the Intermodal Station Passenger Rail Project; and 3) Direction to staff to seek funding for implementation of the project and to apply to the Capital Corridor Joint Powers Authority for a passenger rail stop at the Union City BART station.

VI. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS: None.

B. NEW REPORTS:

1. **GREEN BUILDING AND LANDSCAPING STUDY SESSION, CITY OF UNION CITY;** This is a study session to review a proposed General Plan Amendment for environmental sustainability and a proposed Policy Statement encouraging green private development.

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 March 2, 2006.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: