

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF MARCH 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 March 2, 2006.
- III. **ORAL COMMUNICATIONS:**
- IV. **WRITTEN COMMUNICATIONS:**
- V. **PUBLIC HEARINGS:** Next PC Res. #18-06
- A. **CONTINUED HEARINGS:**
- B. **NEW HEARINGS:**
1. **APPEAL OF THE ZONING ADMINISTRATOR'S CONDITIONS OF APPROVAL OF ADMINISTRATIVE SITE DEVELOPMENT REVIEW ASD-16-05;** Initiated by Misako Hill, of PlanCom, Inc., representing Cingular Wireless, a request to appeal the conditions of approval of an Administrative Site Development Review application (ASD-16-05) for the installation of a Cingular wireless communication facility on an existing PG & E tower. The project site is zoned CN (Neighborhood Commercial), and is located at Mission Boulevard and Appian Way. This project is considered Categorically Exempt per Section 15303, Class 3, of the California Environmental Quality Act (CEQA) guidelines.
2. **NEW WORLD VAN LINES, 33373 LEWIS STREET, Use Permit UP-03-06, Administrative Site Development Review ASD-07-06;** the applicant, John Morrison is requesting Administrative Site Development and Use Permit approval to locate a moving company in an existing warehouse in the ML (Light Industrial) zoning district at 33373 Lewis Street (APN: 475-0080-014). This project is categorically exempt under Section 15301, Class 1(a), Existing Facilities, of the California Environmental Quality Act (CEQA) guidelines.
3. **AVALON AT UNION STATION PROJECT DRAFT EIR;** a public hearing to consider the environmental impacts of a proposed transit-oriented development called Avalon at Union Station located at 14-44 Union Square adjacent to the BART parking lot in Union City. Proposed is a 438-unit apartment community housed in two five-story buildings. The City of Union City has studied the effects that this project may have on the environment and has determined that although the project may have significant effects on the environment, mitigation measures can be incorporated into the project which will avoid or mitigate the impacts.

VI. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS: None.

B. NEW REPORTS:

- 1. BON VERSOZA, 33715 11TH STREET, Administrative Site Development Review ASD-08-06, ASD-09-06, ASD-10-06; the applicant, Bon Versoza, is seeking Administrative Site Development Review approval to construct three (3) new 2, 894 square foot, two-story single family homes on three separate parcels located at 33715 11th Street, lots 14, 15 and 16 (APN:486-0033-058-00). This project is categorically exempt under Section 15332, in-fill development projects, of the California Environmental Quality Act (CEQA) guidelines.**

VII. REDEVELOPMENT AND ECONOMIC DEVELOPMENT REPORTS:

A. ECONOMIC DEVELOPMENT UPDATE

B. INTERMODAL STATION UPDATE

C. CODE ENFORCEMENT REPORT

D. HOUSING UPDATE

E. MISSION BOULEVARD MIXED USE UPDATE

VIII. COMMISSION MATTERS:

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

B. Upcoming applications for the Regular Planning Commission meeting of April 6, 2006.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: