

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF APRIL 20, 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 16, 2006 and Regular Planning Commission Minutes of April 6, 2006.
- III. **ORAL COMMUNICATIONS:**
- IV. **WRITTEN COMMUNICATIONS:**
- V. **PUBLIC HEARINGS:** Next PC Res. #25-06
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **SIMARDEEP KAUR, 33724 5<sup>TH</sup> STREET, Tentative Parcel Map 8812 and Site Development Review SD -03-06;** Simardeep Kaur, as applicant and property owner, is requesting approval of Tentative Parcel Map 8812 to subdivide a 10,000 square foot property located at 33724 5<sup>th</sup> Street (APN: 486-0009-052) into two (2) 5,000 square foot lots. The applicant is also requesting Site Development Review approval to construct two (2) 3,010 square foot single-family residences, each having an attached secondary dwelling unit. The project site is zoned R5000 (Decoto Residential). This project is considered Categorically Exempt per Section 15315, Minor Land Divisions, and Section 15303, Class 3(a), New construction, of the California Environmental Quality Act (CEQA) guidelines.
- VI. **SUPPLEMENTAL STAFF REPORTS:**
- A. **CONTINUED REPORTS:** None.
- B. **NEW REPORTS:**
1. **RHL DESIGN GROUP, 31901 ALVARADO BOULEVARD, Site Development Review SD-05-06;** the applicant, RHL Design Group, on behalf of Conoco Phillips, is requesting Site Development Review approval to install new fascia on the existing canopy and new signage at the 76 Station located at the corner of Alvarado Boulevard and Dyer Street (APN:483-0073-012-08). This project is categorically exempt under Section 15301, Existing Facilities of the California Environmental Quality Act (CEQA) guidelines.
- 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 May 4, 2006.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**