

**CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF MAY 18, 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 May 4, 2006.

III. **ORAL COMMUNICATIONS:**

IV. **WRITTEN COMMUNICATIONS:**

V. **PUBLIC HEARINGS:** Next PC Res. #28-06

A. **CONTINUED HEARINGS:**

1. **SIMARDEEP KAUR, 33724 5TH STREET, Site Development Review SD-03-06;** Simardeep Kaur, as applicant and property owner, is 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 located at 33724 5th St. (APN: 486-0009-052) and zoned R5000 (Decoto Residential). This project is considered Categorical Exempt per Section 15303, Class 3(a), New Construction, of the California Environmental Quality Act (CEQA) guidelines.
(CONTINUE TO JUNE 1, 2006)

C. **NEW HEARINGS:**

1. **ANDERSEN BAKERY, 30935 - 31075 COURTHOUSE DRIVE, Use Permit UP-02-04A and Variance V-01-04A;** the applicant, Andersen Bakery, is proposing to amend Use Permit UP-02-04 to increase the allowed square footage dedicated to retail food uses from 2,500 square feet to 3,700 square feet to accommodate a proposed bakery, and to amend Variance V-01-04 to allow for a reduction in the number of required parking spaces. The project site is located at 30935 - 31075 Courthouse Drive. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15162 and 15168, this project's environmental impacts were previously evaluated in a certified Program EIR for development of Union Landing and the adopted Negative Declaration for development of a 316,000 square feet commercial center which includes the project site.
2. **LYNDA SCHWABE, 2635 STANFORD WAY; Administrative Use Permit AUP-03-06;** the applicant is requesting approval to operate a large family daycare for up to 14 children in a single-family residence at 2635 Stanford Way (APN: 463-0450-026) in Union City. This project is categorically exempt under Section 15301, Class 1(a), Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.

3. **JIMMY DONES, 31841 ALVARADO BLVD., Site Development Review SD-04-06, Variance V-02-06;** the applicant, Jimmy Dones, is requesting Site Development Review approval to construct a new 1,905 square foot building on a 5.002 square foot lot. This application also requires a Variance from the front yard setback requirements so that the building will be aligned with the adjacent shopping center. The property is located at 31841 Alvarado Boulevard and is zoned CC (Community Commercial) and identified as APN: 483-0076-003-02. This project is exempt under Section 15303(c), New Construction or Conversion of Small Structures of the California Environmental Quality (CEQA) Guidelines.

VI. SUPPLEMENTAL STAFF REPORTS:

A. **CONTINUED REPORTS:** None.

B. **NEW REPORTS:**

1. **KRISHLANI MULIA, 33351 AND 33359 6TH ST., Administrative Site Development Review ASD-13-05 and ASD-14-06;** the applicant is requesting Administrative Site Development Review approval to construct two new approximately 3,500 square foot two-story single-family homes on two separate parcels located at 33351 and 33359 6th St. (APN: 486-0015-073). 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: 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 June 4, 2006.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: