

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF AUGUST 17, 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 July 20, 2006.

III. **ORAL COMMUNICATIONS:**

IV. **WRITTEN COMMUNICATIONS:**

V. **PUBLIC HEARINGS:** Next PC Res. #50-06

A. **CONTINUED HEARINGS:**

1. **SPRINGFIELD HOLDINGS, LLC., 33377 CROATIAN WAY, Tentative Tract Map 7800 AND USE PERMIT UP-05-06;** the applicant is requesting approval of a Tentative Tract Map TTM 7800 to subdivide a 20,054 square foot parcel into five (5) parcels. The proposal includes creating one 9,758 square foot commonly owned parcel where the parking lot is located and subdividing the existing 10,297 square foot building into four (4) tenant spaces. Use Permit Approval (UP-05-06) will allow for the industrial planned unit development and automotive repair and service uses. The property is located at 33377 Croatian Way (APN: 475-0111-054-00). This project has been determined to be categorically exempt per Section 15301, Class 1(e) – Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.

B. **NEW HEARINGS:**

1. **CITYWIDE, Zoning Text Amendment AT-04-06,** the City is proposing to update *Title 18.33, Affordable Housing*, of the Municipal Code to clarify the text and amend the requirements for the program. This project has been determined to be categorically exempt per Section 15061(b3) of the California Environmental Quality Act (CEQA) Guidelines.
2. **CINGULAR WIRELESS, NILES CANYON, Use Permit UP-06-06 and Administrative Site Development Review ASD-30-06;** the applicant, Cingular Wireless, is requesting approval of a Use Permit and Administrative Site Development Review (ASD-30-06) to place two new antennas and related equipment on an existing monopole located in the Caltrans right of way along Niles Canyon Road. The subject property is located at APN: 085A-5500-001 (just south of Baptist Church). This project has been determined to be categorically exempt per Section 15301, Class 1(e) – Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.  
**(APPLICANT HAS WITHDRAWN APPLICATION)**

**VI. SUPPLEMENTAL STAFF REPORTS:**

**A. CONTINUED REPORTS:** None.

**B. NEW REPORTS:**

1. **NELIDA CAMPOS AND SURAS CHAND, 33950 DEPOT RD. and 33941 NINTH ST., Administrative Site Development Review ASD-26-06 and Administrative Site Development Review ASD-31-06;** two requests for Administrative Site Development Review approval (ASD-26-06 and ASD-31-06) to construct two (2) new two-story, single-family homes on two separate owned vacant parcels located at 33950 Depot Road (APN: 486-0027-139 and 33941 Ninth Street (APN: 486-0027-138). This project has been determined to be categorically exempt per Section 15303 – New Construction or Conversion of Small Structures, 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 September 7, 2006.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**