

**CITY OF UNION CITY  
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING  
OF SEPTEMBER 7, 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 August 17, 2006.

III. **ORAL COMMUNICATIONS:**

IV. **WRITTEN COMMUNICATIONS:**

V. **PUBLIC HEARINGS:** Next PC Res. #55-06

A. **CONTINUED HEARINGS:** None.

B. **NEW HEARINGS:**

1. **CITYWIDE, Zoning Text Amendment AT-05-06,** the City is proposing to update Title 18, of the Municipal Code to:

- Establish more specific findings for Administrative Site Development Review and Site Development Review (Chapters 18.72 and 18.76)
- Establish a Variance process for additions of more than 50% of the existing square footage to nonconforming single-family residences (Chapter 18.16)
- Re-establish a senior housing parking standard in the Residential Districts chapter (Chapter 18.32)
- Modify the Planned Unit Development chapter (Chapter 18.44) to include industrial planned unit developments

This project has been determined to be categorically exempt per Section 15061(b 3) of the California Environmental Quality Act (CEQA) Guidelines.

2. **MOBILE MEDIA CALIFORNIA, LLC., 34400 MISSION BOULEVARD, Use Permit UP-07-06 and Administrative Site Development Review ASD-38-06;** the applicant is requesting Use Permit (UP-07-06) approval and Administrative Site Development Review (ASD-38-06) approval to install a new omni antenna on an existing 90' monopole and place related ground equipment in an existing enclosure on the Masonic Home property located at 34400 Mission Boulevard (APN: 087-0031-003-03 and 087-0031-003-02). The property is zoned A, Agricultural. The project has been determined to be Categorically Exempt per Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.

3. **THU-NGUYET MOON PHAM, 4191 HORNER ST., Tentative Parcel Map TPM 9004 and Variance V-01-06;** the applicant is requesting approval of a Tentative Parcel Map, TPM 9004, to subdivide a 18,612 square foot property located at 4191 Horner St. (APN: 482-0010-019) into three (3) parcels. The applicant is also requesting approval of a Variance, V-01-06, to allow for

substandard lot widths for all three (3) parcels and substandard lot areas for Parcel 1 and Parcel 2. A Mitigated Negative Declaration for this project has been prepared and has determined that with incorporation of mitigation measures, the project will not have a significant effect on the environment.

4. **PAUL BUNTON, 4312 DYER ST., Modification to Tentative Tract Map 7668 and Site Development Review SD-04-05**; the applicant is requesting a modification to Tentative Tract Map No. 7668 to create a 16 unit residential condominium project with common area and a modification to Site Development Review, SD-04-05, approval for the architectural design and site layout of five (5) separate building which will contain a total of 16 residential condominiums, where 15 units were approved on November 22, 2005. The project site is located at 4312 Dyer Street (APN: 483-0073-002-02). The property is zoned RM 2500, Multi-Family Residential. This project is considered Categorically Exempt per Section 15332, Class 32, In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines.

**VI. SUPPLEMENTAL STAFF REPORTS:**

A. **CONTINUED REPORTS:** None.

B. **NEW REPORTS:**

1. **RUDY PARRA, 33755 15<sup>TH</sup> STREET, Administrative Site Development Review ASD-36-06**; the applicant, Rudy Parra, is requesting approval of Administrative Site Development Review ASD-36-06 to construct a new one-story 2,817 square foot single family residence located at 33755 15<sup>th</sup> Street (APN: 486-0057-005). This project has been determined to be Categorically Exempt per Section 15303, Class 3(a) of the California Environmental Quality Act (CEQA) Guidelines.
2. **ANGELO DELA CRUZ, 5013 ANAHEIM LOOP, Administrative Site Development Review ASD-32-06**; the applicant, Angelo Dela Cruz, is requesting approval of Administrative Site Development Review ASD-32-06 to construct a new two-story 3,478 square foot single family residence located at 5013 Anaheim Loop (APN: 543-0425-007). This project has been determined to be Categorically Exempt per Section 15303, Class 3(a) 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 21, 2006.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**