

**CITY OF UNION CITY  
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING  
OF JANUARY 18, 2007, 7:00 P.M.  
IN THE COUNCIL CHAMBERS OF CITY HALL  
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

I. **ROLL CALL:** Commissioners Anderson, Lew, Singh, Sweeney and Chairperson Sison  
Alternate Commissioner: Saini

II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of December 21, 2006.

III. **ORAL COMMUNICATIONS:**

IV. **WRITTEN COMMUNICATIONS:**

V. **PUBLIC HEARINGS:** Next PC Res. #01-07

A. **CONTINUED HEARINGS:**

1. **EMERALD PACKAGING, 33050 WESTERN AVE., Use Permit UP-12-06 and Administrative Site Development Review ASD-46-06;** the applicant is requesting approval of a Use Permit to expand operations of a plastic packaging facility in an existing 77,384 square foot warehouse located at 33050 Western Avenue in Union City (APN: 475-0080-007-00). The applicant is also requesting approval of Administrative Site Development Review ASD-46-06 to construct a 110 square foot storage enclosure to store ink drums adjacent to the warehouse building. Pursuant to the California Environmental Quality Act (CEQA), the City has prepared a Negative Declaration for this project and has determined that the project will not have a significant effect on the environment

B. **NEW HEARINGS:**

1. **HANS FREERICKS CHIROPRACTIC CORPORATION, 2815 WHIPPLE RD., Use Permit UP-13-06;** the applicant is requesting approval of a Use Permit to operate a chiropractic clinic in an MS (Special Industrial) zoning district located at 2815 Whipple Road (APN: 463-0045-026-00). The project site is a 1,728 square foot tenant space in the Whipple Business Park. This project is considered categorically exempt under Section 15301, Class 1(a), Existing Facilities, of the California Environmental Quality Act (CEQA) guidelines.

VI. **SUPPLEMENTAL STAFF REPORTS:**

A. **CONTINUED REPORTS:** None.

B. **NEW REPORTS:**

1. **JOSE JIMENEZ, 33843 9<sup>TH</sup> STREET, Administrative Site Development Review ASD-49-06;** the applicant is requesting approval to construct a new two-story, 4,212 square foot single-family residence on the Depot Road frontage of an 8,500 square foot lot located at 33843 9<sup>th</sup> Street (APN: 486-0027-075-00). The

existing 731 square foot residence with attached 220 square foot garage located on the 9<sup>th</sup> Street frontage of the same parcel will be retained as a secondary dwelling unit. This project is considered categorically exempt under Section 15303, Class 3(a), 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 February 1, 2007.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**