

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF MAY 17, 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 May 3, 2007.

III. **ORAL COMMUNICATIONS:**

IV. **WRITTEN COMMUNICATIONS:**

V. **PUBLIC HEARINGS:** Next PC Res. #12-07

A. **CONTINUED HEARINGS:** None.

B. **NEW HEARINGS:**

1. **MARIA TERESITA GARCIA, 34236 PERRY ROAD, Administrative Use Permit AUP-04-07;** the applicant is requesting approval of an Administrative Use Permit to operate a large family daycare home for up to 14 children in a single-family residence located at 34236 Perry Road (APN: 486-0097-020-00). The day care will provide care for infants and toddlers on the premises Monday through Friday from 6:30 a.m. to 6:00 p.m. This project is 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. **STUDY SESSION TO DISCUSS MASONIC HOMES PROPOSED EXPANSION PROJECT AND ASSOCIATED MITIGATED NEGATIVE DECLARATION;** This study session will provide the Planning Commission with an overview of the proposed Masonic Homes expansion project and associated Mitigated Negative Declaration. Masonic Homes is requesting Site Development approval (SD-09-06) to redevelop 11.5 acres of their campus located at 34400 Mission Boulevard (APN: 087-0031-003-03). The proposal includes the construction of six new buildings, which would include 192 independent living apartments, 30 memory care units, and associated facilities. A Variance (V-06-06) is requested to exceed the allowable height limit in the Private Institutional (PI) zoning district. A Use Permit (UP-08-06) is required for all proposed development within the Hillside Combining District. The public review period for the Mitigated Negative Declaration begins on May 11, 2007 and ends on June 11, 2007.

2. **BALCH ENTERPRISES, 1300 ATLANTIC ST., Administrative Site Development Review ASD-06-07;** The applicant is requesting approval for an addition of a mechanical room and exterior stairs at the rear of the new food manufacturing facility, realignment of a on-site access drive to accommodate new mechanical room and installation of roof-mounted equipment measuring up to 12 feet tall. The project site is located at 1300 Atlantic Street (APN 475-009-025). This project is categorically exempt under Section 15332, Class 32 – Infill Development Projects of the California Environmental Quality Act (CEQA).
3. **STUDY SESSION REGARDING THE REGULATION OF SUPERSTORES IN UNION CITY** – This study session will focus on impacts of superstores on the community and determine if regulation is warranted.
4. **STUDY SESSION TO DISCUSS PARKING IN THE STATION DISTRICT AND AN OVERVIEW OF THE METROPOLITAN TRANSPORTATION COMMISSION'S (MTC) PARKING STUDY** – This study session will provide a briefing on parking issues in the Station District where high-density, mixed use development is planned around the BART Station. Conclusions and recommendations for Union City that resulted from MTC's Parking Policy for Smart Growth Study will also be presented for discussion.

VII. **REDEVELOPMENT AND ECONOMIC DEVELOPMENT REPORTS:** None.

VIII. **COMMISSION MATTERS:**

- A. Motion to reschedule the June 7, 2007 Planning Commission meeting to May 31, 2007.
- A. Follow-up on Planning Commission referrals to the City Council.
- B. Upcoming applications for the next Regular Planning Commission meeting.

IX. **GOOD OF THE ORDER:**

X. **ADJOURNMENT:**