

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF DECEMBER 6, 2007, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA

- I. **ROLL CALL:** Commissioners Lew, Saini, Singh, Sweeney and Chairperson Anderson
Alternates: Crosby, Panlilio
- II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of November 15, 2007.
- III. **ORAL COMMUNICATIONS:**
- IV. **WRITTEN COMMUNICATIONS:**
- V. **PUBLIC HEARINGS:** Next PC Res. #23-07
- A. **CONTINUED HEARINGS:**
1. **GENERAL PLAN AMENDMENT, AG-01-07, Environmental Sustainability;** the City is proposing to add a new element on Environmental Sustainability to the General Plan. The Element will focus on how the City can act as a leader, facilitator and educator in promoting environmental sustainability. The proposed Environmental Sustainability Element includes the following sections: General, Green Government, Green Business, Green Design and Green Transportation. This project is considered categorically exempt under Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.
- B. **NEW HEARINGS:**
1. **GENESIS DEVELOPMENTAL SERVICES, 33456 ALVARADO-NILES RD.; Use Permit UP-04-07;** the applicant is requesting approval of a Use Permit to operate a day program for up to 30 adults with developmental disabilities in a tenant space located at 33456 Alvarado-Niles Road in Union City (APN: 475-0100-036-00). The project site is approximately 4,320 square foot tenant space in the Central Plaza Center. This project is considered categorically exempt under Section 15301, Class 1(a), Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.
2. **MICHAEL HUANG, 1220 PACIFIC STREET, Use Permit UP-05-07;** the applicant is requesting approval of a Use Permit to operate a fitness center in an approximately 5,200 square foot tenant space located at 1220 Pacific Street in Union City (APN: 475-0100-033-00). 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: None.

VII. REDEVELOPMENT AND ECONOMIC DEVELOPMENT REPORTS: None.

VIII. COMMISSION MATTERS:

A. Policy Direction on Community Care and Recreational Uses in Industrial Areas

B. Follow-up on Planning Commission referrals to the City Council.

C. Upcoming applications for the next Regular Planning Commission meeting for December 21, 2007.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: