

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF DECEMBER 20, 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 December 6, 2007.
- III. **ORAL COMMUNICATIONS:**
- IV. **WRITTEN COMMUNICATIONS:**
- V. **PUBLIC HEARINGS:** Next PC Res. #26-07
- A. **CONTINUED HEARINGS:**
- B. **NEW HEARINGS:**
1. **CITY OF UNION CITY, CITYWIDE, Zoning Text Amendment AT-03-07;** the City is proposing to amend Chapter 17.32 and Chapter 12.24 of the Union City Municipal Code to clarify the City's regulations relating to Utility Undergrounding and Chapter 18.28 and Chapter 18.30 to regulate the parking of vehicles with signs. This project is considered exempt under Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.
2. **PAPPAS UNION CITY, COURTHOUSE DRIVE SHOPPING CENTER, Zoning Text Amendment AT-02-07, Use Permit UP-03-07, V-03-07, Adopt a Mitigated Negative Declaration;** the applicant is requesting a Zoning Text Amendment (AT-02-07) to allow Day Spas and Fast-food/Quick Service Restaurants as conditionally permitted uses in the SRSC sub-area of the CUL (Union Landing Commercial) Zoning District; a Use Permit (UP-03-07) approval for a day spa, a quick service restaurant, and a mattress store; and a parking Variance (V-03-07) to allow a reduction of 48 parking spaces. The proposed uses will be located within the Courthouse Drive Shopping Center in Union Landing (APN: 463-0060-051-00). The City intends to adopt a Mitigated Negative Declaration (MND) for the above project consistent with the requirements of the California Environmental Quality Act (CEQA) Guidelines.
- VI. **SUPPLEMENTAL STAFF REPORTS:**
- A. **CONTINUED REPORTS:** None.

B. NEW REPORTS:

1. **PASQUALE CONTRERAS, 33855 14TH STREET, Administrative Site Development Review ASD-24-07**; the applicant is requesting approval of Administrative Site Development Review ASD-24-07 to install a new one-story, 2,033 square foot manufactured home located at 33855 14th Street (APN: 486-0045-006-00). This project is considered categorically exempt per Section 15303, Class 3(a), New Construction, 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 next Regular Planning Commission meeting for January 3, 2008.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: