

**CITY OF UNION CITY
MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING
OF FEBRUARY 15, 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

STAFF: Mark Leonard (Director, Economic and Community Development); Carmela Campbell (Senior Planner); Janice Lum (Assistant Planner); Farooq Azim (Principal Civil Engineer); Christine Friday (Economic Development Coordinator); Diana Rapposelli (Chief Building Official); Teresa Garcia (Building Permits Technician); Rachel Norwitt (Neighborhood Preservation Specialist); John Bakker (City Attorney); Kris Fitzgerald (Administrative Assistant).

II. APPROVAL OF MINUTES: The regular Planning Commission Minutes of February 1, 2007 were approved as submitted.

III. ORAL COMMUNICATIONS: None.

IV. WRITTEN COMMUNICATIONS: None.

V. PUBLIC HEARINGS:

A. CONTINUED HEARINGS: None.

B. NEW HEARINGS:

- 1. BENJAMINI ASSOCIATES, 31140 ALVARADO-NILES RD., Tentative Parcel Map TPM 9427 & Modification of Site Development Review SD-30-85;** the applicant is requesting approval of a Tentative Parcel Map (TPM 9427) to subdivide a 2.74 acre parcel located at 31140 Alvarado-Niles Road (APN:463-0060-028-00) into two (2) parcels. Parcel A will measure approximately 1.67 acres and Parcel B will measure approximately 1.07 acres. A modification is also proposed to the Site Development Review approval for the existing hotel to reduce the required parking spaces from 150 to 98. This project is considered categorically exempt under Section 15315, Class 15, Minor Land Divisions, of the California Environmental Quality Act (CEQA) guidelines.

Carmela Campbell, Senior Planner, presented the staff report.

Commissioner Singh asked

Ms. Campbell

Commissioner Singh

Ms. Campbell

Commissioner Singh

Ms. Campbell

Commissioner Singh
Commissioner Anderson

Commissioner Lew

Commissioner Sweeney

Avi Benjamini, Benjamini Associates, representing Lotus Hotels,

Commissioner Singh

Avi

Cs

Avi

Chairperson Sison opened the public hearing.

Chairperson Sison closed the public hearing.

Mark Leonard, Director, Economic and Community Development read back the changes to the conditions of approval:

Add a right turn only arrow
Fix all landscaping prior to the approval of the final map.

Commissioner Lew made a motion to approve Tentative Parcel Map TPM 9427 and Modification of Site Development Review SD-30-85, making findings 1 - , and modified conditions of approval and adopt a resolution confirming this action.

Commissioner Sweeney seconded.

AYES	5 (Anderson, Lew, Singh, Sison, Sweeney)
NOES	0
ABSTAIN	0
ABSENT	0

- JOYLEEN AND LIVIRA PREVETTE, 33121 9TH STREET, Tentative Parcel Map TPM 9151**; the applicants are requesting approval of a Tentative Parcel Map (TPM 9151) to subdivide a 29,469 square foot property located at 33121 9th Street (APN: 486-0018-020-00) into two (2) parcels. Parcel 1 will measure approximately 19,189 square feet, and Parcel 2 will measure approximately 10, 280 square feet. This project is considered categorically exempt under Section 15315, Class 15, Minor Land Divisions, of the California Environmental Quality Act (CEQA) guidelines.

Janice Lum, Assistant Planner, presented the staff report.

Commissioner Lew

Lum
Jl

Ml

Jl

Cs

Jl

Cs

Tk

Lum

Tk

Ml

Ml

Tk

Cs

Gs

Jl

Gs

Kit Faubion, City Attorney,

Chuck Ludwig, Fremont Engineers,

Tk

Ludwig

Rey

Ml

Jl

Ludwig

Jl

Ludwig
Chairperson Sison opened the public hearing.

Livira Prevette asked to keep the chain link fence until she is ready to build on the parcel.

Lum

Cs

Lum

Ms. Prevette

Sison

Tk

Ml

Tk

Ml

Gs

Lum

Jl

Lum

Jl

Joyleen Prevette stated that they want to keep the fence to keep the kids from cutting across the railroad tracks to get to and from school. Ms. Prevette stated that

Tk

Lum

Chairperson Sison closed the public hearing.

Gs

Tk

Jl

Cs

Rey

Cs

Tk

Cs

Tk

Cs

Tk

MI read back the changes to the conditions of approval:

Replace or remove all existing chain

Delet cond #6

Delete second sent cond #7 failure to comply

Add desk item condition

Commissioner Sweeney made a motion to approve Tentative Parcel Map TPM 9151, making findings 1 - 3, and modified conditions of approval and adopt a resolution confirming this action.

Commissioner Anderson seconded.

AYES 5 (Anderson, Lew, Singh, Sison, Sweeney)

NOES 0

ABSTAIN 0

ABSENT 0

- 3. **JOSELITO GUZMAN, 2660 HOP RANCH ROAD, Administrative Use Permit AUP-07-06 Appeal;** an appeal has been made to the Planning Commission of the Zoning Administrator’s decision to approve a request for Administrative Use Permit (AUP-07-06). The Administrative Use Permit would allow a new day care center with a maximum capacity of ten (10) children in an existing single-family residence located at 2660 Hop Ranch Road (APN: 475-0153-033-00). This project is considered categorically exempt under Section 15301, Class 1, Existing Facilities, of the California Environmental Quality Act (CEQA) guidelines.

Janice Lum, Assistant Planner, presented the staff report.

Gs

Lum

Gs

MI

Joselito Guzman, 2660 Hop Ranch Rd,

Chairperson Sison opened the public hearing.
Bonnie Han, spoke against the application.

Thai Anh M spoke against the application.

Donald Kendrick spoke against the application.

Michele McKeen spoke against the application.

Janet Strickler spoke against the application.

Nejaha Yaliya spoke against the application.

Susan Quant spoke against the application.

Barry Ferrier spoke against the application.

Bob Mitsuyzas spoke against the application.

Chairperson Sison closed the public hearing.

Gs

Cs

Jl

Cs

Gs

Commissioner Anderson made a motion to approve Administrative Use Permit AUP-07-06, making findings 1 - , and modified conditions of approval and adopt a resolution confirming this action.

Commissioner Lew seconded.

AYES	5 (Anderson, Lew, Singh, Sison, Sweeney)
NOES	0
ABSTAIN	0
ABSENT	0

VI. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS: None.

B. NEW REPORTS: None.

VII. REDEVELOPMENT AND ECONOMIC DEVELOPMENT REPORTS:

- 1. PRESENTATION OF THE UPDATED CITY WEBSITE - Live Demonstration**
 - a. Economic Development
 - b. Neighborhood Preservation
 - c. Building
 - d. Planning

VIII. COMMISSION MATTERS:

- A.** Follow-up on Planning Commission referrals to the City Council.
- B.** Upcoming applications for the Regular Planning Commission meeting of March 1, 2007.

IX. GOOD OF THE ORDER:

Jl

X. ADJOURNMENT:

APPROVED:

REY SISON, CHAIRPERSON

ATTEST:

MARK LEONARD, SECRETARY