

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF FEBRUARY 21, 2008, 7:00 P.M.**  
**IN THE COUNCIL CHAMBERS OF CITY HALL**  
**34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

- I. **ROLL CALL:** Commissioners Lew, Panlilio, Singh, Sweeney and Chairperson Anderson  
Alternates: Crosby, Gonzales
- II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of January 17, 2008
- III. **ORAL COMMUNICATIONS:**  
*(This is an opportunity for persons to speak on items not listed on the agenda. According to the California Government code the commission is prohibited from taking any immediate action on an item which does not appear on the agenda.)*
- IV. **WRITTEN COMMUNICATIONS:**
- V. **PUBLIC HEARINGS:** Next PC Res. #03-08
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **CITYWIDE, Zoning Text Amendment AT-01-08;** the City is proposing to amend Chapter 18.40, Industrial Districts, of the Union City Municipal Code to remove recreational, entertainment, and health uses as conditionally permitted uses within the ML (Light Industrial) and RDC (Research and Development Campus) zoning districts. The City is also proposing to amend Chapter 18.36, Commercial Districts, to remove day care uses, which currently include facilities for both adults and children, as conditionally permitted within the MS (Special Industrial), CN (Neighborhood Commercial), CC (Community Commercial), and CS (Specialty Commercial) zoning districts. The amendment would allow day care facilities for children upon the issuance of a Use Permit. This project is considered categorically exempt under Section 15601(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.
  2. **JEFF WANG, "MATHNASIUM", 33412 ALVARADO-NILES RD., Use Permit UP-01-08;** the applicant is requesting Use Permit approval to establish a "Mathnasium" tutoring center. The project site is located in a Special Industrial, MS, Zoning district at 33412 Alvarado-Niles Road (APN: 475-0100-036-00). This project is considered Categorical Exempt under Section 15301, Class 1, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.
  3. **GENERAL ASSEMBLY OF ALAMEDA COUNTY, 33115 CENTRAL AVENUE, Variance V-01-08;** the applicant is requesting Variance approval to reduce the front and street side setbacks for a six (6) foot high fence to 15 feet and four (4) feet where 20 feet and ten (10) feet are required respectively. The project site is located in a Private Institutional, PI, Zoning district at 33115

Central Avenue (APN: 475-0090-005-00). This project is considered Categorically Exempt under Section 15301, Class 1, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines. **(The applicant has requested a continuance to March 6, 2008).**

**VI. SUPPLEMENTAL STAFF REPORTS:**

**A. CONTINUED REPORTS:** None.

**B. NEW REPORTS:** None.

**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 March 6, 2008.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**