

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF MAY 1, 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 April 3, 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. #07-08

A. **CONTINUED HEARINGS:** None.

B. **NEW HEARINGS:**

1. **CITYWIDE, ZONING TEXT AMENDMENT AT-02-08;** the City is proposing to amend the Union City Municipal Code for the purposes of clarifying language, rectifying minor inconsistencies, and adding provisions where necessary to implement the Code more effectively. Proposed modifications to Title 7, *Health and Sanitation*, address citywide issues related to visible debris on private property and smoking in public and place of employment. Modifications to Title 12, *Public Improvements*, would disallow basketball hoops in the public right-of-way. Title 18, *Zoning*, is proposed to be modified as follows:

- Add definitions for housing types;
- Allow significant additions to historic homes and homes built as part of a planned unit development with existing nonconforming setbacks;
- Allow reduced front yard setback for porches in the Decoto neighborhood;
- Regulate freestanding sign locations;
- Limit auto repair and the use of storage containers in residential districts;
- Clarify design requirements for modular and mobilehomes;
- Modify setback requirements for one-story homes and bulk regulations for two-story homes;
- Establish a rear setback standard for through-lots;
- Clarify requirements for density bonuses;
- Allow outdoor flower display for floral shops;
- Provide development standards for mixed-use projects in the Old Alvarado area and along Mission Boulevard;

- Clarify parking requirements and types of parking lots allowed in industrial areas;
- Reduce the minimum site area for planned units developments; and
- Add provisions for accessory structures in the Private Institutional (PI) zoning district

This project is considered exempt under Section 15061(b) (3) 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.** Follow-up on Planning Commission referrals to the City Council.

**B.** Upcoming applications for the Regular Planning Commission meeting for May 15, 2008.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**