

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF JUNE 5, 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 May 15, 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. #11-08
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **T-MOBILE, 31224 UNION CITY BOULEVARD, Use Permit UP-04-08 and Administrative Site Development Review ASD-07-08;** the applicant, T-Mobile, is requesting approval of a Use Permit (UP-04-08) and Administrative Site Development Review (ASD-07-08) to install a 60 foot monopole disguised as a pine tree and related ground equipment at the Union City Sports Center located at 31224 Union City Boulevard (APN: 463-0045-064-002). This project is considered categorically exempt under Section 15303, Class 3, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines.
 2. **HUANG'S HEALTH CENTER, 1719 and 1725 DECOTO ROAD, Modification of Use Permit UP-12-05a;** the applicant, Lu Huang, is requesting modification of Use Permit (UP-12-05) approval for Huang's Health Center, currently located at 1719 Decoto Road, to expand into the adjacent tenant space at 1725 Decoto Road (APN: 486-0051-007-00) and offer additional health related services. This project is considered categorically exempt under Section 15301, Class 1(a), Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.
 3. **LUCKY MONEY, 31854 ALVARADO BOULEVARD, Use Permit UP-06-08;** The applicant, Lucky Money, is requesting approval of a Use Permit (UP-06-08) to allow Lucky Check Cashing to operate a check cashing facility at 31854 Alvarado Boulevard together with an existing check remittance business and travel agency that is currently operating at this location. This project is

categorically exempt under Section 15301, Class 1(a), Existing Facilities, of the California Environmental Quality Act (CEQA).

4. **NARINDER DEOGUN, 33724 5TH STREET, Extension of Time for Tentative Parcel Map TPM 8812 and Site Development Review SD-03-06;** the applicant, Narinder Deogun, is requesting a 12-month extension of time for Tentative Parcel Map TPM 8812 to subdivide a 10,000 square foot lot located at 33724 5th Street (APN: 486-0009-052) into two (2) 5,000 square foot lots and Site Development Review SD-03-06 to construct two (2) 3,010 square foot single-family residences that include an attached secondary dwelling unit. This project is categorically exempt under Section 15303, Class 3, New Construction, and Section 15315, Class 15, Minor Land Divisions, of the California Environmental Quality Act (CEQA).

VI. SUPPLEMENTAL STAFF REPORTS:

A. **CONTINUED REPORTS:** None.

B. **NEW REPORTS:**

1. **STUDY SESSION**

Review proposed Municipal Code Amendment to Title 5, *Business Licenses and Regulations*, to establish a Green Food Packaging Ordinance (Chapter 5.38) that would prohibit all Union City restaurants and food vendors from using polystyrene foam disposable food service ware.

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 June 19, 2008.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: