

**CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF JULY 17, 2008, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

**I. ROLL CALL: Commissioners Gonzales, Lew, Panlilio, Singh, and Chairperson Anderson
Alternate: Crosby**

II. APPROVAL OF MINUTES: Regular Planning Commission Minutes of June 5, 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. #16-08

A. CONTINUED HEARINGS:

1. ARROW SIGN COMPANY, 32115 UNION LANDING BLVD. AND 32364 DYER ST., Use Permit UP-03-98a (noticed as UP-05-08); the applicant is requesting approval of a Use Permit to modify the sign program for the Union Landing Shopping Center to allow:

a. A multi-tenant monument sign on Holly Way near Texas Roadhouse located at 32115 Union Landing Blvd. (APN: 463-0060-042-00); and

b. A second building sign facing Alvarado-Niles Road for the Union Landing Dental Center tenant space located at 32364 Dyer Street (APN: 463-0060-015-13).

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).

(POSTPONE TO A DATE TO BE DETERMINED)

B. NEW HEARINGS:

1. WESTERN PACIFIC MATTRESS, 33436 WESTERN AVE., Use Permit UP-08-08 – the applicant is requesting Use Permit approval to allow establishment of a mattress assembly business that includes a warehousing, wholesale and distribution component at 33436 Western Avenue (APN: 475-0100-025-02). This project is considered categorically exempt per Section 15301, Existing Facilities, of the California Environmental Quality Act.

2. HIGHLAND COMMERCIAL ROOFING, 4381 BETTENCOURT WAY, Use Permit UP-07-08; the applicant is requesting Use Permit approval to establish a contractor's yard at 4381 Bettencourt Way (APN: 482-0015-021-01). This project is considered categorically exempt per Section 15301, Existing Facilities, of the California Environmental Quality Act.

VI. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS: None.

B. NEW REPORTS:

1. **MAYSEVEN RABOCA, 33754 4TH STREET, Administrative Use Permit AUP-01-08;** the applicant is requesting approval of an Administrative Use Permit to operate a large family daycare for up to 14 children in a single-family residence located at 33754 4th Street (APN: 486-0006-073-03). This project is considered categorically exempt per Section 15301, Class 1(a), Existing Facilities, of the California Environmental Quality Act.

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 August 7, 2008.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: