

**CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF FEBRUARY 5, 2009, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

- I. **ROLL CALL:** Commissioners Raymond Gonzales Jr., Jo Ann Lew, Froilan (Roy) Panlilio, Gurnam (Gary) Singh, and Chairperson Tikisa Anderson
Alternate: Phillip Crosby
- II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of January 8, 2009
- 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. #04-09
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **AVALON BAY, 24-34 UNION SQUARE, Use Permit UP-01-09;** the applicant is seeking Use Permit approval (UP-01-09) for a Planned Sign Program for a new multi-family development located at 24-34 Union Square. The project site is located in CSMU Zoning District and is identified as APN's: 087-0019-001-25 and 087-0019-001-26. This project is considered categorically exempt under Section 15301, Class 1, Existing Facilities, of the California Environmental Quality Act (CEQA).
 2. **EVA-MARIA WILOV, 3918 SMITH STREET, (APN: 483-0010-035-00), Zoning Text Amendment AT-01-09 and Use Permit UP-02-09;**
 - a. **Zoning Text Amendment AT-01-09:** the applicant is requesting approval of a Zoning Text Amendment to add Massage Therapy as a conditionally permitted use in the CS, Specialty Commercial, Zoning District. The proposed amendment to the City's Municipal Code is exempt from further environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15061 (b) (3);
 - b. **Use Permit UP-02-09:** the applicant is also seeking approval of a Use Permit to establish a massage therapy practice at 3918 Smith Street in the Loyola Building (APN: 483-0010-035-00). The tenant space is located in the CS, Specialty Commercial, Zoning District and Use Permit approval would be subject to approval of the above Zoning Text Amendment (AT-01-09). The project is considered categorically exempt per Section 15301, Class

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 34009 Alvarado-Niles Road, Union City, California, during normal business hours.

1, Existing Facilities, 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:

VIII. COMMISSION MATTERS:

A. Follow-up on Planning Commission referrals to the City Council.

B. Upcoming applications for the Planning Commission meeting for February 19, 2009.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: