

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF JULY 16, 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 June 18, 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. #17-09

A. CONTINUED HEARINGS: None.

B. NEW HEARINGS:

- 1. CITYWIDE, Zoning Text Amendment AT-03-09 – the City is proposing to amend the ML (Light Industrial) Zoning District regulations, Chapter 18.40 Article II of the Municipal Code, generally as follows:**
- To modify the permitted uses and performance standards to restrict outdoor storage under specified circumstances;
 - To require that specified uses provide office and employee facilities in a completely enclosed building; and
 - To provide for amortization of non-conforming uses in the Redevelopment Project Area.

This project is within the scope of the Program analyzed in the 2002 General Plan Update EIR. The EIR adequately describes the activities involved in the project.

VI. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS: None.

B. NEW REPORTS:

- 1. MISSION SIERRA APARTMENTS, 34864 MISSION BOULEVARD, Administrative Site Development Review ASD-06-09 – the applicant, Mission Sierra Apartments, is requesting Administrative Site Development Review (ASD-06-09) approval to expand an existing leasing building and lower a section of the perimeter wall of the Mission Sierra Apartment complex. The project site is located at 34864 Mission Boulevard in the RM2500 Zoning District and is**

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.

identified as APN: 507-124-025-00. This project is categorically exempt under Section 15301, Class 1, Existing Facilities, of the California Environmental Quality (CEQA) Guidelines.

2. **ALIX BERRIOS, 32240 VALIANT WAY, Administrative Use Permit (AUP-02-09)** – the applicant, Alix Berrios, is requesting Administrative Use Permit (AUP-02-09) approval to establish a Large Family Daycare Home for up to 14 children. The project site is a single-family residence located at 32240 Valiant Way in the RS 6000 Zoning District and is identified as APN: 475-0167-002-00. This project is categorically exempt under Section 15301, Class 1, Existing Facilities, of the California Environmental Quality (CEQA) Guidelines.

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 August 6, 2009.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: