

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF AUGUST 6, 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 July 16, 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. #20-09
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **CITYWIDE, Zoning Text Amendment AT-04-09** – the City is proposing to amend Chapter 15.76, Green Building and Landscaping Practices, of the Union City Municipal Code to establish mandatory green building requirements for private development projects and to modify the current green building and landscaping requirements for publicly funded project and to repeal the Voluntary Green Building and Landscaping Practices in Private Development Projects Standards Policy Statement. This project is considered categorically exempt under Section 15308, Class 8, Actions by Regulatory Agencies for Protection of the Environment.
 2. **SYWEST DEVELOPMENT, 32160 DYER STREET, Use Permit UP-06-09 and Administrative Site Development Review ASD-08-09;** the applicant, SyWest Development, is seeking Use Permit approval (UP-06-09) to allow a Mountain Mike’s Pizza to locate at 32160 Dyer Street in a portion of the former Hollywood Video building in Union Landing (APN: 463-0060-015-11). The subject site is located in the Community Commercial (CC) subarea of the Union Landing Commercial (CUL) Zoning District. Fast-food/quick service restaurants are conditionally permitted in the CC subarea of the CUL District. The applicant is also requesting to modify the approved sign program for the Union Landing Shopping Center to address the division of the Hollywood Video building into two separate tenant spaces. The applicant is also seeking Administrative Site Development Review (ASD-08-09) approval for exterior enhancements to the façade of the subject building. This project is considered categorically exempt under Section 15301, Class 1, Existing Facilities, of the California Environmental Quality Act (CEQA).

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.

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 Planning Commission meeting for August 20, 2009.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: