

**CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF SEPTEMBER 17, 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 August 20, 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. #22-09
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **NSA WIRELESS, 34860 MISSION BOULEVARD, Variance V-02-09 and Administrative Site Development Review ASD-07-09;** the applicant, NSA Wireless, is seeking Administrative Site Development Review approval to co-locate nine Verizon Wireless antennas on top of an existing PG &E tower located on Mission Boulevard near Appian Way. The application also includes the installation of associated ground equipment in a 14 foot by 40 foot enclosure. The application will result in a 12 foot height extension of the existing 89 foot tall tower. The proposed height extension requires Variance approval to exceed the 30 foot height limit in the CN, Neighborhood Commercial, zoning district. The project is located at 34860 Mission Boulevard (APN: 507-0124-013-00). This project is considered categorically exempt under Section 15031, Class 1, Existing Facilities, of the California Environmental Quality Act.
2. **RIDGE COMMUNICATIONS, 32100 ALVARADO BOULEVARD, Modification of Site Development MOD SD-20-86;** the applicant, Ridge Communications, is seeking to modify the Site Development Review approvals for the Alvarado Place Shopping Center to allow the construction of two additional cupolas to accommodate and conceal nine Verizon Wireless panel antennas. The application also includes the installation of associated ground equipment in a 20 foot by 40 foot enclosure. The project is located at 32100 Alvarado Boulevard (APN: 483-0040-049-00). This project is considered categorically exempt under Section 15031, Class 1, Existing Facilities, of the California Environmental Quality Act.

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:

1. ECONOMIC DEVELOPMENT UPDATE

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 October 1, 2009.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: