

**CITY OF UNION CITY  
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING  
OF NOVEMBER 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 October 15, 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 Reso #24-09
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **HONG MIA, 1719 and 1725 DECOTO ROAD, Modification of Use Permit MOD-UP-12-05a;** the applicant is requesting a modification of Use Permit (MOD-UP-12-05a) to modify a previously approved massage use located at 1719 and 1725 Decoto Road. The proposed use will consist of foot and body massage within the tenant space located at 1725 Decoto Road (APN: 486-0051-007-00). This project is considered categorically exempt under Section 15031, Class 1(a), Existing Facilities, of the California Environmental Quality Act.
- VI. **SUPPLEMENTAL STAFF REPORTS:**
- A. **CONTINUED REPORTS:** None.
- B. **NEW REPORTS:**
1. **TAYLOR FAMILY LIVING TRUST, 30947 VALLEJO STREET, Administrative Site Development Review (ASD-15-09);** the property owner, Taylor Family Living Trust, is seeking Administrative Site Development Review approval (ASD-15-09) for construction of a detached structure, proposed in the rear of the property, which will house a secondary dwelling unit, recreation room and two-car garage. The project site is located at 30947 Vallejo Street (APN: 483-0010-017-00). The City has prepared a Mitigated Negative Declaration for this project and has determined that, with the incorporation of mitigation measures, the project will not have a significant effect on the environment.

*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.*

**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 November 19, 2009.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**