

**CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF NOVEMBER 19, 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. #26-09

A. CONTINUED HEARINGS: None.

B. NEW HEARINGS:

1. CITYWIDE, Zoning Text Amendment, AT-06-09: The City is proposing the following amendments to the Municipal Code:

- Repeal the existing Water Efficient Landscape Standards Ordinance (Ordinance No. 405-93) and add a new Water Efficient Landscape Chapter, Chapter 18.112, to Title 18;
- Add landscape area coverage requirements and a provision for a landscape in-lieu fee for Multi-Family Residential, Commercial, and Industrial uses; and
- Add a provision to Chapter 18.28, *Off-Street Parking and Loading*, to allow for up to a twenty-five percent (25%) reduction in parking demand for projects that incorporate Transportation Demand Management measures.

This project is considered categorically exempt under Section 15061 (b) (3) of the California Environmental Quality Act.

VI. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS: None.

B. NEW REPORTS: None.

VII. REDEVELOPMENT AND ECONOMIC DEVELOPMENT REPORTS: None.

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.

VIII. COMMISSION MATTERS:

- A. Follow-up on Planning Commission referrals to the City Council.
- B. Upcoming applications for the Planning Commission meeting for December 3, 2009.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: