

**CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF FEBRUARY 18, 2010, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

**I. ROLL CALL: Chairperson Gurnam (Gary) Singh, Vice-Chair Jo Ann Lew,
Commissioners Raymond Gonzales Jr., Lee Guio, Froilan (Roy) Panlilio
Alternates: Commissioners Phillip Crosby, Angelo Artale**

**II. APPROVAL OF MINUTES: Regular Planning Commission Minutes of January 21, 2010
Regular Planning Commission Minutes of February 4, 2010**

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. #02-10

A. CONTINUED HEARINGS: None.

B. NEW HEARINGS:

**1. UNION CITY, CITYWIDE, Zoning Text Amendment AT-01-10; the City is proposing to amend Title 18, Zoning, of the Union City Municipal Code to modify the regulation of wireless telecommunication facilities in all zoning districts. The amendment proposes to add a new chapter to the Zoning Ordinance to establish regulations and standards for wireless telecommunication facilities. Additionally it proposed to modify the remaining portions of the Zoning Ordinance for consistency with the new regulations. This project is categorically exempt under Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA).
(TO BE CONTINUED TO MARCH 4, 2010)**

2. PAPPAS UNION CITY, L.P., 31047 COURTHOUSE BLVD., Zoning Text Amendment AT-02-10, Use Permit UP-01-10; The applicant, Pappas Union City, LP, is requesting approval of a Zoning Text Amendment (AT-02-10), which would modify Chapter 18.39 of the Municipal Code to conditionally permit retail stockbrokerage offices in the Subregional Specialty Commercial (SRSC) sub-area and permit retail stockbrokerage offices in the Office Commercial (OC) sub-area of the Union Landing Commercial (CUL) Zoning District. The applicant is also requesting Use Permit (UP-01-10) approval to locate a Scottrade stockbrokerage office in a tenant space located at 31047 Courthouse Drive in the Union Landing shopping center. This project is categorically exempt under Section 15061(b) (3) 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:

1. **SONA RUPA BASRA, 305 DECOTO ROAD, Administrative Site Development Review ASD-03-10;** The applicant, Sona Rupa Basra, is requesting Administrative Site Development Review (ASD-03-10) approval to demolish an existing single-story residence and rebuild a new two-story residence that consists of 3,024 square feet of living area with an attached 484 square feet garage. The project site is located at 305 Decoto Road in the R5000 Zoning District and is identified as APN: 486-0006-072-00. This project is categorically exempt under Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA).

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 Regular Planning Commission meeting for March 4, 2010.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: