

**CITY OF UNION CITY  
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING  
OF APRIL 6, 2006, 7:00 P.M.  
IN THE COUNCIL CHAMBERS OF CITY HALL  
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

I. **ROLL CALL:** Commissioners Anderson, Savage, Sison, Sweeney and Chairperson Lew

II. **ORAL COMMUNICATIONS:**

III. **WRITTEN COMMUNICATIONS:**

IV. **PUBLIC HEARINGS:**

Next PC Res. #23-06

A. **CONTINUED HEARINGS:**

1. **APPEAL OF THE ZONING ADMINISTRATOR'S CONDITIONS OF APPROVAL OF ADMINISTRATIVE SITE DEVELOPMENT REVIEW ASD-16-05;** Initiated by Misako Hill, of PlanCom, Inc., representing Cingular Wireless, a request to appeal the conditions of approval of an Administrative Site Development Review application (ASD-16-05) for the installation of a Cingular wireless communication facility on an existing PG & E tower. The project site is zoned CN (Neighborhood Commercial), and is located at Mission Boulevard and Appian Way. This project is considered Categorically Exempt per Section 15303, Class 3, of the California Environmental Quality Act (CEQA) guidelines.

B. **NEW HEARINGS:**

1. **DISPOSITION AND DEVELOPMENT AGREEMENT** – Adoption of Findings to declare that the proposed Disposition and Development Agreement is consistent with the 2002 General Plan. The parties to the Disposition and Development Agreement will be the Community Redevelopment Agency of Union City and Stern & Champion to develop an affordable housing project on the former Nor Cal Steele site on 7<sup>th</sup> Street.

V. **SUPPLEMENTAL STAFF REPORTS:**

A. **CONTINUED REPORTS:** None.

B. **NEW REPORTS:** None.

VI. **REDEVELOPMENT AND ECONOMIC DEVELOPMENT REPORTS:**

VII. **COMMISSION MATTERS:**

A. **WORKSESSION: Comprehensive update to Title 18 Zoning;** Review of proposed modifications to Title 18.

B. Follow-up on Planning Commission referrals to the City Council.

C. Upcoming applications for the Regular Planning Commission meeting of April 20, 2006.

**VIII. GOOD OF THE ORDER:**

**IX. ADJOURNMENT:**