

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF OCTOBER 5, 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. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of September 7, 2006.
- III. **ORAL COMMUNICATIONS:**
- IV. **WRITTEN COMMUNICATIONS:**
- V. **PUBLIC HEARINGS:** Next PC Res. #60-06
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **JOSELITO GUZMAN, 2660 HOP RANCH ROAD, Use Permit UP-10-06,** the applicant, Joselito Guzman, is requesting a Use Permit to locate a day care center for infants, toddlers and preschool age children with a maximum capacity of twenty (20) children within an existing single-family residence located at 2660 Hop Ranch Road (APN: 475-0513-033). The project has been determined to be categorically exempt per Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.
2. **BEVERLY SAYSON, 4610 CARMEN WAY, Use Permit UP-09-06;** the applicant, Beverly Sayson, is requesting Use Permit approval to increase the Carmen Way Home for the Elderly's capacity from six (6) to nine (9) residents within an existing single-family residence located at 4610 Carmen Way (APN: 483-0106-074-00). The project has been determined to be categorically exempt per Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.
- VI. **SUPPLEMENTAL STAFF REPORTS:**
- A. **CONTINUED REPORTS:** None.
- B. **NEW REPORTS:**
1. **CITY OF UNION CITY DRAFT PEDESTRIAN & BICYCLE MASTER PLAN;** the City has prepared a Draft Pedestrian & Bicycle Master Plan which identifies existing and proposed pedestrian and bicycle trails and routes within Union City. The plan also provides a list of improvement projects to provide a complete pedestrian and bicycle network within the City and serves as a guide for prioritization of future pedestrian and bicycle projects.

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

**A. ECONOMIC DEVELOPMENT UPDATE**

**B. HOUSING UPDATE**

**C. INTERMODAL UPDATE**

**VIII. COMMISSION MATTERS:**

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

**B.** Upcoming applications for the Regular Planning Commission meeting of October 19, 2006.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**