

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF NOVEMBER 16, 2006, 7:00 P.M.**  
**IN THE COUNCIL CHAMBERS OF CITY HALL**  
**34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

- I. **ROLL CALL:** Commissioners Anderson, Lew, Singh, Sweeney and Chairperson Sison
- II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of November 2, 2006.
- III. **ORAL COMMUNICATIONS:**
- IV. **WRITTEN COMMUNICATIONS:**
- V. **PUBLIC HEARINGS:** Next PC Res. #62-06
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **CITY OF UNION CITY, CITYWIDE, Zoning Text Amendment AT-06-06**  
– The City is proposing to update Title 18, Zoning, of the Municipal Code to include specific requirements and design criteria for the provision of bicycle parking facilities within multi-family, commercial, private institutional and industrial zoning districts. The project has been determined to be categorically exempt per Section 15061(b) of the California Environmental Quality Act Guidelines.
2. **SHUANG LI, 33540 CENTRAL AVE., Use Permit UP-11-06** – The applicant is requesting Use Permit approval to locate a badminton facility in a ML (Light Industrial) zoning district at 33540 Central Avenue (APN: 475-0100-036-00). The project site is a 12,934 square foot tenant space in an existing warehouse located behind an existing commercialcenter at the intersection of Central Avenue and Alvarado-Niles Road. The project has been determined to be categorically exempt per Section 15301, Class 1(a), Existing Facilities, of the California Environmental Quality Act Guidelines.
3. **TAN LAM, 33743 8<sup>TH</sup> STREET, Extension of time for Tentative Parcel Map TPM 8477 and Variance V-04-04** - The property owner is requesting a 12-month extension of time for TPM 8477 and V-04-04, for the subdivision of a property into two (2) parcels located at 33743 8<sup>th</sup> Street (APN: 482-0010-023-00). The variance permit was required to allow the establishment of an 8.8 foot rear yard setback from the new property line to an existing single family residence. A Mitigated Negative Declaration was adopted by the City Council on October 26, 2004 for the original approval, which adequately analyzes the potential environmental impacts of the proposed project. No further e environmental review is required.

**VI. SUPPLEMENTAL STAFF REPORTS:**

A. **CONTINUED REPORTS:** None.

B. **NEW REPORTS:** None.

**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 Regular Planning Commission meeting of December 7, 2006.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**