

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF FEBRUARY 15, 2007, 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  
Alternate Commissioner: Saini
- II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of February 1, 2007.
- III. **ORAL COMMUNICATIONS:**
- IV. **WRITTEN COMMUNICATIONS:**
- V. **PUBLIC HEARINGS:** Next PC Res. #05-07
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **BENJAMINI ASSOCIATES, 31140 ALVARADO-NILES RD., Tentative Parcel Map TPM 9427 & Modification of Site Development Review SD-30-85;** the applicant is requesting approval of a Tentative Parcel Map (TPM 9427) to subdivide a 2.74 acre parcel located at 31140 Alvarado-Niles Road (APN:463-0060-028-00) into two (2) parcels. Parcel A will measure approximately 1.67 acres and Parcel B will measure approximately 1.07 acres. A modification is also proposed to the Site Development Review approval for the existing hotel to reduce the required parking spaces from 150 to 98. This project is considered categorically exempt under Section 15315, Class 15, Minor Land Divisions, of the California Environmental Quality Act (CEQA) guidelines.
2. **JOYLEEN AND LIVIRA PREVETTE, 33121 9<sup>TH</sup> STREET, Tentative Parcel Map TPM 9151;** the applicants are requesting approval of a Tentative Parcel Map (TPM 9151) to subdivide a 29,469 square foot property located at 33121 9<sup>th</sup> Street (APN: 486-0018-020-00) into two (2) parcels. Parcel 1 will measure approximately 19,189 square feet, and Parcel 2 will measure approximately 10, 280 square feet. This project is considered categorically exempt under Section 15315, Class 15, Minor Land Divisions, of the California Environmental Quality Act (CEQA) guidelines.
3. **JOSELITO GUZMAN, 2660 HOP RANCH ROAD, Administrative Use Permit AUP-07-06 Appeal;** an appeal has been made to the Planning Commission of the Zoning Administrator's decision to approve a request for Administrative Use Permit (AUP-07-06). The Administrative Use Permit would allow a new day care center with a maximum capacity of ten (10) children in an existing single-family residence located at 2660 Hop Ranch Road (APN: 475-0153-033-00). This project is considered categorically exempt under Section 15301, Class 1, Existing Facilities, of the California Environmental Quality Act (CEQA) guidelines.

**VI. SUPPLEMENTAL STAFF REPORTS:**

**A. CONTINUED REPORTS:** None.

**B. NEW REPORTS:** None.

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

**1. PRESENTATION OF THE UPDATED CITY WEBSITE - Live Demonstration**

- a. Economic Development
- b. Neighborhood Preservation
- c. Building
- d. Planning

**VIII. COMMISSION MATTERS:**

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

**B.** Upcoming applications for the Regular Planning Commission meeting of March 1, 2007.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**