

**CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF JUNE 21, 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
Alternate Commissioner: Saini
- II. **APPROVAL OF MINUTES:** Special Planning Commission Minutes of May 31, 2007.
- III. **ORAL COMMUNICATIONS:**
- IV. **WRITTEN COMMUNICATIONS:**
- V. **PUBLIC HEARINGS:** Next PC Res. #16-07
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **MASONIC HOMES OF CALIFORNIA, 34400 MISSION BOULEVARD, Site Development Review SD-09-06, Use Permit UP-08-06, Variance V-06-06;** the applicant is requesting approval to redevelop 11.5 acres of the Masonic Homes Campus located at 34400 Mission Boulevard (APN: 087-031-003-03) in Union City. The Site Development Review proposal includes the construction of six new buildings, which would include 193 independent living apartments, 30 memory care units and associated facilities. A Use Permit has been applied for and is required for all uses in the Private Institutional (PI) District, proposed development within the Hillside Combining (-H) District and to allow a height increase from 35 feet to 50 feet. The applicant is requesting a Variance to exceed the allowable height limit in the PI District. A Mitigated Negative Declaration has been prepared for this project.
2. **ZONING TEXT AMENDMENT, AT-01-07;** The City is proposing to amend Title 18, Zoning, of the Municipal Code to include a definition of superstores, establish that they are a conditional use within the Community Commercial (CC), Special Industrial (MS), and Sub-Regional Commercial (SRC) Union Landing Commercial (CUL) Zoning Districts and require that they be subject to additional criteria. The City is also requesting adoption of a Superstore Policy Statement that provides a list of criteria for use by the Planning Commission when reviewing Use Permit applications for superstores. This project is considered categorically exempt under Section 15061(b)(3) 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: None.

VIII. COMMISSION MATTERS:

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

B. Upcoming applications for the next Regular Planning Commission meeting for July 5, 2007.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: