

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF AUGUST 7, 2008, 7:00 P.M.**  
**IN THE COUNCIL CHAMBERS OF CITY HALL**  
**34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

I. **ROLL CALL:** Commissioners Gonzales, Lew, Panlilio, Singh, and Chairperson Anderson  
Alternate: Crosby

II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of July 17, 2008

III. **ORAL COMMUNICATIONS:**

*(This is an opportunity for persons to speak on items not listed on the agenda. According to the California Government code the commission is prohibited from taking any immediate action on an item which does not appear on the agenda.)*

IV. **WRITTEN COMMUNICATIONS:**

V. **PUBLIC HEARINGS:**

Next PC Res. #19-08

A. **CONTINUED HEARINGS:**

1. **ARROW SIGN COMPANY, 32115 UNION LANDING BLVD. AND 32364 DYER ST., Use Permit UP-03-98a (noticed as UP-05-08);** the applicant is requesting approval of a Use Permit to modify the sign program for the Union Landing Shopping Center to allow:

a. A multi-tenant monument sign on Holly Way near Texas Roadhouse located at 32115 Union Landing Blvd. (APN: 463-0060-042-00); and

b. A second building sign facing Alvarado-Niles Road for the Union Landing Dental Center tenant space located at 32364 Dyer Street (APN: 463-0060-015-13).

This project is considered categorically exempt under Section 15303, Class 3, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA).

B. **NEW HEARINGS:**

1. **DUCKETT-WILSON DEVELOPMENT COMPANY, ALVARADO BLVD/DYER ST, Site Development Review SD-02-08 and Variance V-03-08** – the applicant is requesting approval to construct a 2,500 square foot building within the existing parking lot of the Alvarado Plaza shopping center (APN: 463-0040-035-00) adjacent to Alvarado Boulevard and a Variance approval to reduce the required parking demand from 451 to 416 parking spaces to accommodate the building. The proposed building will be leased to the City of Union City for a Police sub-station. This project is considered categorically exempt per Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act.

**VI. SUPPLEMENTAL STAFF REPORTS:**

**A. CONTINUED REPORTS:** None.

**B. NEW REPORTS:**

1. **MARIA DE LOURDES, 33324 5<sup>TH</sup> STREET, Administrative Site Development Review ASD-09-08;** the applicant is requesting approval to rebuild an existing home located at 33324 5<sup>th</sup> Street (APN: 486-0015-111-00) in Union City. This project is considered categorically exempt per Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act.

**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 for August 21, 2008.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**