

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF DECEMBER 3, 2009, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA

- I. **ROLL CALL:** Commissioners Raymond Gonzales Jr., Jo Ann Lew, Froilan (Roy) Panlilio, Gurnam (Gary) Singh, and Chairperson Tikisa Anderson
Alternate: Phillip Crosby
- II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of November 19, 2009.
- 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 Reso. #26-09
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **MID-PENINSULA HOUSING COALITION, 1100 DECOTO ROAD, Tentative Tract Map TTM-01-09;** the applicant is requesting approval of a Tentative Tract Map and related Condominium Plan (TTM-01-09) to create eight (8) condominiums on property associated with a previously approved affordable housing development (Resolution No. 3797-09). The property is referred to as Block 4 within the City's Intermodal Station District (APN: 087-0019-004-02). No new development or construction activities are proposed with this application nor is the applicant requesting a modification to the previous approved project. On January 27, 2009, the City Council adopted a supplemental Mitigated Negative Declaration which determined that, with the incorporation of mitigation measures, the previously approved affordable housing project would not have a significant effect on the environment. The proposed condominium plan does not propose any changes to the project that would result in any additional impacts or need for additional mitigation. No further environmental review is required.
2. **MASONIC HOMES, 34400 MISSION BOULEVARD, Modified Site Development Review (MOD-SD-09-06b);** the applicant is requesting approval of Modified Site Development Review (MOD-SD-09-06b) for the Acacia Creek project to make modifications to the approved exterior materials and remove the temporary carports identified on the approved site plane. The Masonic Homes campus is located at 34400 Mission Boulevard (APN: 087-0031-003-03). On June 10, 2007, the City Council adopted a supplemental Mitigated Negative Declaration (Resolution No. 3401-07) which determined that, with the incorporation of mitigation measures, the project would not have a significant effect on the environment. The proposed modifications will not result in impacts

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 34009 Alvarado-Niles Road, Union City, California, during normal business hours.

beyond those analyzed in the adopted MND. Pursuant to Section 15070 of the California Environmental Quality Act Guidelines no further environmental review is required.

3. **PAPPAS UNION CITY, LP, 31300 COURTHOUSE DRIVE, Site Development Review SD-02-09**; the applicant is requesting Site Development Review (SD-02-09) approval to construct an approximately 17,279 square foot building on a vacant pad located at 31300 Courthouse Drive (APN: 463-0060-048) between Best Buy and Babies R Us in Union Landing. On March 14, 1995, the City Council certified the Environmental Impact Report (EIR) for the Dyer Street Triangle (Union Landing) with Statements of Overriding Considerations, Resolution No. 8536-95. A Negative Declaration was also prepared for the Site Development Review SD-02-00 to address specific issues of the original 316,307 square foot Pappas project pursuant to Section 15162 and 15168 of the California Environmental Quality Act (CEQA) Guidelines. No further environmental review is required.

4. **CITYWIDE, Zoning Text Amendment AT-07-09**; the City is proposing to amend Title 18, *Zoning*, of the Union City Municipal , generally to regulate the distribution of tobacco products and the establishment of Cigarette Stores/Tobacco Retail Stores and Drug Paraphernalia Establishments/Head Shops.

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 Planning Commission meeting for December 17, 2009.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: