

**AGENDA FOR THE ADJOURNED
REGULAR CITY COUNCIL MEETING
CITY OF UNION CITY
OCTOBER 22, 2002, 6:00 P.M.
COUNCIL CONFERENCE ROOM
34009 ALVARADO-NILES ROAD
UNION CITY, CALIFORNIA**

6:00 P.M. - Council Conference Room

I. **ROLL CALL:** Councilmembers, Elias, Fernandez, Valle, Vice Mayor Dutra-Vernaci, Mayor Green

II. **CLOSED SESSION:**

**"CONFERENCE WITH REAL PROPERTY NEGOTIATORS"
(Pursuant to Government Code Section 54956.8)"**

PROPERTY: TURK ISLAND LANDFILL

CITY NEGOTIATORS: CITY MANAGER, CITY ATTORNEY

**NEGOTIATING PARTIES: UNION CITY SPORTS FACILITY
ASSOCIATES, LLC**

**UNDER NEGOTIATION: TERMS AND CONDITIONS OF
POSSIBLE PURCHASE OPTION AND
PURCHASE-SALE AGREEMENTS**

III. **ADJOURNMENT**

The City Council of the City of Union City meets the second and fourth Tuesday of each month at 7:00 p.m. City Council meetings are televised live on Channel 20 and retelevised the following Friday at 6 p.m. and at 6:00 p.m. the following Tuesday. Complete agenda packets are available for public inspection at City Hall, the Union City Library, and the Community Centers. See the "City Council Information Guide" for more detailed information or visit our web site at

www.ci.union-city.ca.us

For Agenda information, you may contact the City Clerk's Office at 510-471-3232, ext. 348.

Resolution 2273-02

Ordinance 596-02

Redevelopment Reso. 264-02

**AGENDA FOR THE REGULAR
CITY COUNCIL MEETING OF
THE CITY OF UNION CITY
TUESDAY, OCTOBER 22, 2002, 7:00 P.M.,
COUNCIL CHAMBERS
34009 ALVARADO-NILES ROAD
UNION CITY, CALIFORNIA**

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL: Councilmembers Elias, Fernandez, Valle, Vice Mayor Dutra-Vernaci, Mayor Green

III. UNFINISHED BUSINESS - NONE

IV. APPROVAL OF MINUTES

A. Approval of minutes of the Regular City Council meeting of Tuesday, October 8, 2002

Required Action: Motion

V. PROCLAMATIONS/PRESENTATIONS

A. Proclamation recognizing October 22, 2002 as International Stuttering Awareness Day

Required Action: Present

VI. ORAL COMMUNICATIONS

Comments from the floor on non-agenda items will be accepted for a period of ½ hour maximum. Speakers are limited to three minutes each. Persons wishing to speak must complete a Speaker Card available at the rear of the Council Chambers or from the Clerk. If the number of speakers exceeds the time allotment, cards will be shuffled and 10 speakers chosen at random. The remaining speakers may speak under Section XII of the agenda if they wish.

VII. HEARINGS

A. HEARING RE: AG-02-02, GENERAL PLAN AMENDMENT; A-02-02, ZONING MAP AMENDMENT; AND SP-02-02, SPECIFIC PLAN AMENDMENT FOR THE MCKESSON SITE (Introduction of Ordinance, Resolutions)

Required Action: Motion

Initiated by Jeff Vines, on behalf of the McKesson Corporation, as applicant, a request for a General Plan Amendment (AG-02-02), a Zoning Map Amendment (A-02-02) and Specific Plan Amendment (SP-02-02) on properties currently identified as 33950 7th Street (APN 087-021-15 and 087-021-06-03) located on the northeast side of 7th Street, southeast of Decoto Road. The proposed applications request the following amendments: 1) a General Plan Amendment to redesignate the property from OS, Open Space, to R3-6, Residential, 3-6 units per acre; 2) a Zoning Map Amendment to rezone the property from OS, Open Space, to RS6000 D (DIPSA); 3) a DIPSA Specific Plan Amendment to redesignate the property in the DIPSA Land Use Plan from OS, Open Space, to R3-6, Residential 3-6 units per acre; and 4) a DIPSA Specific Plan Amendment to rezone the property from OS, Open Space, to RS6000 D in the DIPSA Zoning Districts. The proposed project site comprised of two (2) adjacent and vacant properties is approximately 8.68 acres.

These applications were continued from the August 27, 2002 City Council meeting in accordance with the City Council's direction to allow staff to work with the applicant, the McKesson Corporation, to discuss alternatives to

provide additional open space/park land benefits on the project site.

VII. HEARINGS (Continued)

B. HEARING RE: VACATION OF A PORTION OF PUBLIC RIGHT-OF-WAY, PARCEL MAP 7999, ELDER CARE ALLIANCE, ALVARADO-NILES ROAD (Resolution)

Required Action: Motion

Elder Care Alliance has requested vacation of a 26.30 foot wide portion of the Alvarado Niles Road right-of-way south of Oregon Street. The proposed vacation is approximately 860 feet long. The proposed right-of-way vacation permits expansion of the site to accommodate a three-story independent living facility and a two-story assisted living facility while maintaining the necessary 110 foot right-of-way for Alvarado-Niles Road.

VIII. REPORTS FROM CITY MANAGER - NONE

IX. REDEVELOPMENT AGENCY

A. HEARING RE: RESOLUTION OF NECESSITY 33205 - 33303 MISSION BOULEVARD, APN 087-0091-51

Required Action: Motion

Mid Peninsula Housing Coalition has requested the Agency Board to secure the acquisition of the property before it enters into a Disposition, Development and Loan Agreement (DDLA) with the Agency to develop Mission Gateway affordable housing.

X. AUTHORITIES/AGENCIES - NONE

XI. CONSENT CALENDAR/RESOLUTIONS

- A. Resolution of the City Council of the City of Union City **ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 7074, SOUTHEAST CORNER OF WHIPPLE ROAD AND BETTENCOURT WAY, RYLAND HOMES**

Required Action: Motion

Tract 7074 is an approximate 6.43 acre parcel located at the southeast corner of Bettencourt Way and Whipple Road. The parcel was subdivided into 37 single family dwelling lots. Barrons Way and Canterbury Way were extended into the site and Cambridge Way was extended from its existing eastern terminus to connect with Union City Boulevard, aligning with Smith Street. Full street improvements, consisting of paved roads, curb, gutter, sidewalk, underground utilities and street lights, have been provided.

- B. Resolution of the City Council of the City of Union City **ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 7059, SOUTH SIDE OF SERPENTINE DRIVE EAST OF ALVARADO-NILES ROAD, RYLAND HOMES**

Required Action: Motion

Tract 7059 subdivided an approximate 4.4 acre parcel into 31 single family dwelling lots. The site is southeast of the intersection of Alvarado-Niles Road and Serpentine Drive. The site was previously Union City's corporation yard.

Full street improvements on all streets within the development have been provided and include curb and gutter, sidewalks, wheelchair ramps, street lights, underground utilities and paving.

- C. Resolution of the City Council of the City of Union City **ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 7410, NORTHEAST SIDE OF CAMBRIDGE WAY, WEST OF UNION CITY BOULEVARD, RYLAND HOMES**

Required Action: Motion

Parcel Map 7410 was created by Ryland Homes as a three-lot subdivision to accommodate the construction of housing units for the displaced owners resulting from the proposed extension of Smith Street west from Union City Boulevard to Cambridge Way.

XI. **CONSENT CALENDAR/RESOLUTIONS** (continued)

- D. Resolution of the City Council of the City of Union City **AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH HNTB CORPORATION FOR PROFESSIONAL DESIGN SERVICES FOR CITY PROJECT NO. 2001-32, UPRR PEDESTRIAN GRADE SEPARATION PROJECT AND CITY PROJECT NO. 2001-33, BART PEDESTRIAN GRADE SEPARATION PROJECT (INTERMODAL STATION DISTRICT AND TRANSIT FACILITY PLAN)**

Required Action: Motion

This resolution allows the City to enter into two separate contracts with HNTB Corporation to prepare final plans and specifications to construct UPRR and BART Pedestrian Grade Separations making the existing BART Station accessible from the east side.

- E. Resolution of the City Council of the City of Union City **ACCEPTING CAPITOL CORRIDOR RAIL STATION STUDY AS PART OF UNION CITY INTERMODAL STATION DISTRICT AND TRANSIT FACILITY PLAN, CITY PROJECT NO. 01-35**

Required Action: Motion

Staff, along with Earth Tech, has been working closely with representatives of Capitol Corridor, ACE, Dumbarton Rail and BART to complete the Capitol Corridor Rail Station Study. **Time permitting, Earth Tech will make a presentation on the results of the study.**

- F. Resolution of the City Council of the City of Union City **ACCEPTING THE AGREEMENT WITH OHLONE COMMUNITY COLLEGE**

Required Action: Motion

Health outreach and injury prevention are important aspects of maintaining and improving community health. Fire Stations, because of the unique positioning within the community, provide logical bases from which to provide health education and care. This agreement with Ohlone Community College will utilize student nurses to work with the fire department to provide health outreach programs.

XI. **CONSENT CALENDAR/RESOLUTIONS** (continued)

- G. **Resolution of the City Council of the City of Union City APPROVING SITE DEVELOPMENT REVIEW SD-08-02 AND USE PERMIT UP-04-02, WHIPPLE ROAD ASSOCIATES**

Required Action: Motion

Boyce Drake, of Associated Builders of Fresno, Inc., has revised architectural elevations in response to City Council comments on August 27, 2002. The Site Development Review and Conditional Use Permit applications are for the construction of a 22,500 square foot addition to an existing 80,250 square foot warehouse building. The project site has a zoning classification of ML, Light Industrial Zoning District and is located at 1601-1610 Whipple Road in the Central Technology Center (APN 475-143-1-1). This item was referred back to the Planning Commission for redesign.

- H. **Resolution of the City Council of the City of Union City RE-ADOPTING THE RESOLUTION TO SUPPORT NILES CANYON ROAD (STATE ROUTE 84) AS A SCENIC HIGHWAY**

Required Action: Motion

Caltrans has requested the cities of Union City and Fremont and Alameda County update previously adopted Resolutions of Intent for a Scenic Highway Designation of Niles Canyon Road.

- I. **Resolution of the City Council of the City of Union City ELECTING TO BE SUBJECT TO PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT FIXING THE EMPLOYER'S CONTRIBUTION FOR EMPLOYEES AND THE EMPLOYER'S CONTRIBUTION FOR ANNUITANTS AT DIFFERENT AMOUNTS**

Required Action: Motion

The POA currently contracts with Operating Engineers 3 (OE3) for its medical benefits. The membership of the POA recently voted to sever its relationship with OE3 and enroll in CalPERS instead. This resolution approves the enrollments of the Police Officers Association (POA) in the California Public Employees Retirement System (CalPERS) for health benefits coverage.

XI. **CONSENT CALENDAR/RESOLUTIONS** (continued)

J. **Resolution of the City Council of the City of Union City APPROVING FINAL TRACT MAP 7369 IN THE CITY OF UNION CITY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA**

Required Action: Motion

Tract 7369 is a 4.8 acre parcel which extends between Hop Ranch Road and Dowe Avenue approximately 200 feet southwest of Alvarado-Niles Road. It is proposed to subdivide the site into 30 single family dwelling lots and two duplex/townhouse lots. Full street improvements, consisting of paved roads, curb, gutter, sidewalk, underground utilities and street lights, will be provided. Braddock and Logan Group II, L.P., owner of Tract 7469, has complied with all conditions of the tentative map and all fees have been paid.

K. **FINAL READING ORD. NO. 595-02: AN ORDINANCE OF THE CITY OF UNION CITY AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF UNION CITY, A-03-02**

Required Action: Motion

Initiated by Jeffrey Schroeder of Ponderosa Homes, a request for a Zoning Map Amendment to rezone the undeveloped 8.6± acre Cerruti Property from A (Agricultural) to RS-6000 (Single-Family Residential), and a Vesting Tentative Tract Map for a 43 lot single-family residential subdivision, known as Ponderosa Cove II, with 35 single family detached homes and 8 duplex units. The project includes Site Development Review for the architectural design and layout of four separate homes (one single-story and three two-story units) with floor plans ranging from 2,560 square feet to 3,642 square feet with four two-story duplex units with floor plans at 1,420 square feet and 1,685 square feet. The project includes a Use Permit to average the side yard setbacks of the homes. The current General Plan designation for the site is R3-6 (Residential 3 to 6 Dwelling Units/Acre) consistent with the RS-6000 Single-Family Residential zoning classification. The project site is located at 4897 Lowry Road, one-half mile northeast of Union City Boulevard (Assessor Parcel Number 543-201-5-2).

XII. **ORAL COMMUNICATIONS**

XIII. CORRESPONDENCE - NONE

XIV. APPROVAL OF BILLS - NONE

XV. SCHEDULED ORAL COMMUNICATIONS - NONE

XVI. ITEMS REFERRED BY COUNCIL

A. Oral Reports by Councilmembers on Meetings of County or Regional Boards
and Commissions

Required Action: Information

XVII. GOOD OF THE ORDER

XVIII. ADJOURNMENT