

**AGENDA FOR THE ADJOURNED
REGULAR CITY COUNCIL MEETING
CITY OF UNION CITY
FEBRUARY 12, 2002, 6:15 P.M.
COUNCIL CONFERENCE ROOM
34009 ALVARADO-NILES ROAD
UNION CITY, CALIFORNIA**

6:15 P.M. - Council Conference Room

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

II. **CLOSED SESSION:**

A. **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9:

One potential case

B. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
(Pursuant to Section 54956.8)

Property: 31224 Union City Boulevard, APN 483-00990-1000
33459 Mission Blvd. APN 486-0003-32 & 33
33423 Mission Blvd. APN 486-0003-30 & 35
33435 Mission Blvd. APN 486-003-034-01
33205-33303 Mission Blvd. APN 087-0091-51
33103-33125 Mission Blvd. APN 087-0091-16-03 & 04
33315-33345 Mission Blvd. 087-0091-022-02 and 087-0091-052-00

Negotiating Parties: City Manager, Interim City Attorney,
Redevelopment Agency Counsel, Redevelopment
Agency Manager, property owners

Under negotiation: Both price and terms of payment

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 by AT&T, 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 2077-01

Ordinance 575-01

Redevelopment Reso. 242-01

**AGENDA FOR THE REGULAR
CITY COUNCIL MEETING OF
THE CITY OF UNION CITY
TUESDAY, FEBRUARY 12, 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, January 22, 2002

Required Action: Motion

B. Approval of minutes of the Adjourned Regular City Council meeting of Tuesday, January 29, 2002

Required Action: Motion

V. PROCLAMATIONS/PRESENTATIONS

- A. Presentation of DARE essay by Hillview Crest Elementary Student Marisa Buell
Required Action: Present
- B. Resolution in recognition of Judith Harrison upon her retirement from City service
Required Action: Motion
- C. Resolution in recognition of Julian Hinojoza for service on the Park and Recreation Commission
Required Action: Motion
- D. Resolution in support of the California Peace Officer's Memorial Foundation
Required Action: Motion

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-02-01 DRAFT GENERAL PLAN AND FINAL ENVIRONMENTAL IMPACT REPORT FOR THE 2002 GENERAL PLAN** (Resolutions)
Required Action: Motion

This is a public hearing to consider the Planning Commission's final recommendation on the 2002 General Plan and the final Environmental Impact Report for the 2002 General Plan.

VIII. REPORTS FROM CITY MANAGER

- A. Report on increased bonding capacity for RDA by retaining tax increment pass-through within the RDA rather than the General Fund (Resolution)

Required Action: Motion

This report is brought back at Council's request regarding the increased bonding capacity for the Redevelopment Agency if the City Council elected not to retain the statutory Tax Increment pass through from the Redevelopment Project Area for deposit in the General Fund and to instead use the Tax Increment to increase the bonding capacity of the Redevelopment Agency.

IX. REDEVELOPMENT AGENCY

- A. Renewal of Lease to Hold Vacant 33459 Mission Blvd. (Resolution)

Required Action: Motion

Authorization for Redevelopment Agency Manager to notify Larry Weed that Redevelopment Agency wishes to exercise its option to renew its lease to Hold Vacant on the property located at 33459 Mission Boulevard.

X. AUTHORITIES/AGENCIES - NONE

XI. CONSENT CALENDAR/RESOLUTIONS

- A. Resolution of the City Council of the City of Union City **IN SUPPORT OF PROPOSITION 40**

Required Action: Motion

Proposition 40 "The California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002" will allow the State to sell bonds for natural resources conservation, state and local park acquisition and improvements and historical and cultural resources preservation purposes.

B. Resolution of the City Council of the City of Union City **IN SUPPORT OF PROPOSITION 42**

Required Action: Motion

Proposition 42, “the Transportation Congestion Improvement Act, Allocation of Existing Motor Vehicle Fuel Sales and Use Tax Revenue for Transportation Purposes Only, Legislative Constitutional Amendment” would require that gasoline sales tax revenues be used annually for state and local transportation purposes by 2003.

C. Resolution of the City Council of the City of Union City **APPROVING SITE DEVELOPMENT REVIEW SD-08-01; USE PERMIT UP-01-01; WILLIAMS PLAZA**

Required Action: Motion

Initiated by Mrs. William Lee, applicant and property owner, a proposal to renovate the vacated 15,000 square foot Ranch Hand Food meat packing building located at 30593 Union City Boulevard at the northwest corner of Bettencourt Way. The applicant’s proposal is to renovate and remodel the existing building for light industrial and office uses, including a restaurant use. The property is situated on 1.49 acre parcel in the ML, Light Industrial zoning district.

D. Resolution of the City Council of the City of Union City **AWARDING CONTRACT FOR CITY PROJECT NO. 01-10, TRAFFIC SIGNAL INSTALLATION AT MISSION BOULEVARD (ROUTE 238) AND HOLLY LEAF LANE INTERSECTION**

Required Action: Motion

Initial traffic studies during the planning phase of the DIPSA housing development indicated that traffic signals were not warranted for the new development. However, as a result of complaints by residents, a traffic signal warrant analyses was conduct which identified the need for a traffic signal at Holly Leaf Lane. This analysis was submitted to CalTrans and approved for funding one-half of the overall project cost. It is recommended that Columbia Electrical, Inc., of San Leandro be awarded this project. The State will reimburse the City for half of the total project costs upon completion of the project.

E. Resolution of the City Council of the City of Union City **ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 7003 (CITATION HOMES CENTRAL) DAGGETT AND SEVENTH**

Required Action: Motion

Citation Homes has completed the public improvements on Tract 7003 which subdivided an approximate 3.1 acre parcel into 17 single family dwelling lots. The site is north of the intersection of Daggett Avenue and Seventh Street. Full improvements on all streets within the development have been provide and include curb and gutter, sidewalks, wheelchair ramps, street lights, underground utilities and paving with subsequent slurry seal.

F. Resolution of the City Council of the City of Union City **ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 7041 (CITATION HOMES) DAGGETT AND SEVENTH**

Required Action: Motion

Tract 7041 subdivided an approximate 10.3 acre parcel into 69 single family dwelling lots. The site is southeast of the intersection of Seventh Street and Daggett Avenue. Full street improvements have been provided and include curb and gutter, sidewalks, wheelchair ramps, street lights, underground utilities and paving with the subsequent slurry seal.

G. Resolution of the City Council of the City of Union City **ACCEPTING PUBLIC IMPROVEMENTS FOR TRACT 7209 (PINN BROTHERS) BETTENCOURT WAY WEST OF UNION CITY BOULEVARD**

Required Action: Motion

Pinn Brothers Construction, Inc., has completed the public improvements on Tract 7209 which subdivided an approximate 4.9 acre parcel into 20 single family dwelling lots and a 1.74 acre commercial parcel on Union City Boulevard. Full improvements on all streets within the development have been provided and include paved road, curb, gutter, sidewalks, wheelchair ramps, street lights, underground utilities and paving with subsequent slurry seal.

H. Resolution of the City Council of the City of Union City **AWARDING CONTRACT FOR 2000-2001 WHEELCHAIR RAMPS, CITY PROJECT NO. 00-06**

Required Action: Motion

This project involves the construction of 26 wheelchair ramps at various street intersections throughout the City. The project is financed entirely from 2000-2001 Transportation Development Act (TDA) Article 3 funds. Bids were opened on January 31, 2002 and the low bidder was Sposeto Engineering, Inc., of Union City.

I. Resolution of the City Council of the City of Union City **AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH EARTH TECH FOR PROFESSIONAL DESIGN SERVICES FOR CITY PROJECT NO. 2001-35, CAPITOL CORRIDOR RAIL STATION STUDY (INTERMODAL STATION DISTRICT AND TRANSIT FACILITY PLAN)**

Required Action: Motion

This Rail Station Study will review near-term and future rail station alternatives for a Capitol corridor stop here at the Intermodal Station next to BART. Staff recommends the firm of Earth Tech of Oakland.

J. Resolution of the City Council of the City of Union City **APPROVING CONTRACT WITH DOUG HERRING TO PREPARE MITIGATED NEGATIVE DECLARATION FOR DEVELOPMENT ON PSSC PROPERTY**

Required Action: Motion

An evaluation of the preliminary application submitted by KB HOME to develop portions of PSSC revealed that a Mitigated Negative Declaration could be prepared for the project. The resolution accepts the proposal and work program submitted by independent consultant Douglas Herring & Associates and authorizes the City Manager to enter into a standard professional services agreement with the consultant to prepare the work. All costs, plus City overhead will be advanced to the City by the developer.

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