

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF JANUARY 17, 2002, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA

- I. **ROLL CALL:** Commissioners Sweeney, Allen, Mattos, Raymundo, and Savage
- II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of December 20, 2001
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:** None.
- V. **PUBLIC HEARINGS:** Next PC Res. #30-01
- A. **CONTINUED HEARINGS:**
1. **PLANNING COMMISSION'S RECOMMENDATION FOR DRAFT GENERAL PLAN AND FINAL ENVIRONMENTAL IMPACT REPORT FOR THE GENERAL PLAN:** Public Hearing to review the Planning Commission's final recommendation on the 2002 General Plan and the Final Environmental Impact Report for the 2002 General Plan Update.
 2. **AUP-01-01, ADMINISTRATIVE USE PERMIT:** Jaime Rivera, as applicant, has submitted an application for an Administrative Use Permit (AUP-01-01) to allow the establishment of an adult day care center for developmentally disabled adults between the ages of 18 and 59 years to be located within a professional office building located at 38 Union Square. The applicant is proposing to occupy Units B, C and E of the building. The subject property (APN 087-19-001-25) is located on the north side of Union Square, east of the Bay Area Rapid Transit (BART) Station in Union City. The project site is located within the CBD (Commercial BART) zoning district.
- B. **NEW HEARINGS:**
1. **USE PERMIT UP-01-02; BUILDING #3 WILLOWBROOK BUSINESS PARK:** Initiated by Jeffrey Logan, Koll Development Company, as applicant, a request to allow warehouse and distribution uses within Building #3 of the Willowbrook Business Park. The recently constructed Willowbrook Business Park at 1651-1745 Atlantic Court and 1600 Whipple Road is located in the Central Bay Industrial Park and warehouse, wholesale and distribution uses are considered conditional uses in the ML, Light Industrial zoning district. This application request will allow the entire 89,200 square foot building (Building #3), at 1745 Atlantic Court, to be used for two warehouse/distribution business uses.
 2. **SITE DEVELOPMENT REVIEW SD-08-01; USE PERMIT UP-01-01; WILLIAMS PLAZA:** Initiated by Mrs. William Lee, applicant and property owner, a proposal to renovate the vacated 15,000 (±) square foot Ranch Hand Foods 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.

3. **VARIANCE V-03-01; LENNARCOMMUNITIES/GREYSTONE HOMES**: Sandi Wiley of Lennar Communities/Greystone Homes is requesting variances for two newly constructed single-family homes from the front yard setback standards of 20 feet to allow 7 foot and 8 foot building setbacks. The properties are located at 106 Windflower Lane (Lot 98) and 110 Windflower Lane (Lot 100) in the Foothill Glen/Rosewalk Development off Mission Boulevard (Tract 6922). The properties are located in the RS-6000D, Single Family Residential (DIPSA) zoning district.

VI. SUPPLEMENTAL STAFF REPORTS:

A. **CONTINUED REPORTS:** None.

B. **NEW REPORTS:**

1. AMENDED AND RESTATED REDEVELOPMENT PLAN FOR THE UNION CITY COMMUNITY REDEVELOPMENT PROJECT:

The Planning Commission is asked to take the following actions:

1. Determine the *Amended and Restated Redevelopment Plan* is consistent with the *General Plan*.
2. Recommend adoption of the *Amended and Restated Redevelopment Plan* to the City Council.
3. Recommend Certification of the *Final Environmental Impact Report* on the *Amended and Restated Redevelopment Plan*.

2. **RESOLUTION FINDING CONFORMITY WITH THE GENERAL PLAN OF THE PROPOSED DISPOSITION OF PROPERTY BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF UNION CITY FOR DEVELOPMENT OF FIVE AFFORDABLE SINGLE FAMILY HOMES IN THE DECOTO NEIGHBORHOOD:** The Planning Commission is asked to adopt a Resolution of Conformity for a Disposition and Development Agreement for the development of affordable single-family homes on two sites in the Decoto neighborhood. The two sites are 503 Decoto Road and 3354 4th Street, and constitute a total of five lots.

VII. COMMISSION MATTERS:

- A. Upcoming applications for the Regular Planning Commission Meeting of February 7, 2002.

VIII. GOOD OF THE ORDER:

IX. ADJOURNMENT: