

CITY OF UNION CITY
AGENDA FOR THE ADJOURNED REGULAR PLANNING COMMISSION MEETING
OF JULY 11, 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 June 20, 2002

III. **ORAL COMMUNICATION:**

IV. **WRITTEN COMMUNICATION:**

V. **PUBLIC HEARINGS:**

Next PC Res. # 26-02

A. **CONTINUED HEARINGS:** None.

B. **NEW HEARINGS:**

1. **AG-02-02, General Plan Amendment; A-02-02, Zoning Map Amendment; VTTM-7393, Vesting Tentative Tract Map:** 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 a Vesting Tentative Tract Map (VTTM 7393) on properties currently identified as 33950 7th Street (APN 087-021-15 and 087-021-06-03) located on the north side of 7th Street, east of Decoto Road. The proposed applications will allow for the subdivision of two (2) existing, vacant properties into 47 single-family residential lots and ten (10) duplex lots, and the redesignation of the properties from an OS (Open Space) General Plan designation to an R6-10 (Residential, 6-10 units per acre) General Plan designation. The proposed project will also allow for the redesignation of the properties from an OS (Open Space) zoning designation to an RS 6000 D (single-family residential, Decoto Industrial Park Study Area) zoning district. The proposed project site comprised of the two (2) adjacent properties is approximately 8.68 acres. The subdivision will create 47 single-family lots with minimum lot sizes of 4,500 square feet and ten (10) duplex lots with a minimum lot size of 2,805 square feet. The project site is adjacent to a school and park to the west, single-family residences to the north across Myrtle Lane, single-family residences to the east and industrial uses to the south across 7th Street. The existing groundwater treatment facility located along the northeast corner of the site along Myrtle Avenue is proposed to be relocated to the southeastern corner of the project site along 7th Street.

This item continued to the August 1, 2002 Planning Commission Meeting.

2. **SITE DEVELOPMENT REVIEW (SD-00-02) & TENTATIVE PARCEL MAP (TPM-7999); PHASE III - SENIOR VILLAGE DEVELOPMENT:** Initiated by Eden Housing Inc., in conjunction with Elder Care Alliance, a request for Site Development Review and Tentative Parcel Map approvals to develop an affordable senior housing project on approximately 2.5 acres located at 33801 through 33909 Alvarado-Niles Road (APN: 486-85-50 to 486-85-63) along the south side of Alvarado-Niles Road, between Oregon Street and Rosewood Terrace. The project will consist of two separate buildings on two contiguous parcels, a three-story independent living facility with approximately 34,398 square feet of floor area, and a two-story assisted living facility with approximately 59,338 square feet of floor area. The property is zoned RM-1500, Multi-Family Residential, and the General Plan land use designation is R17-29, Residential 17-29 units per acre. This project has received a density bonus increase to allow a project density up to 133 units.

VI. SUPPLEMENTAL STAFF REPORTS:

- A. **CONTINUED REPORTS:** None.
- B. **NEW REPORTS:** None.

VII. COMMISSION MATTERS:

- A. Upcoming applications for the Regular Planning Commission Meeting of August 1, 2002.

VIII. GOOD OF THE ORDER:

IX. ADJOURNMENT: