

**CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF OCTOBER 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 October 3, 2002**
- III. ORAL COMMUNICATION:**
- IV. WRITTEN COMMUNICATION: None.**
- V. PUBLIC HEARINGS: Next PC Res. # 37-02**

A. CONTINUED HEARINGS: None.

B. NEW HEARINGS:

- 1. GENERAL PLAN AMENDMENT AG-03-02: Initiated by Gruen Gruen + Associates on behalf of the Pacific States Steel Corporation, and by KB HOME, the applicants are seeking the following changes to the General Plan:**

- A) To redesignate property that is currently identified as R10-17 (Residential, 10-17 units per acre) to RDC (Research and Development Campus), and
- B) To redesignate property that is currently identified as RDC (Research and Development Campus) to R10-17 (Residential, 10-17 units per acre).

The City is also seeking to amend the General Plan to clarify that properties in the Research and Development District that are within 1/3 mile of the Union City BART Station shall prepare a master plan to demonstrate how the properties can meet a minimum FAR of 0.5. Currently, the General Plan identifies adjacent to the former Southern Pacific Railroad track shall prepare a master plan to show FAR conformance.

- 2. SPECIFIC PLAN AMENDMENT SP-01-02: Initiated by Gruen Gruen + Associates on behalf of the Pacific States Steel Corporation, and by KB HOME, the applicants are seeking to amend the DIPSA Specific Plan Land Use and Zoning Maps so that the Specific Plan will be consistent with the General Plan. The applicants are requesting the following specific changes:**

DIPSA Land Use Map

- A) Redesignate property from R6-10 (Residential, 6-10 units per acre) and R10-17 (Residential, 10-17 units per acre) to R3-6 (Residential, 3-6 units per acre);
- B) Redesignate property from R29-60 (Residential, 29-60 units per acre) to R10-17 (Residential, 10-17 units per acre) and RDC (Research and Development Campus);
- C) Redesignate property from OS (Open Space) and I (Institutional) to RDC (Research and Development Campus)

DIPSA Zoning Map

- A) Rezone property from RS(s) (Single-Family Residential, Special) and RM2500 (Multi-Family Residential, medium density) to RS6000 (Single-Family Residential in the DIPSA);
- B) Rezone property from RM1500 (Multi-Family Residential, high density) to RM2500 (Multi-Family Residential, medium density) and RDC (Research and Development Campus); and
- C) Rezone property from OS (Open Space) and PF (Public Facility) to RDC (Research and Development Campus).

The applicant is also seeking to amend Table 3A to allow reduced setbacks on the front, rear and side yards of the single-family and multi-family units. This would be accomplished through an Owner Participation Agreement with the Redevelopment Agency and a vesting tentative tract map.

3. **ZONING MAP AMENDMENT A-04-02:** Initiated by Gruen Gruen + Associates on behalf of the Pacific States Steel Corporation, and by KB HOME, the applicants are seeking to amend the Zoning Map so that it is consistent with the 2002 General Plan and the General Plan Amendment AG-03-02 described above in Item 1. The applicants are requesting the following specific changes:
 - A) Rezone property from RS(s) (Single-Family Residential, Special) and RM2500 (Multi-Family Residential, medium density) to RS6000 D (Single-Family Residential in the DIPSA);
 - B) Rezone property from RM1500 (Multi-Family Residential, high density) to RM2500 (Multi-Family Residential, medium density) and RDC (Research and Development Campus); and
 - C) Rezone property from OS (Open Space) and PF (Public Facility) to RDC (Research and Development Campus).
4. **ZONING TEXT AMENDMENT AT-01-02:** Initiated by the City of Union City, the City is proposing to amend *Chapter 18.40, Industrial Districts* of the Zoning Ordinance to establish criteria for the new Research and Development Campus District that was created by the 2002 General Plan. Also, a text amendment to delete the text that restricts attached dwellings in RM districts to five units (*Chapter 18.32.C*).
5. **VESTING TENTATIVE TRACT MAP:** Initiated by Gruen Gruen + Associates on behalf of the Pacific States Steel Corporation, and by KB HOME, the applicants are seeking approval to subdivide the Project Site to accommodate 119 single-family home lots; a .34 acre park; 218 townhouses; public streets, including rights-of-way for the planned State Route 84 parkway or local roadway, Eleventh Street, and several local roadways to service the single-family homes.
6. **SITE DEVELOPMENT REVIEW SD-02-02:** Initiated by Gruen Gruen + Associates on behalf of the Pacific States Steel Corporation, and by KB HOME, the applicants are seeking approval to construct 119 single-family homes, a .34 acre park and 218 townhouses on approximately 61 acres. The application also includes the creation of a parcel that could accommodate approximately 250,000 square feet of office/industrial uses.

Items 1-6 above will be continued to the November 21, 2002 Planning Commission Meeting

7. **ASD-21-02, ADMINISTRATIVE SITE DEVELOPMENT REVIEW; V-05-02, VARIANCE:** Initiated by John Savant, a request for Administrative Site Development Review and Variance approvals to construct a new 2,209 square foot, one-story single-family home on an existing vacant parcel located at 1550 G Street (Assessor's Parcel Number 475-80-13). The property is located in Decoto across the street from Searles Elementary School. The project site is zoned R-5000, Single-Family Residential.

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 November 7, 2002.

VIII. GOOD OF THE ORDER:

IX. ADJOURNMENT: