

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF NOVEMBER 21, 2002, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA

- I. **ROLL CALL:** Commissioners Anderson, Kelley, Lew, Savage, and Sweeney
- II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of November 7, 2002
- III. **ORAL COMMUNICATION:**
- IV. **WRITTEN COMMUNICATION:** None.
- V. **PUBLIC HEARINGS:** Next PC Res. #46-02
- A. **CONTINUED HEARINGS:** None
- B. **NEW HEARINGS:**
1. **ZONING TEXT AMENDMENT AT-01-02:** Initiated by the City of Union City, a request to modify the following Chapters of the Zoning Ordinance:
- a. **Chapter 18.40 (Industrial Districts) of the Zoning Ordinance.**
- i. The proposal is to amend Chapter 18.40 to establish standards for the new Research and Development Campus District that was created by the 2002 General Plan and make minor modifications to other areas of the Industrial Districts code to fully integrate the new Research and Development Campus section.
- ii. The proposal is to delete “Mini-storage facilities” from Chapter 18.40.220 as Principal Uses Permitted and insert “Mini-storage facilities” into Chapter 18.40.230 as Conditional Uses Permitted. This would require all Mini-storage facilities to obtain approval of a Use Permit prior to establishment within the ML, Light Industrial, Zoning District.
- b. **Chapter 18.33.060 (Affordable Housing Ordinance) of the Zoning Ordinance.** The proposed zoning text amendment would allow the City Council, in its sole discretion, to allow the affordable housing requirements to be met with an alternative affordable housing program. The Council would be required to find that the alternative program would provide a similar or greater level of affordability.
2. **PACIFIC STATES STEEL CORPORATION (PSSC) GENERAL PLAN AMENDMENT AG-03-02, ZONING MAP AMENDMENT A-04-02, AND SPECIFIC PLAN AMENDMENT SP-01-02:** The proposed amendments to the General Plan, Zoning Map and DIPSAs Specific Plan would allow the construction of 119 single-family homes, 216 townhouses and the establishment of a parcel designated as Research and Development Campus (RDC). The PSSC property is located south of the PG&E property and the M-Line channel, north of the city of Fremont city limit line, and is bounded to the east by the Union Pacific railroad tracks and to the west by the former Western Pacific tracks and the BART tracks. The site address is 1051 Kraffle Road, Fremont, APN: 87-11-5 and 6, and 87-17-1 and 2.

- a. **General Plan Amendment AG-03-02:** Gruen Gruen + Associates on behalf of the Pacific States Steel Corporation, and KB HOME, the applicants, are seeking the following changes to the General Plan:
- i. To redesignate property that is currently identified as R10-17 (Residential, 10-17 units per acre) to RDC (Research and Development Campus), and
 - ii. 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 2000 feet 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.

- b. **Zoning Map Amendment A-04-02:** Gruen Gruen + Associates on behalf of the Pacific States Steel Corporation, and 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 a. The applicants are requesting the following specific changes:
- i. 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);
 - ii. Rezone property from RM1500 (Multi-Family Residential, high density) to RM2500 (Multi-Family Residential, medium density) and RDC (Research and Development Campus); and
 - iii. Rezone property from OS (Open Space) and PF (Public Facility) to RDC (Research and Development Campus).
- c. **Specific Plan Amendment:** Initiated by Gruen Gruen + Associates on behalf of the Pacific States Steel Corporation, and 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

- i. 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);
- ii. 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);
- iii. Redesignate property from OS (Open Space) and I (Institutional) to RDC (Research and Development Campus)

DIPSA Zoning Map

- i. Rezone property from RS(s) (Single-Family Residential, Special) and RM2500 (Multi-Family Residential, medium density) to RS6000 (Single-Family Residential in the DIPSA);

- ii. Rezone property from RM1500 (Multi-Family Residential, high density) to RM2500 (Multi-Family Residential, medium density) and RDC (Research and Development Campus); and
- iii. 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 units, allow five flag lots, and have up to seven townhouse units in a building. This would be accomplished through an Owner Participation Agreement with the Redevelopment Agency and a Vesting Tentative Tract Map.

3. **PACIFIC STATES STEEL CORPORATION (PSSC) SITE DEVELOPMENT REVIEW**

SD-02-02 AND VESTING TENTATIVE TRACT MAP 7405: Gruen Gruen + Associates on behalf of the Pacific States Steel Corporation, and KB HOME, the applicants, are seeking approval to subdivide land and construct 119 single-family homes, a .34 acre park and 216 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 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. The PSSC property is located south of the PG&E property and the M-Line channel, north of the city of Fremont city limit line, and is bounded to the east by the Union Pacific railroad tracks and to the west by the former Western Pacific tracks and the BART tracks. The site address is 1051 Kraftile Road, Fremont, APN: 87-11-5 and 6, and 87-17-1 and 2.

VI. **SUPPLEMENTAL STAFF REPORTS:**

A. **CONTINUED REPORTS:**

- 1. **SITE DEVELOPMENT REVIEW (SD-03-02)**: Initiated by Arthur Nave, AutoZone, Inc., a request to construct a 5,403 square foot AutoZone retail automotive parts and accessories store on 2.74 acres on an undeveloped portion of the Alvarado Place Shopping Center, at 32100 Alvarado Boulevard (APN 483-40-49). (*The City Council has referred this project back to the Planning Commission for design improvements to the exterior façade of the building*)

B. **NEW REPORTS:** None.

VII. **COMMISSION MATTERS:**

- A. Upcoming applications for the Regular Planning Commission Meeting of December 5, 2002.

VIII. **GOOD OF THE ORDER:**

IX. **ADJOURNMENT:**