

CITY OF UNION CITY

**MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING
OF APRIL 18, 2002, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

I. ROLL CALL: Commissioners Allen, Mattos, Raymundo, Savage, and Sweeney

Commissioner Savage was ill.

STAFF PRESENT: Mark Leonard (Community Development Director); Michael S. Riback (Interim City Attorney); Carlos Jocson (City Engineer); Jill Stavosky (Leisure Services Manager); Ralph Kachadourian (Associate Planner); Aki Irani (Associate Planner); and Patti Wiersma (Administrative Assistant)

II. APPROVAL OF MINUTES:

The minutes for the regular Planning Commission meeting of April 4, 2002, were approved as submitted.

III. ORAL COMMUNICATIONS: None.

IV. WRITTEN COMMUNICATIONS: None.

V. PUBLIC HEARINGS:

A. CONTINUED HEARINGS: None.

B. NEW HEARINGS: None.

VI. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS: None.

B. NEW REPORTS:

- 1. SITE DEVELOPMENT REVIEW SD-03-02: Arthur Nave, with AutoZone, Inc. is requesting Site Development Review approval to construct a 5,403 square foot retail automotive parts and accessories store on an undeveloped portion of the Alvarado Commons Shopping Center, located at 32100 Alvarado Boulevard (APN 483-40-49). *(This project was previously approved by the Planning Commission on February 3, 2000 (SD-24-99) and the approval expired prior to commencement of construction.)***

Ralph Kachadourian, Associate Planner, presented the Staff Report and gave a Power Point presentation.

Vice-Chairperson Sweeney invited the applicant to come up to the podium.

Arthur Nave, Regional Manager AutoZone, 123 S. Front Street, Memphis, TN, stated that he had nothing further to add, except that he asked for clarification of Condition No. 8 regarding public art, as it was not conditioned before. He stated that he wondered if the site was appropriate for public art, as the building will be set back from the street. He stated that they are just one of many in the shopping center. He stated there is no stipulation as to cost or guidelines for public art, and that makes him hesitant to agree to it.

Commissioner Raymundo stated that the Arts Council was recently created, and public art is being conditioned on all new development. She stated that the art did not have to be really expensive, but has to be reviewed by the Arts Council.

Mark Leonard, Community Development Director, stated public art could possibly be a mural on the building. He stated that he understands his point about the building being set back, and stated that possibly something could be put in front of the store. He stated that the City is very flexible, and that any proposal for public art would be between the applicant and the Arts Council.

Mr. Nave described a metal cutout of an automobile that was used at another AutoZone, and asked if something like that might be appropriate.

Mr. Leonard stated that something like that would probably be appropriate.

Vice-Chairperson Sweeney invited members of the audience to speak.

No one stepped forward.

Commissioner Allen moved that the Planning Commission approve Site Development Review (SD-03-02) application, making the specific findings 1-5 in support of the approval. He also moved that the Planning Commission adopt a Resolution for SD-03-02 confirming this action.

Commissioner Mattos seconded the motion.

The motion passed by the following vote:

AYES:	4
NOES:	0
ABSENT:	1 (Commissioner Savage)
ABSTAINED:	0

Mr. Leonard thanked the applicant for coming back with the project. This item will be reported to the City Council on their May 14, 2002 Consent Calendar.

- 2. UNION CITY GYMNASIUM PROJECT:** Conceptual plans for review and comment of the proposed Union City Gymnasium to be located at 31224 Union City Boulevard (Former meat packing site).

Aki Irani, Associate Planner, introduced Jill Stavosky, Leisure Services Manager, and Mark Schatz, Architect for the gymnasium.

Mark Schatz, Field Paoli Architecture, 31 Sunnyhope Dr., Novato, gave an overview of the proposed project and reviewed the proposed plans.

Commissioner Raymundo asked if public art will be installed.

Mr. Schatz stated that they have not been told that they needed it as of yet, but that he is really in favor of it. He stated that his only concern is that they need to fund the construction of the building first. He suggested that developments such as AutoZone could contribute money to fund public art in public places, in lieu of putting something in at their site.

Commissioner Raymundo asked who will use the gymnasium.

Mr. Schatz stated that it will be a public fitness facility that will be available to everyone, as the other Park & Recreation centers are now.

Commissioner Raymundo stated that at last night's Arts Council Meeting, a suggestion was made that there be a place in the community for a continuous arts display, and she thought the gymnasium might be a good place for it.

Mr. Schatz stated that the gymnasium would be a fantastic place for something like that, and that a corridor would probably be a good place it.

Commissioner Mattos stated that she is having a difficult time envisioning the building on paper, and stated that she had some design concerns. She stated that she liked the use of the awnings, and asked if they could be possibly carried through to the main opening, and if there could be more of a sheltered entry.

Mr. Schatz stated that he agreed with Commissioner Mattos regarding the awnings, and originally there were more.

Commissioner Mattos asked about spectator seating and if it will be adequate.

Mr. Schatz described where the seating is and stated that temporary seating could be brought in, if needed. He stated that because of the budget, they decided to put more permanent seating in for frequent use, and that tournaments will not take place very often.

Commissioner Mattos asked what the kitchen was going to be like.

Mr. Schatz stated that it will be a catering kitchen, versus a full-service kitchen, and they are working with a kitchen consultant on it. He stated that there will be a snack bar off the kitchen.

Commissioner Mattos asked how the gymnasium will be divided if there are two games going on.

Mr. Schatz stated there will be a curtain, with eight feet on either side for access.

Commissioner Mattos asked what the siding is made of.

Mr. Schatz stated it will look like wood shiplap siding and will be consistent with the Alvarado neighborhood guidelines. He stated that they are trying to make the front piece of the building very consistent with the guidelines, so it will feel a part of the neighborhood. He stated that they can restudy extending the canopy in front.

Commissioner Allen asked about the lighting and how it will affect the apartments in back of the building.

Mr. Schatz stated that it will not affect them at all, as the windows are at the one story level and the ones in the gym are translucent.

Commissioner Allen asked about noise.

Mr. Schatz stated that there will be solid fencing and that noise cannot be heard unless the windows in the classrooms are open.

Commissioner Mattos stated that she doesn't like the chain link fence.

Mr. Schatz stated that there will be a new wooden fence, except in the areas where it can be repaired.

Commissioner Mattos stated that she would like to see the fence replaced.

Mr. Schatz explained why it was decided to repair it in part, and stated that concrete block walls are very expensive. He stated that there will not be any chain link fence.

Vice-chairperson Sweeney asked what the setback will be from the traffic lane.

Mr. Schatz stated approximately 25 feet.

Vice-Chairperson Sweeney stated her concern regarding basketballs, etc. going into the street.

Mr. Schatz described how the fence could go to avoid that from happening.

Vice-chairperson Sweeney asked Mr. Schatz to describe the daycare area outside, and he did. She stated that she thought that bringing the entry forward would be helpful in meeting the Alvarado guidelines.

Mr. Schatz described the plan he thought would help.

Vice-chairperson Sweeney stated that trellises will not provide an overhead cover and that she would like to maintain a more solid overhead cover, in case it rains and children are standing outside.

Mr. Schatz stated that he can draw a plan for the entry.

Vice-chairperson Sweeney stated that she is looking for things such as window treatments, to make it look more like the Alvarado style.

Mr. Schatz stated that the details can be worked out later.

Vice-chairperson Sweeney referred to the main lobby exits and asked why are they not punched up a bit for exiting.

Mr. Schatz explained that those exits are only for emergencies. He stated that people are supposed to enter and exit through the front entrance so staff can monitor who enters and exits.

Vice-chairperson Sweeney stated that she likes the barrel roof and asked if anything can be done to the main gym building to increase the amount of glazing.

Mr. Schatz stated that they can make the windows deeper.

Vice-chairperson Sweeney stated that she would like to break up the façade a little bit on the street side.

Mr. Schatz stated that vines can be put in. He stated that he will check with the engineers to see how far the windows can be carried.

Commissioner Mattos stated that she thought the dance aerobic room would be a perfect place to put some trellises.

Vice-chairperson Sweeney stated that she appreciates Mr. Schatz' enthusiasm for the project.

Mr. Leonard stated that he appreciates the Planning Commission being able to give input this early in the process.

Commissioner Raymundo asked the maximum number of people who can use facility at one time.

Mr. Schatz stated that on a typical day the gymnasium can hold a maximum of 50, the classroom meeting room can hold a maximum of 20, the fitness center a maximum of 70, aerobic fitness studio a maximum of 40, and the classrooms can hold a maximum of 100. He stated that the total occupancy would be approximately 250. He stated that the building is first and foremost a gym, but can be rented out to offset the expense of running it.

Vice-Chairperson Sweeney invited members of audience to speak.

Kenneth Ryan 254 Molokai Circle, stated that his problem is with side access. He stated that he sees no provision for bicycle access and paratransit vehicles access for seniors, and stated that the entrances are such that there is no place to park bicycles. He stated that he doesn't think the City should encourage a large amount of bicycle use along Union City Boulevard. He urged the City to find a safer route and to make sure there is a safe path other than along Union City Boulevard.

Vice-chairperson Sweeney stated that when the fence is removed along the park, that will allow for bicycle access.

Mr. Ryan requested that a Condition of Approval be included that states "The City will work to assure that a there is safe path into the facility other along Union City Boulevard."

Vice-chairperson Sweeney thanked Mr. Schatz for bringing the project to the Planning Commission to review. She stated that she strongly supports the project.

Commissioner Raymundo asked staff how old the meat factory is.

Mr. Leonard stated that he thought it was built in the 1950's, but he hasn't researched it.

Commissioner Raymundo asked if there are older homes in the area.

Mr. Leonard stated that there are a couple of older homes, but they will not be affected by the project.

VII. COMMISSION MATTERS:

A. Upcoming applications for the Regular Planning Commission Meeting of May 2, 2002.

Mr. Leonard stated that there are no items for the May 2nd meeting, so it will be cancelled. He reviewed the items that will be coming forward on the May 16, 2002 meeting.

VIII. GOOD OF THE ORDER:

Commissioner Mattos asked if the repairing of the entry pavers near Michael's and Courthouse is being pursued.

Mr. Jocson stated that the developer is supposed to be fixing it, and suggested getting in touch with him.

Mr. Leonard stated that he has been in touch with the developer, who has promised to fix it, but will now take a more aggressive approach and find out when the repairs will begin.

Commissioner Raymundo asked about the Mills Act for preservation for historical homes. She stated that she read in paper that the City of Fremont has adopted it, and asked how Union City can adopt the Mills Act.

Mr. Leonard stated that the discussion at the Planning Commission centered around the Ordinance itself and the standards of the Ordinance designating historical structures as being local landmarks. In order to qualify for the Mills Act, some of the standards of our Ordinance would have to be amended, and would become a lot more strict and less optional. He stated that at time the Commission wanted a more flexible Ordinance. He stated that he would be happy to take direction from the Commission.

Commissioner Raymundo asked if Staff could obtain more information about the Mills Act.

Mr. Leonard can bring back a report on the requirements of the Mills Act and the benefits.

Vice-chairperson Sweeney stated that when improvements to the intersection at Decoto and Mission Boulevard were made striping of the new pavement was done, and there is solid white line that appears to be a right turn lane, which is not its intent. She suggested taking out the line, as it is very confusing.

Mr. Jocson stated that he will take a look at it.

Vice-chairperson Sweeney stated that Mr. Schotz had a good suggestion regarding in-lieu fee provisions for projects that would not be amenable to public art.

Mr. Leonard stated that the Leisure Services Department is in the process of drafting a set of guidelines for public art, which will include an in-lieu fee provision.

IX. ADJOURNMENT:

The meeting adjourned at 8:20 p.m.

APPROVED:

ROSEMARY SAVAGE,

CHAIRPERSON

ATTEST:

MARK LEONARD, SECRETARY