

CITY OF UNION CITY

**MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING
OF JANUARY 16, 2003, 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

STAFF PRESENT: Mark Leonard (Economic and Community Development Director); John Bakker (Assistant City Attorney); Carlos Jocson (City Engineer); Joan Malloy (Planning Manager); and Patti Wiersma (Administrative Assistant)

II. APPROVAL OF MINUTES:

The minutes for the regular Planning Commission meeting of December 19, 2002 were approved as submitted.

III. ORAL COMMUNICATIONS: None.

IV. WRITTEN COMMUNICATIONS: None.

V. PUBLIC HEARINGS:

A. CONTINUED HEARINGS:

- 1. GENERAL PLAN AMENDMENT AG-02-02: Initiated by Jeff Vines, on behalf of the McKesson Corporation, the applicant is seeking to redesignate the project site from an OS, Open Space, designation to an R6-10 (Residential, 6-10 dwelling units per acre) designation for the 68 new residential lots and to a CF (Civic Facilities) designation for the new fire station lot. The park extension to Shorty Garcia Park and the tot lot will remain as Open Space designations. The project site is located on properties currently identified as 33950 7th Street (APN 087-021-15 and 087-021-06-03) on the north side of 7th Street, east of Decoto Road, and is commonly referred to as the McKesson property.**
- 2. ZONING MAP AMENDMENT A-02-02: Initiated by Jeff Vines, on behalf of the McKesson Corporation, the applicant is seeking to redesignate the subject property from an OS, Open Space, zoning designation to an RS(s) (Small Lot, Single-Family Residential) zoning classification on the Zoning Map for the residential portion of the project site and to a PF (Public Facilities) zoning designation for the fire station lot. The park extension to Shorty Garcia Park and the tot lot will remain as Open Space zoning designations.**
- 3. SPECIFIC PLAN AMENDMENTS SP-02-02 AND SP-03-02, Specific Plan Amendment to the DIPSA Specific Plan Maps: Initiated by Jeff Vines, on behalf**

of the McKesson Corporation, the applicant is seeking to amend the DIPSA Specific Plan Land Use and Zoning Maps so that the Specific Plan will be consistent with the General Plan and zoning. The applicant is requesting the following specific changes:

DIPSA Land Use Map

- A) **Redesignate property to an R6-10 land use designation and the fire station lot to be designated to a CF (Civic Facilities) land use designation, matching the General Plan designations.**

DIPSA Zoning Map

- A) **Redesignate residential lots from OS, Open Space to RS(s) 2800**
B) **Redesignate the fire station lot to PF (Public Facilities).**

4. **VTTM-7393, Vesting Tentative Tract Map**: Initiated by Jeff Vines, on behalf of the McKesson Corporation, the applicant is seeking approval to subdivide the Project Site into 58 small lot single-family residential lots with a minimum lot size of 2,800 square feet; ten (10) duplex lots on corner sites that will be sold as the affordable housing units to meet the City's Affordable Housing Ordinance requirements; a 38,001 square foot lot for a new fire station to be constructed and serve as a relocated site for the fire station on 10th Street in the Decoto area (Parcel F); a 19,362 square foot lot to serve as a park extension to Shorty Garcia Park (Parcel E); and a 4,598 square foot lot (Parcel D) to serve as a tot lot park. Lot 68 is intended to be used for the relocation of the groundwater treatment facility and will be developed with a single-family home when the groundwater treatment remediation is completed and the facility is removed. All access to the residential portion of the subdivision will be provided from Myrtle Lane.

B. NEW HEARINGS:

Items 1 & 2 below pertain to amendments to accommodate private institution use

1. **ZONING TEXT AMENDMENT AT-03-02**: The inclusion of Chapter 18.51 to Title 18, (Zoning Ordinance) of the Union City Municipal Code to establish criteria for the new PI Private Institutional District as identified in the 2002 General Plan to accommodate private institutional uses such as faith-based organizations as a permitted use and cemeteries, private educational facilities, private non-profit and service organizations and continuing care retirement facilities as conditionally permitted uses.
2. **ZONING MAP AMENDMENT A-06-02**: An amendment to the City Zoning Map to reclassify several agricultural, residential, commercial and industrial zoned properties throughout the City with the new zoning classification of PI, Private Institutional in order to have a uniform zoning designation consistent with the Land Use Element of the 2002 General Plan. The properties considered for rezoning are as follows:
 - Chapel of the Chimes Memorial Park, 32292 Mission Blvd; (APN 087-040-6-1,

6-2, 7)

- Church of Jesus Christ of Latter Day Saints, 34201 Alvarado-Niles Rd; (APN 486-99-6)
- Bethel Baptist Church, 4216 Dyer St; (APN 483-73-4-2)
- St. Anne Catholic Church, 32223 Cabello St; (APN 483-76-67)
- Our Lady of the Rosary Church, 703 C St (Decoto); (APN 486-15-52-1, 52-2)
- N. Cal. First Korean Baptist Church, 32464/32462 Alvarado Blvd; (APN 483-49-28-2, 29)
- SDES Alvarado, 30846 Watkins St; (APN 483-15-14)
- Southern Alameda County Buddhist Temple, 32975 Alvarado-Niles Rd; (APN 475-148-2, 3)
- Holy Family Catholic Ethnic Mission, 3880 Smith St; (APN 483-15-16-2)
- Solid Rock Church of God in Christ, 33459 Mission Blvd (proposed project); (APN 486-3-32, 33 and portion of 486-3-34-1)
- General Assembly Church of Union City, 33115 Central Ave; (APN 475-90-5)
- Union City Apostolic Church, 33700 Alvarado-Niles Rd (APN 475-100-24-1) and 33520 Western Ave (APN 475-100-22-6)

Portions of the following properties will also be rezoned to accommodate the PI, Private Institutional zoning classification consistent with the Land Use Element of the 2002 General Plan:

- Masonic Home for Adults, 34400 Mission Blvd; (APN 087-31-2-6, 3-3)
- 8 acre undeveloped portion of the Accinelli property, 4717 Lowry Rd; (APN 543-201-4-2)
- 5 acre undeveloped portion of BART & CalTrans properties, Alvarado-Niles Rd & Fox Ave; (APN 87-11-15-4 and APN 87-11-18-14)
- 1 acre undeveloped portion adjacent to the Alvarado Place Shopping Center, along Alvarado Blvd and Galaxy Way; (APN 483-40-50)

Mark Leonard, Economic and Community Development Director, presented the Staff Report.

Chairperson Sweeney opened the Public Hearing.

Chairperson Sweeney closed the Public Hearing.

Commissioner moved that the Planning Commission recommend to the City Council approval of the proposed Zoning Map Amendment (A-06-02) to rezone specific properties identified by Exhibit A to the zoning classification of PI (Private Institutional) and Zoning Text Amendment (AT-03-02) to include Chapter 18.51, Private Institutional District to Title 18 (Zoning) of the City's Municipal Code, making the following specific findings 1-5 in support of these approvals. (s)he also moved that the Planning Commission adopt Resolutions for the Zoning Map Amendment and the Zoning Text Amendment confirming these actions.

Commissioner seconded the motion.

The motion passed by the following vote:

AYES: 5
NOES: 0
ABSENT: 0
ABSTAINED: 0

3. **SITE DEVELOPMENT REVIEW, SD-13-02; VARIANCE, V-07-02:** Initiated by Reverend Jerald Simpkins, Sr., as applicant, a request for Site Development Review and Variance approvals for the construction of a new 6,120 square foot church known as the Solid Rock Church of God in Christ, a faith-based community organization. Development of the church will require a Variance to reduce the required number of on-site parking spaces for the proposed church from 69 spaces to 25 spaces. The project site under consideration is located at 33459 Mission Boulevard at the corner of E-Street in Decoto (Assessor Parcel Numbers 486-3-32, 33 and a portion of 486-3-34-1). The subject site is currently zoned CC, Community Commercial and has a General Plan Land Use designation of PI, Private Institutional. (*CONTINUE – WILL BE RE-NOTICED*)

VI. SUPPLEMENTAL STAFF REPORTS:

A. **CONTINUED REPORTS:** None.

B. **NEW REPORTS:**

1. **Administrative Site Development Review (ASD-27-02):** Initiated by Rudy Parra, on behalf of Maria Marquez, owner, a request for Administrative Site Development Review approval to demolish an existing one-story home and construct a new 2,713 square foot two-story single-family residence located at 1238 G Street in the Decoto neighborhood. (County of Alameda Tax Assessor's Parcel Number 486-042-30).

Mark Leonard, Economic and Community Development Director, presented the staff report.

Chairperson Sweeney opened the meeting for public comment.

Chairperson Sweeney closed the public comment period.

Commissioner moved that the Planning Commission approve Administrative Site Development Review (ASD-27-02) as conditioned, making the specific findings 1-3 in support of this approval. (s)he also moved that the Planning Commission adopt a Resolution confirming this action.

Commissioner seconded the motion.

The motion passed by the following vote:

AYES: 5
NOES: 0

ABSENT: 0
ABSTAINED: 0

VII. COMMISSION MATTERS:

A. Planning Commission Referrals to City Council.

B. Upcoming applications for the Regular Planning Commission Meeting of February 6, 2003.

X. GOOD OF THE ORDER:

XI. ADJOURNMENT:

The meeting adjourned at p.m.

APPROVED:

CATHI SWEENEY, CHAIRPERSON

ATTEST:

MARK LEONARD, SECRETARY