

CITY OF UNION CITY

**MINUTES FOR THE ADJOURNED REGULAR PLANNING COMMISSION MEETING
OF JANUARY 30, 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

Commissioner Savage was absent.

STAFF PRESENT: Mark Leonard (Economic and Community Development Director; and Patti Wiersma (Administrative Assistant)

II. APPROVAL OF MINUTES:

The minutes for the regular Planning Commission meeting of January 16, 2003 were approved as submitted.

III. ORAL COMMUNICATIONS: None.

IV. WRITTEN COMMUNICATIONS: None.

V. PUBLIC 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 62 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 DIPSAs Specific Plans:** Initiated by Jeff Vines, on behalf of the McKesson Corporation, the applicant is seeking to amend the DIPSAs Specific Plan Land Use and Zoning Maps so that the Specific Plan will be consistent with the

General Plan and zoning, and the DIPSA Specific Plan Text to incorporate a new residential zoning classification with associated development standards. 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).

DIPSA Text

- A) Incorporation of a new RS(s) 3000 Zoning classification.
- B) Incorporation of development standards for the new RS(s) 3000 zoning classification.

- 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 52 small lot single-family residential lots with a minimum lot size of 3,080 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 37,928 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 19,585 square foot lot to serve as a park extension to Shorty Garcia Park (Parcel E); and a 4,378 square foot lot (Parcel D) to serve as a tot lot park. Lot 13 is intended to be used for the relocation of the groundwater treatment facility. All access to the residential portion of the subdivision will be provided from Myrtle Lane.

Chairperson Sweeney reported that the McKesson Corporation requested by letter, that the above four items be continued to the February 20, 2003.

Chairperson Sweeney opened the Public Hearing to anyone who wished to speak on the above items.

As there were no speakers, Chairperson Sweeney closed the Public Hearing.

Commissioner Lew moved that General Plan Amendment AG-02-02, Zoning Map Amendment A-02-02, Specific Plan Amendments SP-02-02 and SP-03-02, Specific Plan Amendment to the DIPSA Specific Plans, and VTTM-7393, Vesting Tentative Tract Map be continued to the February 20, 2003 Planning Commission Meeting.

Commissioner Anderson seconded the motion.

The motion passed by the following vote:

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

ABSTAINED: 0

A. CONTINUED HEARINGS:

VI. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS: None.

B. NEW REPORTS:

VII. COMMISSION MATTERS:

A. 2003 Planners Institute Thursday, March 20 – Saturday, March 22, 2003.

Mark Leonard, Economic and Community Development Director, stated that there is enough money in the Planning Commissioner's budget to send two Planning Commissioners to the Institute. If three would like to attend, he will try to get that approved.

Commissioners Lew, Anderson, and Kelley stated that they would like to attend the Institute.

Mr. Leonard stated that he would try to get some funds transferred so all three can attend.

The Planning Commissioners stated that they would make their own flight arrangements.

Mr. Kelley stated that he would prefer to make his own hotel reservations and not put the cost on the City's budget.

Mr. Leonard stated that he would fax a reservation to the hotel for Commissioners Anderson and Lew.

B. Planning Commission Referrals to City Council.

C. Upcoming applications for the Regular Planning Commission Meeting of February 20, 2003.

X. GOOD OF THE ORDER:

Chairperson Sweeney stated that pavers have been proposed for Eleventh Street, and she has noticed that the pavers on Smith Street and Union Landing have not held up very well. She stated that the City needs to possibly look into another alternative.

Mr. Leonard stated that there are other treatments that are similar to pavers, and gave some examples of stamped concrete that have held up very well. He stated that he would pass that information on to Public Works.

Hugh McNamara, 3223 Mercury Way, stated that the pavers near Michael's were repaired, but they have not held up very well. He stated that the pavement at the Island Pacific Shopping Center was only treated with slurry and there are several puddles there.

XI. ADJOURNMENT:

The meeting adjourned at 7:20 p.m.

APPROVED:

CATHI SWEENEY, CHAIRPERSON

ATTEST:

MARK LEONARD, SECRETARY