

**CITY OF UNION CITY**

**MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING  
OF MARCH 27, 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; Chris Maxwell (Interim Fire Chief); Carlos Jocson (City Engineer); John Bakker (Assistant City Attorney); Aki Honda (Associate Planner); and Kris Fitzgerald (Administrative Assistant)

**II. APPROVAL OF MINUTES:**

The minutes for the regular Planning Commission meeting of March 06, 2003 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 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 7<sup>th</sup> Street (APN 087-021-15 and 087-021-06-03) on the north side of 7<sup>th</sup> 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 Plans :** 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, 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) 3000
- 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 58 small lot single-family residential lots with a minimum lot size of 3,080 square feet; four (4) duplex lots on corner sites that will be sold as the affordable housing units to meet the City's Affordable Housing Ordinance requirements; a 35,760 square foot lot for a new fire station to be constructed and serve as a relocated site for the fire station on 10<sup>th</sup> Street in the Decoto area (Parcel F); a 23,463 square foot lot to serve as a park extension to Shorty Garcia Park (Parcel E). 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.
- 5. **SD-03-03, Site Development Review:** Initiated by Jeff Vines, on behalf of the McKesson Corporation, the applicant is seeking approval of a Site Development Review application for the design and layout of 58 two-story, small lot, single-family detached homes and four (4) duplex homes.

Aki Honda, planning associate, presented the staff report.

Chairperson Sweeney opened the Public Hearing.

Chairperson Sweeney closed the Public Hearing.

Commissioner made a motion to . . .  
Commissioner seconded the motion.

The motion passed by the following vote:

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

**B. NEW HEARINGS:**

**1. SD-01-03, Site Development Review:** Joe Sordi, on behalf of KB Home South Bay, Inc., has submitted an application for Site Development Review for the design and layout of 52 one- and two-story, single-family residences on an approximately 8.1 acre site located at 33155 Railroad Avenue (APN 486-0036-039-02 and 486-0036-040). The project site is located on Railroad Avenue between D Street and the Dry Creek Channel.

**VI. SUPPLEMENTAL STAFF REPORTS:**

**A. CONTINUED REPORTS:** None.

**B. NEW REPORTS:**

**VII. COMMISSION MATTERS:**

**A.** Follow-up on Planning Commission Referrals to the City Council.

Mr. Leonard stated there were no planning commission referrals. There were a few redevelopment agency matters that were handled by the City Council.

**B.** Mr. Leonard went over the items for the April 17th, 2003 meeting.

**X. GOOD OF THE ORDER:**

**XI. ADJOURNMENT:**

The meeting adjourned at

**APPROVED:**

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CATHI SWEENEY, CHAIRPERSON

**ATTEST:**

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MARK LEONARD, SECRETARY