

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF MARCH 2, 2006, 7:00 P.M.**  
**IN THE COUNCIL CHAMBERS OF CITY HALL**  
**34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

I. **ROLL CALL:** Commissioners Anderson, Savage, Sison, Sweeney and Chairperson Lew

II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of February 16, 2006.

III. **ORAL COMMUNICATIONS:**

IV. **WRITTEN COMMUNICATIONS:**

V. **PUBLIC HEARINGS:** Next PC Res. #10-06

A. **CONTINUED HEARINGS:**

1. **ALVARADO PLACE, 32100 ALVARADO BLVD., Site Development Review (SD-09-05), Use Permit UP-09-05 and Variance V-04-05;** The applicant, Patrick Conway, representing Duckett-Wilson Development, Inc., is requesting Site Development Review approval to construct two one-story buildings that will add 9,010 square feet of retail commercial space to the Alvarado Place Shopping Center. The project will require a Use Permit to allow a 1,848 square foot drive-through Starbucks Coffee shop and a Variance permit to allow no rear yard setback behind the proposed buildings. The project proposal includes parking, landscaping, and site improvements. The applicant has provided a revised site plan and architectural elevations. A Mitigated Negative Declaration has been prepared for this project.

B. **NEW HEARINGS:**

1. **GREEN BULDINGS PROGRAM**  
This project is categorically exempt under Section 15061(b3) of the California Environmental Quality Act (CEQA).
  - A. **General Plan Amendment AG-01-06,**  
The City is proposing to amend the Community Design Element of the General Plan to create a new section on Environmental Sustainability. The new section will establish goals and policies for creating a more environmentally and economically sustainable community by encouraging "green" building, landscaping, and purchasing practices in Union City.
  - B. **Municipal Code Amendment AT-01-06;** The City is also proposing to amend Title 15 Building and Construction of the Municipal Code to create a new section called Chapter 15.76 Green Building and Landscaping Practices. The new chapter will outline requirement for a mandatory green building and landscaping program for civic and public-private partnership developmental projects
  - C. **Policy Statement For Green Private Development**  
The City is proposing to adopt a policy statement encouraging private development to use green building and landscaping methods.

2. **GARY SINGH, 1275 ATLANTIC STREET, Site Development Review SD-02-06, Use Permit UP-02-06;** the applicant, Gary Singh, is requesting Site Development Review approval and Use Permit approval to construct a new 14,150 square foot automotive repair center in a ML (Light Industrial) zoning district located at 1275 Atlantic Street (APN: 475-0070-023). This project is categorically exempt under Section 15332, In-fill development projects, of the California Environmental Quality Act (CEQA) guidelines.

**VI. SUPPLEMENTAL STAFF REPORTS:**

- A. **CONTINUED REPORTS:** None.
- B. **NEW REPORTS:** None.

**VII. REDEVELOPMENT AND ECONOMIC DEVELOPMENT REPORTS:** None

**VIII. COMMISSION MATTERS:**

- A. Follow-up on Planning Commission referrals to the City Council.
- B. Upcoming applications for the Regular Planning Commission meeting of March 16, 2006.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**