

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF MAY 4, 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 April 20, 2006.
- III. **ORAL COMMUNICATIONS:**
- IV. **WRITTEN COMMUNICATIONS:**
- V. **PUBLIC HEARINGS:** Next PC Res. #26-06
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **CITY OF UNION CITY, CITYWIDE, Zoning Text Amendment AT-02-06;** the City is proposing to update Title 18, Zoning and Title 17, Subdivisions, of the Union City Municipal Code to clarify the text and bring it into compliance with the City's 2002 General Plan. This project is exempt under Section 15061 (b3) of the California Environmental Quality Act (CEQA) Guidelines.
- VI. **SUPPLEMENTAL STAFF REPORTS:**
- A. **CONTINUED REPORTS:**
1. **RHL DESIGN GROUP, 31901 ALVARADO BOULEVARD, Site Development Review SD-05-06;** the applicant, RHL Design Group, on behalf of Conoco Phillips, is requesting Site Development Review approval to install new fascia on the existing canopy and new signage at the 76 Station located at the corner of Alvarado Boulevard and Dyer Street (APN:483-0073-012-08). This project is categorically exempt under Section 15301, Existing Facilities of the California Environmental Quality Act (CEQA) guidelines
- B. **NEW REPORTS:**
1. **Affordable Housing Ordinance;** At a Joint Workshop with the City Council and Planning Commission, held on January 31, 2006, the City Council directed staff to work with the Planning Commission to discuss possible modifications to the Affordable Housing Chapter of the City of Union City's Zoning Ordinance (Chapter 18.33). This is a workshop to conceptually consider changes to the Affordable Housing Ordinance. No action will be taken at this meeting.

2. **AVALON AT UNION STATION, Union Square;** This is a workshop for the purpose of introducing the following project to the Commission and community. No action will be taken at this meeting. The applicant, Avalon Bay Communities, Inc., is requesting Site Development Review (SD-06-05) to construct a 438-unit apartment community, consisting of two five-story buildings, on approximately six acres located adjacent to and southeasterly of the BART parking lot in Union City. The project location is 14 – 44 Union Square (APN: 087-0019-001-25 and 087-0019-001-26). The northerly building would consist of 272 apartment units with parking primarily located in a six-level, on-grade parking structure adjacent to BART. The southerly building would consist of 166 apartment units with parking primarily located in a two-story concrete garage located directly below the building footprint. Access to the site will be provided off Union Square. A new multi-use trail and pedestrian/bicycle bridge crossing would be developed over the flood control channel adjacent to the project site to connect the Brookstone neighborhood to BART. The project will require a Use Permit (UP-06-05) to allow a high-density residential development in the Station-Mixed Use Commercial (CSMU) zoning district. The City has prepared a Draft Environmental Impact Report for this project and has determined that although the project may have significant effects on the environment, mitigation measures have been incorporated into the project which will avoid or mitigate the impacts. Two project-related impacts have been identified as significant and unavoidable: cumulative air quality impacts associated with the development of the Station District and construction noise.

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 May 18, 2006.

IX. **GOOD OF THE ORDER:**

X. **ADJOURNMENT:**