

**CITY OF UNION CITY
MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING
OF JUNE 15, 2006, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

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

STAFF: Joan Malloy (Planning Manager); Avalon Evans (Assistant Planner); Steve Sprotte (Management Analyst); Kit Faubion (City Attorney); Kris Fitzgerald (Administrative Assistant).

- II. APPROVAL OF MINUTES: The regular Planning Commission Minutes of May 18, 2006 were approved as submitted. The regular Planning Commission Minutes of June 1, 2006 were approved with corrections.**

- III. ORAL COMMUNICATIONS: None.**

- IV. WRITTEN COMMUNICATIONS: None.**

- V. PUBLIC HEARINGS:**

A. CONTINUED HEARINGS: None.

B. NEW HEARINGS: None.

- VI. SUPPLEMENTAL STAFF REPORTS:**

A. CONTINUED REPORTS: None.

B. NEW REPORTS:

- 1. ALFONSO RODRIGUES, 33805 13TH STREET, Administrative Site Development Review ASD-17-06; the applicant is requesting approval of Administrative Site Development Review, ASD-17-06, to construct a new one-story, 2,351 square foot single-family residence on a vacant lot located at 33805 13th St. (APN:486-0045-012-01). The project is considered Categorically Exempt per Section 15303, Class 3(a), New Construction, of the California Environmental Quality Act (CEQA) Guidelines.**

Joan Malloy, Planning Manager, presented the staff report

Commissioner Sweeney asked if street trees would be included in the parking strip.

Ms. Malloy stated that there is one street tree along the frontage on 13th Street. Ms. Malloy stated that the applicant is required to plant two street trees on H Street.

Commissioner Sweeney stated that it is a very nice looking home, well laid out and has lot of interesting architectural details.

Commissioner Sweeney suggested changing the front roof vents to something more decorative, similar to the fan shape over the front door entry.

Commissioner Sweeney referred to condition #6 and stated that perhaps the standard for using lightweight concrete tile roofing has been overused. Commissioner Sweeney suggested allowing the applicant to use high-quality dimensional composition shingles.

Commissioner Sweeney suggested that the commission not ask for the exact same roof on every single new house.

Commissioner Sweeney referred to condition #7 and asked to change it to a single garage door.

Commissioner Sweeney referred to condition #31 and asked to change it to a single front door.

Commissioner Sweeney asked if there is red curbing in front of the home that is no longer needed, have it removed to restore parking.

Ms. Malloy stated that there is none that she is aware of.

Commissioner Sweeney stated that there are areas on 7th Street that still have red curbs even though the driveways have been removed.

Chairperson Lew stated that the address on drawings is not the same address in the staff report.

Ms. Malloy replied that she did not think it was necessary but if Chairperson Lew wanted to include a condition requiring the addresses match it could be done.

Chairperson Lew stated that she would like that done because she wants to make sure that the drawings that are submitted are for the proper address.

Chairperson Lew asked if the City requires a licensed architect to do the drawings for a project.

Ms. Malloy replied that it is not required for single-family residential projects.

Chairperson Lew asked where the utilities will be brought in for the new home.

Ms. Malloy replied that most likely the applicant will be drawing power from one of the utility poles on 13th Street and it will go underground from the pole to the house.

Chairperson Lew asked if the utilities would be dropped off inside property line by the sidewalk and not along the landscape strip that is near the curb.

Ms. Malloy stated that the pole appears to be located in the landscape strip in front of the sidewalk and they would pull it off that pole under the sidewalk and then to the house.

Chairperson Lew opened the public hearing.

Alfonso Rodrigues, architect, stated that he placed the new driveway on 13th Street because of the high amount of traffic on H Street. Mr. Rodrigues asked if he can keep the existing driveway or does it have to be removed. Mr. Rodrigues would like to use it to access the backyard.

Ms. Malloy stated that the City Engineer has indicated that that driveway should be removed and the sidewalk and curb be restored.

Chairperson Lew asked if it would be possible for him to keep the driveway.

Ms. Malloy stated that she would have to refer the question to the City Engineer.

Commissioner Sweeney stated that it is not clear in the drawings where the existing driveway is located.

Mr. Rodrigues stated that it is at the very back part of the property

Commissioner Sweeney stated that she prefers to remove the driveway because there are other ways to bridge the curb without it looking like a driveway. Commissioner Sweeney pointed out that eliminating that driveway will increase availability of on street parking in an area that is very congested.

Mr. Rodrigues stated that the existing tree is right where the proposed new driveway is going to go.

Commissioner Sweeney stated that he will probably have to put in more than one new tree for taking that tree out.

Chairperson Lew asked if he was in agreement with the roof tile condition.

Mr. Rodrigues stated that the problem with tile roofs is that you cannot walk on them without breaking tiles. Mr. Rodrigues stated that there is not one tile roof within three blocks of this proposed house. Mr. Rodrigues would like to use high-quality composition roofing.

Chairperson Lew closed the public hearing.

Chairperson Lew stated that she has no problem changing the roof condition to allow the composition roofing.

Commissioner Sweeney made a motion to approve Administrative Site Development Review ASD-17-06, making findings 1 – 5, with amended conditions of approval and adopting a resolution confirming this action.

Commissioner Sison seconded

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|---------|-------------------------|
| AYES | 3 (Lew, Sison, Sweeney) |
| NOES | 0 |
| ABSTAIN | 0 |
| ABSENT | 2 (Anderson, Savage) |

Commissioner Sweeney asked if this project would be on the consent calendar of the next City Council meeting.

Ms. Malloy stated that it would not.

2. **DECOTO INDUSTRIAL STUDY PARK AREA (DIPSA) STUDY SESSION;** 1) Specific Plan Amendment – Review staff’s proposed changes to the DIPSA Specific Plan to comprehensively update the text for consistency with the 2002 General Plan; 2) Zoning Text Amendment – Review staff’s proposal to add a new chapter (18.102) to the Zoning Ordinance that outlines currently unincorporated development standards for the DIPSA.

Avalon Evans, Assistant Planner, presented the staff report

The commission made various suggestions to clarify the specific plan and zoning text.

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 July 6, 2006.

IX. GOOD OF THE ORDER:

Commissioner Sweeney commented that today was Marilou Ayupan’s last day with the City and the City’s loss is Mark Thomas’ gain.

X. ADJOURNMENT: 9:20 p.m.

APPROVED:

JO ANN LEW, CHAIRPERSON

ATTEST:

MARK LEONARD, SECRETARY