

**CITY OF UNION CITY**  
**AGENDA FOR THE SPECIAL PLANNING COMMISSION MEETING**  
**OF MAY 31, 2007, 7:00 P.M.**  
**IN THE COUNCIL CHAMBERS OF CITY HALL**  
**34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

- I. **ROLL CALL:** Commissioners Anderson, Lew, Singh, Sweeney and Chairperson Sison  
Alternate Commissioner: Saini
- II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of May 17, 2007.
- III. **ORAL COMMUNICATIONS:**
- IV. **WRITTEN COMMUNICATIONS:**
- V. **PUBLIC HEARINGS:** Next PC Res. #14-07
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **SPRINGFIELD HOLDINGS, INC., 33377 CROATIAN WAY, Modification of Tentative Tract Map (TTM 7800) and Use Permit UP-05-06;** the applicant is requesting modification to delete the condition of approval requiring a private roadway maintenance agreement for Croatian Way. TTM 7800 was approved on September 12, 2006 to allow the creation of four (4) condominium tenant spaces in an existing 10,297 square foot building with 9,758 square feet of common area at 33377 Croatian Way (APN: 475-0111-054-00). Use Permit (UP-05-06) approval was also obtained to allow automotive repair and service uses. This project is categorically exempt under Section 15301, Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines.
- VI. **SUPPLEMENTAL STAFF REPORTS:**
- A. **CONTINUED REPORTS:** None.
- B. **NEW REPORTS:**
1. **Study session to review of Design Guidelines for Blocks 2, 3, and 4 in Station District:** Per the City Council's direction, staff has been working with ROMA Design Group to prepare design guidelines for the high-density, mixed-use development proposed by Barry Swenson Builders. These design guidelines will provide the framework for design development of the 9 acre site located on the former PG&E property. The Design Guidelines include a vision for the area, phasing strategies, building heights, ground level uses and treatments, building setbacks, servicing and the review process. These design guidelines will be incorporated into the Exclusive Negotiating Agreement that will be approved by the City Council.

2. **Study session to review proposed parking principles for the Station** District -  
The study session will provide a briefing of the Watry Parking Study and staff recommendations to approach the future parking demand anticipated in the Station District.

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

**VIII. COMMISSION MATTERS:**

- A. Alvarado Place shopping center expansion—appeal of Zoning Administrator’s interpretation of a condition of approval requiring recessed arches on Starbucks Coffee shop building
- B. Follow-up on Planning Commission referrals to the City Council.
- C. Upcoming applications for the next Regular Planning Commission meeting for June 21, 2007.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**