

**CITY OF UNION CITY  
MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING  
OF APRIL 5, 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**

**STAFF:** Mark Leonard (Director, Economic and Community Development); Avalon Evans (Assistant Planner); Janice Lum (Assistant Planner); Farooq Azim (Principal Civil Engineer); John Bakker (City Attorney); Kris Fitzgerald (Administrative Assistant).

**II. APPROVAL OF MINUTES: The regular Planning Commission Minutes of March 15, 2007 were approved as submitted.**

**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. CHERRYWOOD SHOPPING CENTER, 2609-2649 DECOTO RD, Administrative Site Development Review ASD-03-07 – the applicant is requesting approval of Administrative Site Development Review ASD-03-07 to modify the roof of the Cherrywood shopping center located at 2609- 2649 Decoto Road (APN: 486-0093-057-02). This project is considered categorically exempt under Section 15301, Class 1(a), Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.**

Avalon Evans, Assistant Planner, presented the staff report.

Commissioner Singh stated that he has driven behind the shopping center many times and it is always wet and there is a lot of garbage in the area. Commissioner Singh suggested that the area needs to be cleaned up.

Commissioner Singh asked if the Zippy Lube is going to be fixed up because its parking lot is also in very bad shape. Commissioner Singh asked if there would be any changes to the landscaping in the front.

Ms. Evans stated that the Zippy Lube business is being sold and the new owner has indicated that he would also be interested in upgrading his business. Ms. Evans stated that the Zippy Lube is on a separate

parcel but still has the same owner and the commission can ask the applicant if he intends to repave the Zippy Lube parking lot. Ms. Evans stated that the eucalyptus trees make it difficult to grow anything beneath them. Ms. Evans stated that the applicant had suggested removing the trees but they are very mature. Ms. Evans noted that this project has not been conditioned to do any new landscaping but if the commission wishes to they may add a condition for new landscaping.

Commissioner Singh stated that the driveway area between the shopping center and the Zippy Lube is always blocked and he thinks it should be open so cars can drive through there.

Mark Leonard, Director, Economic and Community Development, replied that Zippy Lube finds it fairly dangerous for their customers to have cars cutting through their parking lot to avoid the red light or to get to the center. Mr. Leonard stated that they purposely park their truck there during business hours to prevent any problems.

Commissioner Anderson referred to condition #7 and asked why it does not include the 120 days that she talked about earlier.

Ms. Evans stated that it is in condition #6 and condition #7 is meant to be more explanatory for the applicant to know that they don't have just 120 days to do the improvements; they also need to submit plans prior to doing the improvements.

Commissioner Anderson asked why there wasn't a particular finding in the report.

Ms. Evans replied that during one of the last Zoning Text amendments that the findings were changed at the suggestion of the City Attorney.

Chairperson Sison opened the public hearing.

Chairperson Sison closed the public hearing.

Commissioner Anderson made a motion to approve Administrative Site Development Review ASD-03-07, making findings 1 – 4, with the conditions of approval and adopt a resolution confirming this action.

Commissioner Sweeney seconded.

AYES	5 (Anderson, Lew, Singh, Sison, Sweeney)
NOES	0
ABSTAIN	0
ABSENT	0

- SUSTAINABILITY STUDY SESSION** – To evaluate the outline of proposed goals and policy areas for a new General Plan element on Environmental Sustainability.

Commissioner Saini joined the meeting.

Avalon Evans and Janice Lum, Assistant Planners, made a presentation.

Commissioner Saini suggested several new elements including, Green Government, Green Transportation, Green Business, Green Design, Green Homes, and Green Sustainability. Commissioner

Saini spoke about two PG & E programs that might be useful for Union City. Commissioner Saini spoke about the City's strengths and weaknesses.

Ms. Evans replied that staff is working at the policy level at this point of the process, which includes setting goals and overarching ideas. Ms. Evans stated that it is good to look at possible implementation ideas for later in the process. Ms. Evans stated that there will be public meetings in the future and the commissioners are urged to send in ideas to staff.

Commissioner Lew stated that she feels that the grammar in the report is inconsistent and should be corrected before being sent to the City Council. Commissioner Lew stated that the bulleted items should start with verbs. Commissioner Lew stated that acronyms should be spelled out when they are used for the first time.

Commissioner Sweeney stated that she is very excited about this. Commissioner Sweeney stated that she would like to see public education added as a goal not as an implementation. Commissioner Sweeney feels that if it is not a goal that it will not get the attention that is necessary for the program to be a success. Commissioner Sweeney suggested adding as an implementation item under Green Business: Give preference to Union City Green Businesses in City contracting and purchasing by including it as part of the RFQ or RFP process. Commissioner Sweeney suggested adding under Green Design a way to improve enforcement of the current City Tree Ordinance. Commissioner Sweeney suggested adding something about suitable tree species and perhaps a subsidy so that people will have an incentive to replace trees. Commissioner Sweeney would like to see an increase in the required bicycle parking requirements for commercial and public facilities. Commissioner Sweeney would like to see an increase in required bicycle amenities such as lockers and showers, especially for large employers. Commissioner Sweeney suggested that parking requirements be reduced for both commercial and residential sites. Commissioner Sweeney suggested that the City facilitate employers support for these ideas.

Commissioner Singh stated that the report is very impressive. Commissioner Singh suggested having community meetings once a month or every other month to brief the community on these topics. Commissioner Singh suggested providing free transportation twice a year to encourage people to take public transit. Commissioner Singh agreed with Commissioner Sweeney's idea for transportation vans to the business parks.

Chairperson Sison commended staff for the effort that they put into this staff report. Chairperson Sison agreed that the success of this element will depend on public education and outreach.

Barry Ferrier, Union City, suggested working closely with the school district. Mr. Ferrier suggested combining pedestrian, bicycle communities with the bus transit community. Mr. Ferrier suggested a regional trail using the flood control paths and other regional right of ways. Mr. Ferrier pointed out issues with funding of the transportation vans in local communities. Mr. Ferrier stated that the sidewalks are not wide enough in some areas for pedestrians. Mr. Ferrier stated that the recycling businesses are only recycling what they can sell and there are more items that can be recycled but are not being taken in. Mr. Ferrier noted that the third bulleted item on page 6 needs clarification of what kind of development is meant.

Commissioner Saini left the meeting.

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

**VIII. COMMISSION MATTERS:**

- A.** Proposed monument sign location for Alvarado Plaza shopping center

Commissioner Sweeney made a motion to permit the applicant to install the new sign in the current location. Commissioner Lew seconded. AYES 5, NOES 0, ABSTAIN 0, ABSENT 0.

- B.** Proposed change to Planning Commission By-laws to implement attendance requirements.

Commissioner Sweeney noted that in Section 5.02, section B and C does not make sense.

- C.** Follow-up on Planning Commission referrals to the City Council.

- D.** Upcoming applications for the Regular Planning Commission meeting of April 19, 2007.

**IX. GOOD OF THE ORDER:**

Chairperson Sison thanked the City for the opportunity for himself, Commissioner Singh and Commissioner Saini to attend the Planner's Institute.

- X. ADJOURNMENT: 8:30 p.m.**

**APPROVED:**

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**REY SISON, CHAIRPERSON**

**ATTEST:**

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**MARK LEONARD, SECRETARY**