

**CITY OF UNION CITY  
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING  
OF NOVEMBER 1, 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, and Alternates: Crosby, Panlilio  
Absent: Chairperson Sweeney, Commissioner Saini**

**STAFF:** Mark Leonard (Director, Economic and Community Development); Avalon Schultz (Assistant Planner); Janice Lum (Assistant Planner); Farooq Azim (Principle Civil Engineer); Mike Rodriquez (City Attorney); Kris Fitzgerald (Administrative Assistant).

**II. ELECTION OF OFFICERS:**

Commissioner Lew nominated Commissioner Anderson for chairperson of the Planning Commission.

Commissioner Singh seconded the motion.

The motion passed by the following vote:

AYES:	5
NOES:	0
ABSENT:	2
ABSTAINED:	0

Commissioner Singh nominated Commissioner Lew for vice-chairperson of the Planning Commission.

Commissioner Crosby seconded the motion.

The motion passed by the following vote:

AYES:	5
NOES:	0
ABSENT:	2
ABSTAINED:	0

- III. APPROVAL OF MINUTES: The regular Planning Commission Minutes of October 18, 2007 were approved as submitted.**

- IV. ORAL COMMUNICATIONS: None.**

- V. WRITTEN COMMUNICATIONS: None.**

- VI. PUBLIC HEARINGS:**

**A. CONTINUED HEARINGS:**

- 1. PETER AND ZOE BANCHIERE, 713 A STREET, Tentative Parcel Map TPM 9674 and Administrative Site Development Review ASD-18-07;** the applicants are requesting approval to subdivide a 14,473 square foot property located at 713 A Street (APN: 486-0018-008-02) into two (2) parcels. Lot A will be approximately 9,472 square feet and Lot B will be approximately 5,001 square feet. The Administrative Site Development Review (ASD-18-07) request is for a new two-car garage to be located on Lot A. This project is considered categorically exempt per Section 15315, Class 15, Minor Land Divisions, of the California Environmental Quality Act (CEQA) guidelines.

Avalon Schultz, Assistant Planner, presented the staff report.

Commissioner Lew asked when does the undergrounding of utilities apply to Lot B.

Farooq Azim, Principle Civil Engineer, replied that it would apply at the time that the lot is developed.

Commissioner Lew asked if the lot has to have utilities installed before it is sold.

Mr. Azim replied that it does not.

Chairperson Anderson opened the public hearing.

Pete Banchieri, 713 A Street, stated that he is ready to move forward.

Liz Achaigua, 717 A Street, stated that she lives next door to the applicant and she is concerned with a privacy issue with the creation of the new lot. Ms. Achaigua stated that her home is only three feet from the property line and that a new home might be two stories and she would have no privacy. Ms. Achaigua stated that her kitchen window and all of the bedroom windows face that side of the property. Ms. Achaigua stated her concern about new construction taking place there.

Chairperson Anderson closed the public hearing.

Commissioner Crosby made a motion to approve Tentative Parcel Map TPM 9674 and Administrative Site Development Review ASD-18-07, making findings 1 - 6, with amended conditions of approval and adopting a resolution confirming this action.

Commissioner Lew seconded.

AYES	5 (Anderson, Crosby, Lew, Panlilio, Singh)
NOES	0
ABSTAIN	0
ABSENT	2 (Sweeney, Saini)

**B. NEW HEARINGS: None.**

**VII. SUPPLEMENTAL STAFF REPORTS:**

**A. CONTINUED REPORTS:** None.

**B. NEW REPORTS:**

**1. STUDY SESSION TO REVIEW DRAFT OF A NEW GENERAL PLAN ELEMENT ON ENVIRONMENTAL SUSTAINABILITY.**

Janice Lum and Avalon Schultz, Assistant Planners, presented the staff report.

Commissioner Panlilio asked when they plan to start implementing this.

Ms. Schultz replied that some items are already under way and others will be implemented as soon as the Element is approved by the City Council.

Commissioner Singh asked if there has been any progress made in the City's recycling program since the study session in spring 2007.

Mark Leonard, Director, Economic and Community Development, replied that there is a household battery recycling collection point at City Hall that has been successful.

Ms. Lum added there are also collection stations at the Ruggieri Center, Kennedy Center and Sports Center for household batteries. Ms. Lum stated that there is a food scrap recycling program in place now. Ms. Lum stated that there was a compost giveaway this year.

Commissioner Singh noted that there are not any sidewalks and bicycle lanes in the industrial areas and asked if there are any plans to make those improvements.

Ms. Lum replied that staff recently completed a survey of sidewalks in industrial areas and there will be a report to the City Council in November.

Commissioner Singh stated that there should be bike lanes in the industrial area to encourage more people to bike.

Commissioner Singh suggested getting a vegetarian restaurant to locate in Union City.

Commissioner Panlilio asked if any public officials are bicycling to work.

Mr. Leonard stated that there are few staff members who bike to work, including occasionally the City Manager.

Commissioner Lew stated that she is very pleased to see this report and that it is very well done and organized.

Commissioner Lew referred to page 5 and asked where the downtown is located.

Ms. Schultz stated that it would be the station district/intermodal area around the BART station.

Commissioner Lew suggested that the following items be addressed:

- Protection of local and regional environmental quality.
- Stronger effort to reduce waste stream from the City.
- Preservation of open space.
- Increase in the use of renewable resources.
- Consider measures that enhance the physical environment in which we live.
- Restoration of impacted environmental resources.

Commissioner Crosby thanked staff for their hard work. Commissioner Crosby referred to page 3, ES-A.5 and asked what kind of standards and goals will be used to track the programs and how those standards will be derived.

Ms. Schultz replied that it depends on the program and will be up to the Green Action team to determine.

Ms. Lum stated that energy audits and improvements made to City buildings would be easily tracked and quantified.

Commissioner Crosby stated that without quantifiable goals it is hard to track quantifiable results.

Commissioner Crosby referred to page 6 and asked what kind of incentives staff is considering for businesses that are interested in going green. Commissioner Crosby asked what other cities have offered as incentives.

Ms. Schultz stated that the two main incentives are reduction in fees and fast tracking of permits and development review. Ms. Schultz stated that it has been suggested that the City offer a reduction in business license fees as well as provide free advertisement and recognition of green businesses.

Commissioner Crosby referred to policy ES-D.1.4 and asked about the current landscape requirements and how they would change to meet the new policy on sustainable landscape practices.

Ms. Lum stated that the City has already implemented a mandatory Bay-Friendly landscaping program. Ms. Lum stated that the City Council not only required this for civic buildings but also for private landscape projects.

Ms. Lum stated that there are a number of resources available at City Hall on bay-friendly landscaping.

Chairperson Anderson referred to implementation program ES-A.5 and suggested changing the word “progress” to “effectiveness”. Chairperson Anderson also suggested modifying the wording to read “annual analytical update” because quantified results would make it easier to track progress from year to year.

Ms. Lum stated there are a number of new software programs that make it easier to track the results of sustainable initiatives.

Barry Ferrier, 32212 Allison Way, asked who will be on the Green Action Team. Mr. Ferrier suggested that there be public involvement on the team. Mr. Ferrier thinks that the City should attract more green businesses. Mr. Ferrier stated his concerns that current transit practices are not compatible with sustainable goals. Mr. Ferrier stated that if there are no general public members on the Green Action Team that he would like to see public meetings once or twice a year to provide input. Mr. Ferrier stated his concerns about the narrowness of sidewalks. Mr. Ferrier suggested looking at the way that the City of Berkeley is creating incentives for homeowners to add solar panels.

Hugh McNamara, 32328 Mercury Way, stated that there are problems with recycling for multi-family dwellings. Mr. McNamara stated his concerns that residents will use bay-friendly landscaping as a justification to concrete over required lawn areas to increase off-street parking. Mr. McNamara stated his concerns that the timing of traffic lights is not fuel efficient. Mr. McNamara stated his concerns with transit and sidewalks.

Kevin Kelly, Emerald Packaging, 33050 Western Ave., stated that it would be helpful if there were a better way to get information and education about green business practices to the local businesses. He emphasized the importance of knowing how long it will take for businesses to begin profiting from their investments in green improvements. He stated that the time it takes to recover costs has decreased significantly with the availability of new technologies and products.

Mr. Ferrier suggested promoting businesses that recycle materials the regular recycling companies do not recycle and listing these businesses on the City website.

Commissioner Singh stated his concerns that the bus transit system is cutting lines at a time when they should be adding more services to encourage people to get out of their cars and use public transit.

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

**IX. COMMISSION MATTERS:**

A. Avalon Bay – Public Art Location.

Janice Lum, Assistant Planner, presented the staff report.

Commissioner Lew made a motion to approve the new location for the public art at Avalon Bay  
Commissioner Singh seconded.

AYES	5 (Anderson, Crosby, Lew, Panlilio, Singh)
NOES	0
ABSTAIN	0
ABSENT	2 (Sweeney, Saini)

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

C. Upcoming applications for the next Regular Planning Commission meeting for November 15, 2007.

**X. GOOD OF THE ORDER:**

Commissioner Lew stated that she saw some information about the safety of solar panels because they can't be turned off and feels that it is a safety issue. Commissioner Lew stated that there is also a problem with theft of solar panels.

Commissioner Panlilio stated that there is a traffic issue in the Talavera subdivision where vehicles are speeding on Arce Road.

**XI. ADJOURNMENT: 8.30 p.m.**

**APPROVED:**

---

**TIKISA ANDERSON, CHAIRPERSON**

**ATTEST:**

---

**MARK LEONARD, SECRETARY**