

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF MAY 15, 2008, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA

**I. ROLL CALL: Commissioners Lew, Panlilio, Singh, Sweeney and Chairperson Anderson
Alternates: Crosby, Gonzales**

II. APPROVAL OF MINUTES: Regular Planning Commission Minutes of May 1, 2008

III. ORAL COMMUNICATIONS:

(This is an opportunity for persons to speak on items not listed on the agenda. According to the California Government code the commission is prohibited from taking any immediate action on an item which does not appear on the agenda.)

IV. WRITTEN COMMUNICATIONS:

V. PUBLIC HEARINGS:

Next PC Res. #07-08

A. CONTINUED HEARINGS:

1. CITYWIDE, MUNICIPAL CODE TEXT AMENDMENT AT-02-08; the City is proposing to amend the Union City Municipal Code for the purposes of clarifying language, rectifying minor inconsistencies, and adding provisions where necessary to implement the Code more effectively. Proposed modifications to Title 7, *Health and Sanitation*, address citywide issues related to visible debris on private property and smoking in public and place of employment. Modifications to Title 12, *Public Improvements*, would disallow basketball hoops in the public right-of-way. Title 18, *Zoning*, is proposed to be modified as follows:

- a.** Add definitions for housing types;
- b.** Allow significant additions to historic homes and homes built as part of a planned unit development with existing nonconforming setbacks;
- c.** Allow reduced front yard setback for porches in the Decoto neighborhood;
- d.** Regulate freestanding sign locations;
- e.** Limit auto repair and the use of storage containers in residential districts;
- f.** Clarify design requirements for modular and mobilehomes;
- g.** Modify setback requirements for one-story homes and bulk regulations for two-story homes;
- h.** Establish a rear setback standard for through-lots;
- i.** Clarify requirements for density bonuses;
- j.** Allow outdoor flower display for floral shops;
- k.** Provide development standards for mixed-use projects in the Old Alvarado area and along Mission Boulevard;
- l.** Clarify parking requirements and types of parking lots allowed in industrial areas;
- m.** Reduce the minimum site area for planned units developments; and

- n. Add provisions for accessory structures in the Private Institutional (PI) zoning district

This project is considered exempt under Section 15061(b) (3) of the California Environmental Quality Act (CEQA) Guidelines.

B. NEW HEARINGS:

1. **UNION CITY REDEVELOPMENT AGENCY, 1100 DECOTO RD, Tentative Parcel Map TPM 9781;** The Union City Redevelopment Agency, as applicant and property owner, is requesting approval of a tentative parcel map to subdivide a 29.84-acre parcel located at 1100 Decoto Road (APN: 087-0019-004-02) into seven (7) parcels measuring between 1.98 – 3.50 acres (approximately). No new development or construction activities are proposed with this application. The City has prepared a Negative Declaration for this project and has determined that the project will not have a significant effect on the environment.

2. **MASONIC HOMES, 34400 MISSION BLVD., Development Agreement DA-02-08, Modified Site Development Review SD-09-06a, Modified Use Permit UP-08-06a, and Extension of Variance V-06-06;** The applicant, Masonic Homes of California, is requesting a modification to their Site Development Review approval to redevelop 11.5 acres of the Masonic Home Campus located at 34400 Mission Boulevard (APN: 087-0031-003-03) in Union City. A modification to the approved Use Permit is required for the proposed project to approve a reorganized site plan and elevations. The applicant is seeking a one-year extension of the approved Variance to exceed the allowable 50 foot height limit in the Private Institutional (PI) zoning district. The applicant is also seeking approval of a Development Agreement to allow construction of the development in two phases over a ten year period, with a possible extension of up to five years. Pursuant to §15070 of the California Environmental Quality Act (CEQA) Guidelines, the City Council adopted a Mitigated Negative Declaration (MND) on July 10, 2007 for the original project, which determined that, with the incorporation of mitigation measures, the project will not have a significant effect on the environment (Resolution No. 3401-07). The proposed modifications will result in a scaled back project and would not result in additional impacts or mitigations. The proposed Development Agreement reflects the modified project and likewise would not result in additional impacts or mitigations. No further environmental review is required.

3. **BOND BLACKTOP, 2828 FABER STREET, Use Permit UP-02-08;** The applicant, Jim Moon, on behalf of the property owner, is requesting approval of a Use Permit to allow Bond Blacktop, Riley's Striping, and Union City Construction to operate a contractor's yard at 2828 Faber Street in Union City (APN: 463-0045-064-002). The project site is an approximately 2.88 acre parcel at the corner of Faber Street and Eigenbrodt Way. This project is categorically exempt under Section 15301, Class 1(a), Existing Facilities, of the California Environmental Quality Act (CEQA).

VI. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS: None.

B. NEW REPORTS:

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 for June 5, 2008.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: