

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF OCTOBER 16, 2008, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA

- I. **ROLL CALL:** Commissioners Raymond Gonzales Jr., Jo Ann Lew, Froilan (Roy) Panlilio, Gurnam (Gary) Singh, and Chairperson Tikisa Anderson
Alternate: Phillip Crosby
- II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of October 2, 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. #23-08
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **KB HOME INC., 35001 11TH STREET, Variance V-04-08** – the applicant is seeking a Variance for a side yard setback to allow 7.3 feet where 10 feet is required. The building under consideration for the Variance is a 3 unit townhouse building where the front porch encroaches into the side yard setback adjacent to the Line M easement. The project site is located at 35001 11th Street (APN: 087-0336-043) in the RM 2500 (DIPSA) zoning district. This project is considered categorically exempt under Section 15305, Class 5, Minor Alterations in Land Use Limitations, of the California Environmental Quality Act (CEQA).
 2. **CITY OF UNION CITY, CITYWIDE, Zoning Text Amendment AT-05-08** – the City is proposing to amend several provisions of Chapter 18.40 of the Union City Municipal Code to be more consistent with the goals and policies of the current Union City General Plan that include:
 - a. Increasing the allowed height from 50’ to 75’ subject to Use Permit approval in ML (Light Industrial) zoning districts;
 - b. Allowing for up to a 25 percent reduction in required off-street parking in ML (Light Industrial) Zoning Districts if transit demand programs are instituted including installation of showers and lockers, employee shuttles to and from BART, etc.;
 - c. Including a provision that allows the Planning Commission to determine off-street parking requirement for uses not specifically listed.

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available for public inspection at the City Clerk’s Counter at City Hall located at 34009 Alvarado-Niles Road, Union City, California, during normal business hours.

The 2002 General Plan EIR (certified February 2002) evaluated an increase in the intensity of development associated with the anticipated redevelopment of the City's industrial area from more land-intensive uses to more job-intensive uses. As such, it has been determined that the impacts of the proposed Zoning Text Amendments have been adequately analyzed in the certified General Plan EIR.

3. **SOUTHERN WINE & SPIRITS, 1555 ATLANTIC ST., Site Development Review SD-03-08, Use Permit UP-10-08** – Southern Wine and Spirits is requesting approval of a Site Development Review application, SD-03-08, to demolish an existing 180,000 square foot warehouse building and construct an approximately 402,000 square foot building, that will serve as their main warehouse and distribution facility, located at 1555 Atlantic Street (APNs: 475-0130-023, 475-0121-011, 475-0121-012). The applicant is also requesting Use Permit approval, UP-10-08, for establishment of a warehouse/distribution use, to increase the allowed height from 50 feet to 75 feet, to decrease required parking demand by 25 percent by instituting Transit Demand Management strategies and allow for an averaging of setbacks as a Planned Unit Development. The City has prepared a Mitigated Negative Declaration for this project and has determined that, with the incorporation of mitigation measures, the project will not have a significant effect on the environment.

VI. SUPPLEMENTAL STAFF REPORTS:

- A. **CONTINUED REPORTS:** None.
- B. **NEW REPORTS:** None.

VII. REDEVELOPMENT AND ECONOMIC DEVELOPMENT REPORTS:

VIII. COMMISSION MATTERS:

- A. Follow-up on Planning Commission referrals to the City Council.
- B. Upcoming applications for the Regular Planning Commission meeting for November 6, 2008.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: