

**AGENDA  
CITY OF UNION CITY  
CITY COUNCIL/REDEVELOPMENT AGENCY MEETING  
Tuesday, July 25, 2006, 7:00 P.M.**

**COUNCIL CHAMBERS  
34009 ALVARADO NILES ROAD**

**I. CALL TO ORDER**

- I.a Pledge of Allegiance
- I.b Roll Call

**II. UNFINISHED BUSINESS: None**

**III. PROCLAMATIONS AND PRESENTATIONS**

- 3.a Presentation by Eden I & R regarding the proposed Eden 2-1-1 Information and Referral Service for Alameda County identifying available social services

**IV. ORAL COMMUNICATIONS**

*Comments from the audience on non-agenda items will be accepted for a period of 30 minutes. Speakers are limited to three minutes each. Persons wishing to speak must complete a speaker card available at the rear of the Council Chamber or from the City Clerk. If the number of speakers exceeds the time allotment, cards will be shuffled and 10 speakers chosen at random. The remaining speakers may speak under Section XI of the agenda.*

**V. CONSENT CALENDAR**

*All matters listed on the Consent Calendar are considered routine in nature and will be enacted by one motion. If discussion is required on a specific item, it will be removed from the Consent Calendar and considered separately.*

- 5.a Adopt a Resolution implementing the "Modular Home Conversion Program" to place 7 deed restricted modular homes for income qualified households in Central Park West and the Tropics
- 5.b Adopt a Resolution approving Site Development Review SD-06-06 for Balch Enterprises to construct a 52,226 square foot industrial building to be used for food manufacturing, located at 1300 Atlantic Street
- 5.c Approve Regular Meeting Minutes of July 11, 2006

**VI. PUBLIC HEARINGS**

- 6.a Consideration of Specific Plan Amendment SP-01-06 and Introduction of Ordinance for Zoning Text Amendment AT-03-06; The City is proposing to comprehensively update the Decoto Industrial Park Study Area (DIPSA) Specific Plan to bring it into conformance with the City's 2002 General Plan. The City is also proposing to modify Title 18, Zoning, of the Union City Municipal Code to add a DIPSA Zoning Chapter (18.102), and make the text consistent with the amended DIPSA Specific Plan (SP-01-06)

6.b Consideration of a proposed 438-unit high density apartment community located at 14-44 Union Square called Avalon at Union Station and adoption of resolutions for:

- A. Certification of Environmental Impact Report
- B. Vesting Tentative Tract Map Number 7746
- C. Site Development Review SD-06-05, Use Permit UP-06-06, and Variance Permit V-03-06

and Introduction of Ordinance for Development Agreement DA-01-06, Avalon Bay Communities, Inc.

- 6.c Public Hearing of the City Council to consider an update to the development fees charged to developers of property within the Decoto Industrial Park Study Area (DIPSA)
- 6.d Public Hearing of the City Council to consider adoption of a Citywide Park Facilities Fee charged to developers of residential non-subdivided property (i.e. apartments)

**VII. CITY MANAGER REPORTS**

- 7.a Resolution Calling and Giving Notice of General Municipal Election
- 7.b Introduction of an Ordinance to approve adding Chapter 7.22, "Shopping Carts" to the Union City Municipal Code regulating shopping carts and waive full reading

**VIII. REDEVELOPMENT AGENCY:** None

**IX. AUTHORITIES AND AGENCIES:** None

**X. CITY COMMISSION/COMMITTEE REPORTS:** None

**XI. ORAL COMMUNICATIONS**

**XII. SCHEDULED ORAL COMMUNICATION:** None

**XIII. ITEMS REFERRED BY COUNCIL**

- 13.a Oral reports by Councilmembers on meetings of County or Regional Boards and Commission

**XIV. GOOD OF THE ORDER**

**XV. CLOSED SESSION**

**XVI. ADJOURNMENT**

*A complete agenda packet is available for review at City Hall or our website [www.ci.union-city.ca.us](http://www.ci.union-city.ca.us)*

*Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested person must request the accommodation at least two working days in advance of the meeting by contacting the City Clerk at (510) 675-5348.*