

**AGENDA  
CITY OF UNION CITY  
CITY COUNCIL/REDEVELOPMENT AGENCY MEETING**

**TUESDAY, JANUARY 08, 2008  
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 - None**

**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 Motion to Waive Further Reading of Proposed Ordinance (This permits reading the title only in lieu of reciting the entire text of any proposed Ordinance)
- 5.b Approve Minutes for the Special and Regular Meetings of December 11, 2007
- 5.c Second Reading and Adoption of an Ordinance to Renumber Chapter 9.18 of the Union City Municipal Code, Commonly Referred to as the "Social Host Ordinance", to Chapter 9.42 of the Union City Municipal Code (Introduced December 11, 2007)
- 5.d Reject Claim No. 718, as submitted by State Farm Insurance as subrogee for Patricia Davis, as Recommended by the City's Claims Administrator
- 5.e Reject Claim No. 724, filed by Marie Coveney, as Recommended by the City's Claims Administrator
- 5.f Adopt a Resolution to Accept Grant Deeds for Two Pedestrian Access Easements and An Emergency Vehicle Access Easement from Avalon Bay Communities, Inc.

- 5.g Adopt a Resolution Accepting Improvements for Whipple Road Sidewalk Improvements, City Project No. 03-14
- 5.h Adopt a Resolution Accepting Line M Box Culvert Construction, City Project No. 04-23
- 5.i Adopt a Resolution Accepting Dry Creek Park Development, City Project No. 03-16
- 5.j Resolution of the Community Redevelopment Agency of the City of Union City authorizing acceptance of grant deed for the dedication of property from KB HOME South Bay, Inc., and making findings in connection therewith

## **VI. PUBLIC HEARINGS**

- 6.a Adopt a Resolution approving General Plan Amendment AG-01-07 to Replace an Existing Section of the Community Design Element with a New Element on Environmental Sustainability (Continued Public Hearing from December 11, 2007)
- 6.b Appeal of a Planning Commission decision denying Use Permit UP-04-07 to operate a day program for up to 30 adults with developmental disabilities in a 4,320 square foot tenant space located at 33456 Alvarado-Niles Road (Appellant requesting continuance to January 22, 2008)
- 6.c Appeal of a Planning Commission Decision denying Zoning Text Amendment AT-02-07, Use Permit UP-03-07, and Variance V-03-07, initiated by Pappas Union City regarding the Courthouse Drive Shopping Center in Union Landing (30935-31097 Courthouse Drive). Actions for Council consideration:
  - A. Adopt the Mitigated Negative Declaration for the proposed project consistent with the requirements of the California Environmental Quality Act (CEQA) Guidelines
  - B. Introduce an ordinance for Zoning Text Amendment AT-02-07 to allow day spas and in-line fast-food/quick service restaurants as conditionally permitted uses in the Sub-regional Specialty Commercial (SRSC) sub-area of the Union Landing Commercial (CUL) Zoning District
  - C. Adopt a resolution approving parking Variance V-03-07 to allow the Courthouse Drive shopping center in Union Landing to provide 14 fewer parking spaces than approved by V-01-04A; and Use Permit UP-03-07 to expand the square footage allowed for restaurant uses in the center from 5,000 sq ft to 6,649 sq ft, and to allow for Massage Envy, Teriyaki Experience, and Sleep Train to locate in the center

## **VII. CITY MANAGER REPORTS**

- 7.a Acceptance of Comprehensive Annual Financial Report (CAFR) and Recommendations to Management for Fiscal Year Ended June 30, 2007 and Establishment of a Committee of the Council to Review the Auditor's Findings and Reports

## **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 Mayor and Councilmembers on meetings of County or Regional Boards and Commissions

**XIV. GOOD OF THE ORDER**

**XV. CLOSED SESSION - None**

**XVI. ADJOURNMENT**

*A complete agenda packet is available for review at City Hall or our website [www.unioncity.org](http://www.unioncity.org)*

*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.*