

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

**TUESDAY, NOVEMBER 25, 2008
7:00 P.M.**

**COUNCIL CHAMBERS
34009 ALVARADO NILES ROAD**

I. CALL TO ORDER

I.a Pledge of Allegiance

I.b Roll Call

Mayor Mark Green

Vice Mayor Manny Fernandez

Councilmember Carol Dutra-Vernaci

Councilmember Jim Navarro

Councilmember Richard Valle

II. UNFINISHED BUSINESS - None

III. PROCLAMATIONS AND PRESENTATIONS

3.a Resolution Congratulating the Union Sanitary District for its Receipt of the 2008 EPA Clean Water Act Recognition Award for Outstanding Pretreatment Program

3.b Resolutions Expressing the Appreciation of the City Council of the City of Union City for the Outstanding Effort, Teamwork and Accomplishments of the Union City Citizens for Public Safety Leading to the Passage of Measure UU on the November 4, 2008 General Municipal Election Ballot

3.c Resolution Celebrating the 2009 New Tang Dynasty Television Chinese New Year Spectacular

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 November 11, 2008
- 5.c Adopt a Resolution Canceling the December 23, 2008 City Council Meeting
- 5.d Reject Claim No. 752, submitted by Alfredo Anat Jr., as Recommended by the City's Claims Administrator
- 5.e Adopt a Resolution for Approval of Submittal of the FY 2009/2010 Bicycle Transportation Account (BTA) Funding Application for the Installation of Bike Lanes at Union City Boulevard from Smith Street to Alvarado Boulevard
- 5.f Adopt a Resolution Authorizing the Sale, Recycle, Donation, and/or Disposal of Unneeded/Surplus Office Furniture, Telephones, and Equipment Racks No Longer Being Used by City Staff
- 5.g Adopt a Resolution Awarding a Contract for the Purchase of Three Patrol Cars

VI. PUBLIC HEARINGS

- 6.a Introduction of Ordinance - Zoning Text Amendment, AT-05-08, to Amend Three Provisions within Chapter 18.40, Industrial Districts, to be More Consistent with the Goals and Policies of the Union City General Plan: Increase Allowable Height from 50' to 75' Subject to Use Permit Approval in ML Zoning Districts; Allow up to a 25 Percent Reduction in Required Off-Street Parking in ML Zoning Districts Subject to Implementation of Transit Demand Management Programs; Addition of a Provision to Allow the Planning Commission to Determine Off-street Parking Requirements for Uses not Specifically Listed within the Chapter.
- 6.b Resolution Approving Site Development Review, SD-03-08, To Construct a 402,000 Sq. Ft. Building for Southern Wine and Spirits at 1555 Atlantic Street (APNs 475-0130-023, 475-0121-011, 475-0121-012) and Use Permit, UP-10-08, For Establishment of a Warehouse/Distribution Use, To Increase the Allowed Height of the Building From 50 to 75 Feet and Designation of the Site as a Planned Unit Development.

VII. CITY MANAGER REPORTS - None

VIII. REDEVELOPMENT AGENCY

- 8.a Adopt Four Redevelopment Agency Resolutions Related to the Development of the Station District: 1) Adopt Resolution Amending the Barry Swenson Builder Exclusive Negotiating Agreement to Release Block 4 from the Agreement; 2) Adopt Resolution Authorizing an Exclusive Negotiating Agreement with Mid-Peninsula Housing Coalition to Develop Block 4; 3) Adopt Resolution Authorizing ROMA Design Group to Design Landscape and Streetscape for the Station District and to Design the Business Condos and Retail Pavilion; and 4) Adopt Resolution Authorizing RJA to Design the Civil Component and Utilities for the Station District
- 8.b Adopt Three Redevelopment Agency Resolutions for 1320 and 1328 Decoto Road, also known as Union Square: 1) Adopt a Resolution Authorizing a Memorandum of Understanding with the Chabot Las Positas Community College District Authorizing the Issuance of a Request for Qualifications to Construct an Office Building; 2) Adopt a Resolution Authorizing a Lease Agreement with the Chabot Las Positas Community College District to Rent Space to Conduct Classes; and 3) Adopt a Resolution to

Authorize a Property Management Agreement with Professional Commercial Office Management, Inc. to be the Property Manager for Union Square

IX. AUTHORITIES AND AGENCIES - None

X. CITY COMMISSION/COMMITTEE REPORTS - None

XI. SECOND 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 on our website www.unioncity.org

Any writings or documents provided to a majority of City Council members 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.

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.