

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF JULY 6, 2006, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA

- I. **ROLL CALL:** Commissioners Anderson, Savage, Sison, Sweeney and Chairperson Lew
- II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of June 15, 2006.
- III. **ORAL COMMUNICATIONS:**
- IV. **WRITTEN COMMUNICATIONS:**
- V. **PUBLIC HEARINGS:** Next PC Res. #37-06
- A. **CONTINUED HEARINGS:** None.
- B. **NEW HEARINGS:**
1. **RALPH FLORES, 33800 ALVARADO-NILES RD, Use Permit UP-04-05;**
The applicant, Ralph Flores, is requesting Use Permit approval to locate a new sports massage facility within an existing office center located at 33800 Alvarado-Niles Road on the corner of Alvarado-Niles and Hartnell Street (APN: 486-0054-011-01). The project is considered categorically exempt from the California Environmental Quality Act (CEQA) Guidelines.
2. **UNION CITY DECOTO INDUSTRIAL STUDY PARK AREA (DIPSA) Specific Plan Amendment SP-01-06 and related 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 Decoto Industrial Park Study Area (DIPSA) Zoning Chapter (18.102), and make the text consistent with the amended DIPSA Specific Plan (SP-01-06). The DIPSA is comprised of approximately 440 acres. The DIPSA is generally bounded by Mission Boulevard, Decoto Road, Alvarado-Niles Road and the Union City/Fremont boundary line and also includes an adjacent 40 acre vacant parcel which is located on the southern side of Alvarado-Niles Road adjacent to the Union City/Fremont boundary line. Pursuant to California Environmental Quality Act (CEQA) Guidelines sections 15612 and 15168, the projects environmental impacts were previously evaluated in the certified Program EIR prepared for the 2002 General Plan update, the certified EIR prepared for the 2002 amendment to the Union City Community Redevelopment Plan and the certified EIR prepared for the DIPSA Specific Plan.

3. **AVALON BAY AT UNION SQUARE, 14 – 44 UNION SQUARE, Final Environmental Impact Report, Site Development Review SD-06-05, Use Permit UP-06-05, V-03-06 and Tentative Tract Map 7746 and Development Agreement;** The applicant, Avalon bay Communities, Inc., is requesting Site Development Review (SD-06-05) to allow the construction of two five-story buildings with 438 units, on approximately six acres located adjacent to and southeasterly of the BART parking lot in Union City. The project location is 14 - 44 Union Square (APN: 087-0019-001-25 and 087-0019-001-26). The northerly building would consist of 272 units with parking primarily located in a six-level, on-grade parking structure adjacent to BART. The southerly building would consist of 166 units with parking primarily located in a three-story podium garage located directly below the building footprint. A new pedestrian/bicycle bridge crossing would be developed over the flood control channel adjacent to the project site to connect the Brookstone neighborhood to BART. The project will require a Use Permit (UP-06-05) to allow a high-density residential development in the Station-Mixed Use Commercial (CSMU) zoning district and a Variance Permit (V-03-06) for relief from parking and storage requirements. The applicant is also requesting approval of a Vesting Tentative Tract Map (VTTM 7746) to create a two-parcel subdivision and allow for the mapping of 438 condominium units. A Development Agreement for the proposed project will also be considered. The City will consider certification of the Final EIR (State Clearinghouse #2005092069).

VI. SUPPLEMENTAL STAFF REPORTS:

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

1. **BALCH ENTERPRISES, INC., 1300 ATLANTIC ST., Site Development Review SD-06-06;** The applicant, Balch Enterprises, is requesting Site Development Review approval to construct a new 52,226 square foot industrial building to be used for food manufacturing on a vacant parcel located at 1300 Atlantic Street (APN: 475-009-025). This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) Guidelines per Section 15332, Class 32 – Infill Development projects.

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 of July 20, 2006.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: