

**CITY OF UNION CITY**  
**AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING**  
**OF DECEMBER 4, 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 November 20, 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. #26-08

A. **CONTINUED HEARINGS:** None.

B. **NEW HEARINGS:** None.

VI. **SUPPLEMENTAL STAFF REPORTS:**

A. **CONTINUED REPORTS:** None.

B. **NEW REPORTS:**

1. **A. Study Session for General Plan Amendment AG-02-08:** The City is proposing minor updates to the General Plan Land Use Diagram, the Station District Core Area Concept Plan, and the Station District Core Area Land Use Diagram so that these figures are consistent with the current circulation and land use vision for the Station District area. The text of the Station Mixed-Use Commercial district is also proposed to be updated to reflect the comprehensive vision for the area. No changes in land use density or buildout are proposed.

**B. Study Session for Zoning Text Amendment AT-06-08, Use Permit UP-11-08, and Site Development Review SD-04-08:** Mid-Peninsula Housing Coalition is seeking Site Development Review approval to construct a mixed-use residential and commercial project with 160 multi-family units and approximately 7,000 square feet of commercial flex space. The project proposal includes a Zoning Text Amendment to reduce the parking standard from 1.5 parking stalls per unit to 1.3 parking stalls per unit. A Use Permit for a mixed-use development that includes Blocks 3 and 4 is also proposed.

The Union City Redevelopment Agency owns Blocks 3 and 4 and has entered into an Exclusive Negotiating Agreement with Barry Swenson Builder for Block

*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.*

3 and Mid-Peninsula Housing Coalition for Block 4. As such, the Agency and Barry Swenson Builder are co-applicants for the Use Permit that governs mixed-use development for Blocks 3 and 4.

2. **Study Session for a General Plan Amendment for the Horner/Veasy Area:**  
The City is proposing to amend the General Plan text to update the goals and policies for the Horner/Veasy Area. The proposed goals and policies address the infrastructure challenges and the economic development vision for the Area.

**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 December 18, 2008.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**