

CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
OF JANUARY 8, 2009, 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 December 4, 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. #01-09

A. **CONTINUED HEARINGS:** None.

B. **NEW HEARINGS:**

1. **CITY OF UNION CITY, Citywide, General Plan Amendment AG-02-08;**

Initiated by the City of Union City, as applicant, a request to:

- a. Modify the *General Plan Land Use Diagram, Figure LU-1* in the area of the Station Mixed-Use Commercial (CSMU) District to accommodate the revised location of certain City facilities including a public plaza and public promenade;
- b. Modify the *Station District Core Area Concept Plan, Figure LU-2* and *Station District Core Area Land Use Diagram, Figure Lu-3* to update the figures to reflect the revised layout and associated street configurations; and
- c. Modify the *Station Mixed-Use Commercial (CSMU)* text to incorporate civic facilities and transportation facilities, such as BART, bus and passenger rail as acceptable uses for the area.

The City has prepared a supplemental Mitigated Negative Declaration for this project and has also determined that, with the incorporation of mitigation measures, the project will not have a significant effect on the environment.

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.

2. MID-PENINSULA HOUSING COALITION, 11th Street and Decoto Road, (APN: 087-0019-004-02); Zoning Text Amendment AT-07-08, Site Development Review SD-04-08, and Use Permit UP-11-08:

- a. **Zoning Text Amendment AT-07-08:** To allow 1.3 parking stalls per unit for affordable rental housing developments where 1.5 parking stalls per unit is required and other minor exceptions to development standards;
- b. **Use Permit (UP-11-08):** To allow the construction of 6-story structures and for minor exceptions to the district's development standards, and for a mixed-use commercial and residential development on Blocks 3 and 4 in the CSMU district that may accommodate up to 400 units of housing, 43,400 square feet of commercial space, and associated private parking; and
- c. **Site Development Review (SD-04-08):** To allow the first phase of construction on Block 4 for a mixed-use development of up to 160 units of housing, a parking garage, and 8,400 square feet of commercial.

The City has prepared a supplemental Mitigated Negative Declaration for this project and has determined that, with the incorporation of mitigation measures, the project will not have a significant effect on the environment.

VI. SUPPLEMENTAL STAFF REPORTS:

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

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 Planning Commission meeting for January 22, 2009.

IX. GOOD OF THE ORDER:

X. ADJOURNMENT: