

**CITY OF UNION CITY  
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING  
OF THURSDAY, NOVEMBER 6, 2014, 7:00 P.M.  
IN THE COUNCIL CHAMBERS OF CITY HALL  
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

- I. **ROLL CALL:** Chairperson Jo Ann Lew, Vice-Chair Roy Panlilio,  
Commissioners Ray Gonzales Jr., Lee Guio, Gary Singh  
Alternates: Commissioners Harpal Mann, Dave Sweilem
  
- II. **APPROVAL OF MINUTES:** Regular Planning Commission Minutes of October 2, 2014.
  
- 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. #12-14
  - A. **CONTINUED HEARINGS:** None.
  
  - B. **NEW HEARINGS:**
    - 1. **PULTE HOMES, 4500 CABELLO STREET; General Plan Amendment (AG-14-001), Zoning Map Amendment (A-14-001), Zoning Text Amendment (AT-14-001), Site Development Review (SD-14-001), Use Permit (UP-14-003); Tentative Tract Map (TTM-14-001)** The applicant , Pulte Homes Corporation, is seeking approval of a General Plan Amendment, Zoning Map Amendment, Zoning Text Amendment, Site Development Review, Use Permit in accordance with Chapter 18.44, Planned Unit Development (PUD), and Vesting Tentative Tract Map to redevelop a 7.85 acre former elementary school site with 45 detached one- and two-story single-family homes ranging from 2,918 to 3,341 square feet in size located at 4500 Cabello Street ( APN 483-0093-048 and 483-0093-087). A Mitigated Negative Declaration was prepared for the project, which determined that the project would not result in any significant environmental impact with the incorporation of mitigated measures.
  
- VI. **SUPPLEMENTAL STAFF REPORTS: ±**
  - A. **CONTINUED REPORTS:** None.
  
  - B. **NEW REPORTS:**
    - 1. **WINDFLOWER PROPERTIES, LLC, 34588 11<sup>TH</sup> STREET;** Study session for development of 2.47 acres of Block 3 in the Station Mixed Use Commercial District by Windflower Properties, LLC, with ±243 multi-family market-rate residential units, ±3,000 of retail, and related site improvements.

2. **GENERAL PLAN UPDATE:** Discussion of General Plan Update - City Issues, Assets, Opportunities and Vision

**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 November 20, 2014.

**IX. GOOD OF THE ORDER:**

**X. ADJOURNMENT:**

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

Any writings or documents provided to a majority of City Council or Planning Commission 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 calling (510) 675-5319.