



**CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
ON THURSDAY, JUNE 15, 2017, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD
UNION CITY, CA 94587**

1. **ROLL CALL:** Chairperson Harpal Mann, Vice Chair Lee Guio
Commissioners Ray Gonzales Jr., Jo Ann Lew, Harris Mojadedi
Alternate Commissioners: Scott Sakakihara, Jeanelle Singh
2. **SWEARING IN OF NEW ALTERNATE COMMISSIONER:** Scott Sakakihara
3. **APPROVAL OF MINUTES:**
 - A. The regular Planning Commission minutes of May 4, 2017.
4. **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.)
5. **WRITTEN COMMUNICATIONS:**
6. **PUBLIC HEARINGS:**
 - A. **CONTINUED HEARINGS:** None. PC Reso #03-17
 - B. **NEW HEARINGS:** None.
7. **SUPPLEMENTAL STAFF REPORTS:**
 - A. **CONTINUED REPORTS:** None.
 - B. **NEW REPORTS:**
 1. **PEDRO OROZCO, 33348 DEPOT RD., Administrative Site Development Review (ASD-17-006);** the applicant, Pedro Orozco, is requesting approval of an Administrative Site Development Review application for a new 2,079 square-foot, two story, single-family house with an attached 515 square-foot garage and a 608 square-foot attached accessory dwelling unit. The property is a vacant lot located at 33348 Depot Road, between "C" Street and "D" Street (APN: 486-0021-035-07). The site is located in the R 5000 zoning district. Staff is recommending that this project be considered categorically exempt under Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act CEQA Guidelines.
 2. **GENERAL PLAN UPDATE – REVIEW OF DRAFT ECONOMIC DEVELOPMENT ELEMENT**

8. **ECONOMIC DEVELOPMENT REPORTS:** None.
9. **COMMISSION MATTERS:**
 - A. Follow-up on Planning Commission referrals to the City Council.
 - B. Upcoming applications for the Regular Planning Commission meeting for July 6, 2017.
10. **GOOD OF THE ORDER:**
11. **ADJOURNMENT:**

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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 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.



DATE: JUNE 15, 2017

TO: PLANNING COMMISSION

FROM: JOAN MALLOY, ECONOMIC AND COMMUNITY DEVELOPMENT

SUBJECT: GENERAL PLAN UPDATE: REVIEW OF DRAFT ECONOMIC DEVELOPMENT ELEMENT

BACKGROUND

In October 2016, the General Plan Update Land Use Alternatives phase wrapped up with City Council providing final direction on their preferred land use alternatives. Since then, the consultant team has been working to update the General Plan policy document approved in 2002. The feedback regarding the land use alternatives, as well as comments received through the public workshops, are being used to inform the update to the policy document.

You can view the City's current General Plan policy document on-line at <http://www.ci.union-city.ca.us/departments/economic-community-development/general-plan>. The City's current General Plan has ten elements including: Land Use Element; Economic Development Element; Transportation Element; Youth, Family, Seniors, and Health Element; Health and Safety Element; Public Facilities and Services Element; Community Design Element; Natural and Historical Resources Element; Environmental Sustainability Element, and Housing Element. All of the elements will be updated through this process except for the Housing Element, which is updated on its own timeline consistent with State requirements.

All of the draft elements will be reviewed by the General Plan Advisory Committee, the Planning Commission, and City Council. Other City Advisory bodies, such as the Economic Development Advisory Team, Human Resources Commission, and Park and Recreation Commission, will be reviewing specific draft Elements that are relevant to their purpose.

Staff continues to work with the consultant team on the exact schedule for release of the different elements. The review process will continue through the remainder of 2017.

DISCUSSION

Attached to this staff report is the draft Economic Development Element. The update to this element was informed by staff and Economic Development Advisory Team feedback as well as previous work that was done as part of the General Plan update process. Some of the existing concepts and policies from the 2002 General Plan were carried forward (some with modifications) into the updated element. New policies were also added. All of the policies

within the updated element include a reference as to their origin. An overview of the new element will be provided at the meeting.

RECOMMENDATIONS

It is recommended that the Planning Commission review the attached draft Economic Development Element and provide feedback.

Prepared by

Carmela Campbell, Planning Manager

Attachments

Attachment 1: Draft Economic Development Element