



**CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
ON THURSDAY, NOVEMBER 2, 2017 7:00 PM
IN THE COUNCIL CHAMBERS AT 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. APPROVAL OF MINUTES:

A. The regular Planning Commission minutes of October 19, 2017.

3. 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.)

4. WRITTEN COMMUNICATIONS:

5. PUBLIC HEARINGS:

A. CONTINUED HEARINGS:

B. NEW HEARINGS:

6. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS:

B. NEW REPORTS:

1. SHRI GURU RAVIDAS SABHA BAY AREA, 31252 VEASY STREET, STUDY SESSION

2. GENERAL PLAN UPDATE – REVIEW OF DRAFT LAND USE ELEMENT

7. ECONOMIC DEVELOPMENT REPORTS:

8. COMMISSION MATTERS:

- A. Follow-up on Planning Commission referrals to the City Council.
- B. Upcoming applications for the Regular Planning Commission meeting for November 16, 2017.

9. GOOD OF THE ORDER:

10. ADJOURNMENT:

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: NOVEMBER 2, 2017

TO: PLANNING COMMISSION

FROM: JOAN MALLOY, ECONOMIC AND COMMUNITY DEVELOPMENT

SUBJECT: GENERAL PLAN UPDATE: REVIEW OF DRAFT LAND USE ELEMENT

BACKGROUND

City staff and the consultant team are in the process of updating the 2002 General Plan policy document. You can view the City's current General Plan policy document on-line at <https://www.unioncity.org/356/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.

The draft Economic Development Element was released in June 2017 and reviewed by the Economic Development Advisory Team, the General Plan Advisory Committee and the Planning Commission. All of the feedback received was incorporated into a final draft that was presented to the City Council in August 2017. The document was well received by the City Council with few additional comments. You can view the final draft of the ED Element along with a summary of all the feedback received on-line at <http://www.uc2040.com/documents/>.

DISCUSSION

Attached to this staff report is the draft Land Use Element (Attachment 1). The draft element is split into two parts; the first part focuses on the land use designations, which describe the types and intensities of allowed development.

The second part focuses on policies that provide a land use framework and vision for Union City. These policies focus on strategic infill; integrating land use and transportation; transit-oriented and mixed-use development; preservation and enhancement of our residential neighborhoods; evolution of City shopping and job centers, and support for the siting of civic and institutional uses.

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.

The update to this element was informed by previous work that was done as part of the General Plan update process including the Land Use Alternatives process, which included a robust public outreach component. This process wrapped up in late 2016 and resulted in preferred land use scenarios for several focus areas within the City including the Union City Boulevard Corridor located between Whipple Road and Bettencourt Way and the former Research and Development Campus (RDC) area located northeast of the core Station District area.

The feedback received resulted in new land use designations for these areas, which are reflected in an updated draft Land Use Diagram (Attachment 2). The Union City Boulevard corridor was redesignated from Special Industrial (MS) to Mixed Use Employment (EMU), which allows a broader range of employment and commercial uses, and allows residential/commercial mixed use development where it has been identified by the City as part of a targeted strategy. The former RDC area has been redesignated Station Mixed Use Employment (ESMU). This designation allows for the following targeted mix of uses, which are based on Council feedback provided during the Alternatives process: minimum 65 percent employment uses, minimum 15 percent retail uses, and maximum 20 percent residential uses. In addition, the Diamond Mine site located on Horner Street in the Horner-Veazy area is proposed to be redesignated to allow for medium-density residential consistent with Council direction also provided through the Alternatives process.

Other changes were made to the land use designations to provide clearer direction for the types of land uses that are desired in certain areas, including applying a new Regional Retail Commercial (CRR) designation to Union Landing and Calaveras Landing, and applying Mixed Use Commercial (CMU) to Old Alvarado and Mission Boulevard. These areas had previously all been designated Retail Commercial (CR). The proposed updates add additional commercial designations better address the diversity of the City's commercial areas and are generally consistent with the development types and intensities currently allowed in these areas. There are also some other minor changes to the Land Use Diagram that will be presented at the meeting.

The draft Land Use Element and Land Use Diagram are being reviewed by the General Plan Advisory Committee and Planning Commission. An email blast was sent out to the City's General Plan list serve informing people of the release of the element, information on how to provide feedback, and notice of the GPAC and PC meetings. All of the feedback received will be provided to the City Council at an upcoming meeting.

Staff and the consultant team are currently working on a Special Areas Element, which is a new addition to the General Plan. This element will include policies concentrated on different areas of the City including the focus areas discussed above, Union Landing, Alvarado Historic District, and the Mission Boulevard Corridor. The element will build on the land use descriptions listed in the draft Land Use Element and include targeted policies focused on economic development, land use, and community design. The exact release date for this document has not been finalized but it is anticipated that it will occur in early 2018.

RECOMMENDATIONS

It is recommended that the Planning Commission review the attached draft Land Use Element and Land Use Diagram and provide feedback.

Prepared by

Carmela Campbell, Planning Manager

Attachments

Attachment 1: Draft Land Use Element

Attachment 2: Draft Land Use Diagram