

Attachment 7

DRAFT

PLANNING COMMISSION RESOLUTION NUMBER 9-22

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UNION CITY RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING TEXT AMENDMENT, AT-22-001, AMENDMENTS TO TITLE 18, ZONING, OF THE UNION CITY MUNICIPAL CODE TO UPDATE CHAPTERS 18.24, 18.31, 18.32, 18.34, AND 18.72, 18.100

WHEREAS, the City of Union City is proposing to amend Chapter 18.24, Bulk Regulations, Chapter 18.31, SB 9 Subdivision and Housing Developments, Chapter 18.32, Residential Zoning Districts, Chapter 18.34, Accessory Dwelling Units, Chapter 18.72, Administrative Site Development Review, and Chapter 18.100, 511 Area District, of Title 18, Zoning, of the Union City Municipal Code. These amendments will add objective design standards for single-family residences, accessory dwelling units (ADUs) and SB 9 Housing Developments; update and streamline review processes for various types of development projects; and updates to Code language to reflect current practices, for internal consistency, and to clarify terminology; and

WHEREAS, the California Constitution, Article XI, Section 7, provides cities and counties with the authority to enact ordinances to protect the health, safety, welfare, and morals of their citizens; and

WHEREAS, on August 18, 2022, the Planning Commission held a duly noticed public hearing to consider the proposed zoning text amendments, received the staff report and staff presentation, heard public comment, and discussed the matter, and

WHEREAS, the amendments to Title 18 are shown in Exhibit A and Exhibit B (Redlined), which are attached and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED, that the foregoing recitals are true and correct and made a part of this Resolution.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Union City hereby recommends that the City Council approve Zoning Text Amendment, AT-22-001, as shown in Exhibit A and Exhibit B (Redlined) to the City Council and does hereby find as follows:

1. That the proposed Zoning Text Amendments are categorically exempt per Section 15061(b)(3), the general exemption for projects with no potential for significant effect on the environment, of the California Environmental Quality Act (CEQA) Guidelines; and

2. That the proposed Zoning Text Amendments are consistent with the following General Plan policies. There are no Specific Plans that apply to the site.
 - a. Policy CD-1.5 Clear Development Regulations, seeks to ensure the City promotes design excellence by having clear development regulations that reinforce quality design. The proposed amendments establish clear and concise development regulations that have been which have been implemented successful and have enhanced the design of residential projects throughout the city.
 - b. Policy CD-1.14 Protect Neighborhood Character, seeks to protect character-defining features of the neighborhoods. The proposed amendments help to reinforce the design requirements and ensure that developments are of a quality design and incorporate appropriate design features and massing.
3. That the proposed Zoning Text Amendments are necessary and desirable to achieve the purposes of Title 18, which seek to protect the character and maintain the stability of residential areas and conserve the taxable value of land and buildings throughout the City. These amendments will add objective design standards for single-family residences and accessory dwelling units, update and streamline review processes for various types of development projects, clarify terms and updates to reflect current practices, and add objective design standards for SB 9 housing developments, to support the development of new housing units which are of a quality design.

I HEREBY CERTIFY that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission of the City of Union City held on August 18, 2022, by the following vote:

AYES
NOES
ABSTAIN
ABSENT
MOVED:
SECONDED:

APPROVED

LEE GUIO, VICE-CHAIRPERSON

ATTEST:

CARMELA CAMPBELL, SECRETARY