

## UNION CITY 2040 GENERAL PLAN AMENDMENTS

### SECTION 1: LAND USE ELEMENT, PAGE: 97

#### ***Existing language:***

This designation allows a mix of employment uses, including but not limited to light industrial, research and development, office, and “flex” space, as well as supportive commercial uses that are vertically or horizontally integrated. Residential/commercial mixed use development may be allowed where it has been identified by the City as part of the development of an Area Plan (see Program SA-7A). The Employment Mixed-use designation is intended to foster innovation and emerging technologies; promote the creation of an employment district with travel patterns that are oriented toward pedestrian, transit, and bicycle use; and provide amenities to employees as well as surrounding neighborhoods. The allowed floor area ratio (FAR) range for buildings located in this designation is between 0.40 and 2.0.

#### ***Proposed amendment:***

This designation allows a mix of employment uses, including but not limited to light industrial, research and development, office, and “flex” space, as well as supportive commercial uses that are vertically or horizontally integrated. ~~Residential/commercial mixed use development may be allowed where it has been identified by the City as part of the development of an Area Plan (see Program SA-7A).~~ The Employment Mixed-use designation is intended to foster innovation and emerging technologies; promote the creation of an employment district with travel patterns that are oriented toward pedestrian, transit, and bicycle use; and provide amenities to employees as well as surrounding neighborhoods. The allowed floor area ratio (FAR) range for buildings located in this designation is between 0.40 and 2.0.

### SECTION 2: DELETE POLICY LU-5.9, PAGE 115:

#### ***Existing language:***

##### **LU-5.9 Increased Density on Diamond Mine Site**

The City shall allow residential development up to 20 units per acre on the site of the Diamond Mine Mini Storage (APN 482-27-7-13)

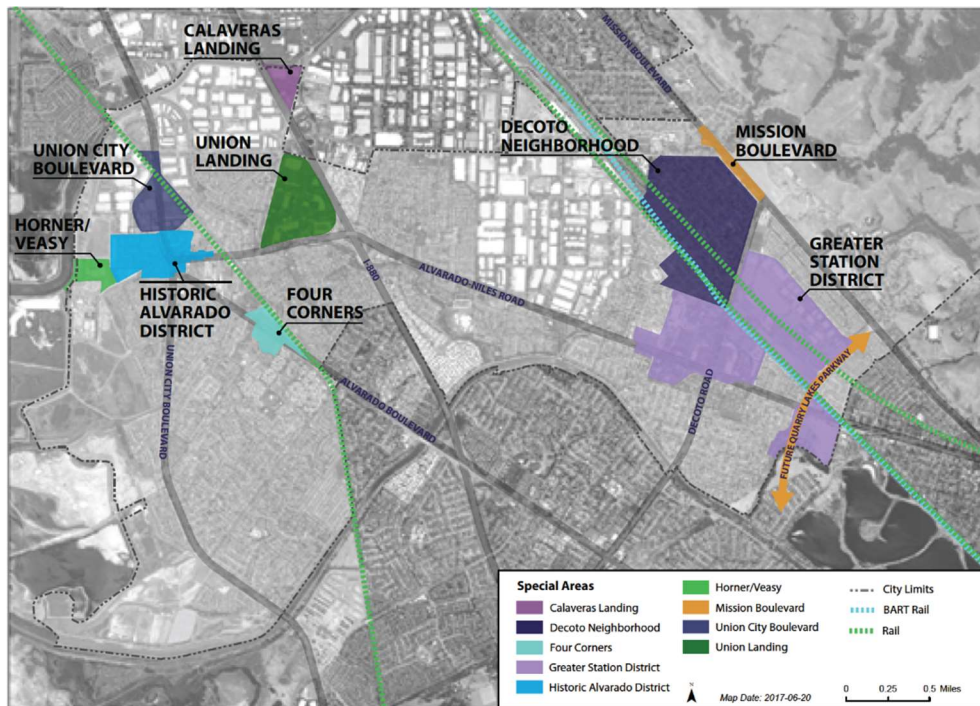
#### ***Proposed language:***

##### ~~**LU-5.9 Increased Density on Diamond Mine Site**~~

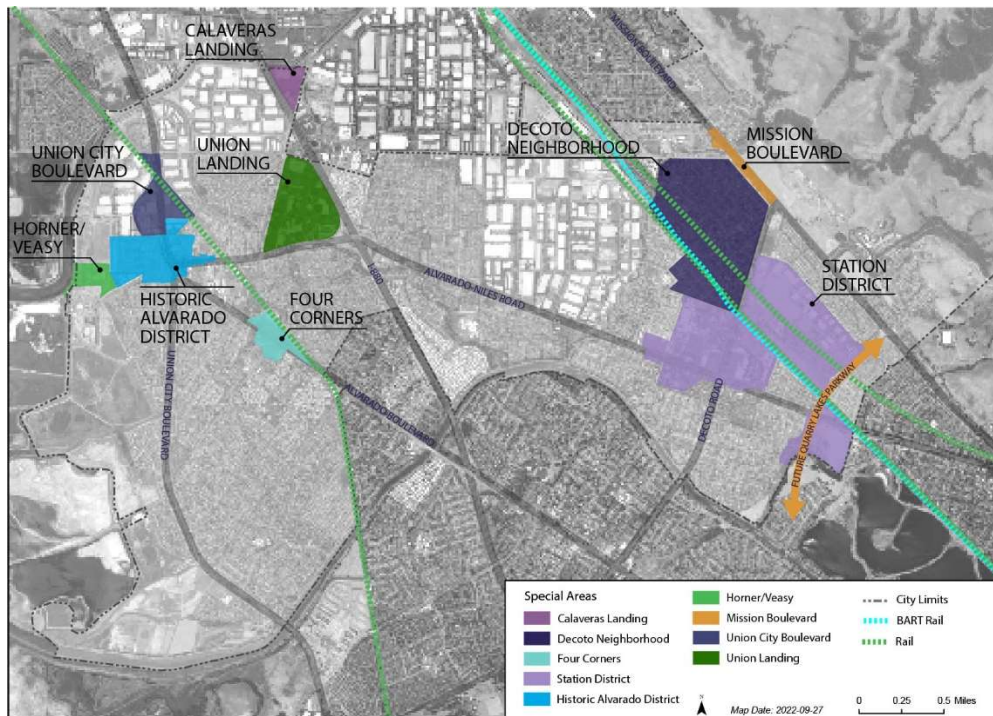
~~The City shall allow residential development up to 20 units per acre on the site of the Diamond Mine Mini Storage (APN 482-27-7-13)~~

### SECTION 3: AMEND FIGURE SA-1: SPECIAL AREAS, PAGE 285

**Existing Figure SA-1:**



**Proposed Figure SA-1:**



## **SECTION 4: AMEND POLICY SA-7, SPECIAL AREAS ELEMENT, PAGE 314**

### ***Existing language:***

#### **SA-7.3 Area Plan for the Union City Boulevard District**

The City shall prepare and adopt an Area Plan in collaboration with the public for the transformation of the Union City Boulevard District. The plan shall incorporate the following features:

- a. Maintains a primary focus on employment uses;
- b. Allows residential uses only as part of mixed-use development components, ensuring that the residential development is physically and functionally integrated with surrounding employment uses and is designed to be compatible with existing industrial and office uses as well as adjacent single family neighborhoods. Ensure that any allowed residential development achieves an average density of no less than 45 units per acre.
- c. Sites the highest intensity uses and tallest buildings in the district along Union City Boulevard and requires adjacent buildings to front on the Boulevard;
- d. Provides for a circulation network that creates an efficient and connected grid and takes into account the planned grade separation of the railroad tracks, consolidates entry points along Union City Boulevard, provides for a new signal along the Boulevard, upgrades pedestrian and bicycle access, and improves access without negatively impacting the operations of the adjacent Lincoln-Alvarado Business Park;
- e. Plans for transit-supportive uses; and
- f. Specifies landscape, streetscape, and infrastructure improvements to support existing and new development within the district.

The Area Plan shall be prepared and adopted prior to allowing residential uses in the UCB District.

### ***Proposed language:***

#### **SA-7.3 ~~Area Plan for the~~ Improvements to the Union City Boulevard District**

The City shall ~~prepare and adopt an Area Plan in collaboration with the public for support~~ the transformation of the Union City Boulevard District by incorporating the following improvements as new development occurs. ~~The plan shall incorporate the following features:~~

- a. Maintains a primary focus on employment uses;
- ~~b. Allows residential uses only as part of mixed-use development components, ensuring that the residential development is physically and functionally integrated with surrounding employment uses and is designed to be compatible with existing industrial and office uses as well as adjacent single family neighborhoods. Ensure that any allowed residential development achieves an average density of no less than 45 units per acre.~~

- ~~eb.~~ Sites the highest intensity uses and tallest buildings in the district along Union City Boulevard and requires adjacent buildings to front on the Boulevard to the extent feasible;
- ~~dc.~~ Provides for a circulation network that creates an efficient and connected grid and takes into account the planned grade separation of the railroad tracks, consolidates entry points along Union City Boulevard, provides for a new signal along the Boulevard, upgrades pedestrian and bicycle access, and improves access without negatively impacting the operations of the adjacent Lincoln-Alvarado Business Park;
- ~~ed.~~ Plans for transit-supportive uses; and
- ~~fe.~~ Specifies Provide landscape, streetscape, and infrastructure improvements to support existing and new development within the district.

~~The Area Plan shall be prepared and adopted prior to allowing residential uses in the UCB District.~~

## **SECTION 5: DELETE PROGRAM SA-7.A, SPECIAL AREAS ELEMENT, PAGE 346**

### ***Existing language:***

#### **SA-7.A Union City Boulevard Area Plan**

The City shall prepare and adopt an Area Plan for the transformation of the Union City Boulevard District. The plan shall include:

- a. A land use and design plan to show how the mix of uses within the district will be physically and functionally integrated, including consideration for the location of residential/ commercial mixed-use within the area;
- b. A detailed circulation plan that addresses the grade separation of the railroad tracks, internal circulation, and pedestrian and bicycle improvements;
- c. A unified landscape and streetscape plan; and d. An infrastructure improvement and financing plan. The City shall develop a program to recoup the cost of preparing the plan.

| Responsibility: Public Works, Economic and Community Development Department

| Time Frame: FY 21/22

### ***Proposed language:***

#### **~~SA-7.A Union City Boulevard Area Plan~~**

~~The City shall prepare and adopt an Area Plan for the transformation of the Union City Boulevard District. The plan shall include:~~

- ~~a. A land use and design plan to show how the mix of uses within the district will be physically and functionally integrated, including consideration for the location of residential/ commercial mixed-use within the area;~~



- b. ~~A detailed circulation plan that addresses the grade separation of the railroad tracks, internal circulation, and pedestrian and bicycle improvements;~~
- c. ~~A unified landscape and streetscape plan; and d. An infrastructure improvement and financing plan. The City shall develop a program to recoup the cost of preparing the plan.~~

~~+ Responsibility: Public Works, Economic and Community Development Department~~

~~+ Time Frame: FY 21/22~~

**SECTION 6: AMEND FIGURE SA-7.1: UNION CITY BLVD. DISTRICT GENERAL PLAN LAND USE, PAGE 311**

***Existing Figure SA-7.1:***



**Proposed Figure SA-7.1:**



**SECTION 7: AMEND TEXT DESCRIPTION OF UNION CITY BOULEVARD DISTRICT, PAGE 311**

***Existing Text:***

The Union City Boulevard (UCB) District is a 65-acre largely industrial area located in northwestern Union City between the Historic Alvarado District and Whipple Road. Most structures along the corridor are large one- to two-story warehouses and industrial buildings set back from the street. Union City Boulevard is a highly automobile-dominated corridor and is often used by commuters as an alternate route to Interstate 880. Currently, (2019) there is a need for safer and more inviting pedestrian and bicycle facilities. Most buildings have surface parking fronting the street, and on-street curb-cuts are frequent. High traffic speeds along the corridor also contribute to an uninviting experience for pedestrians.

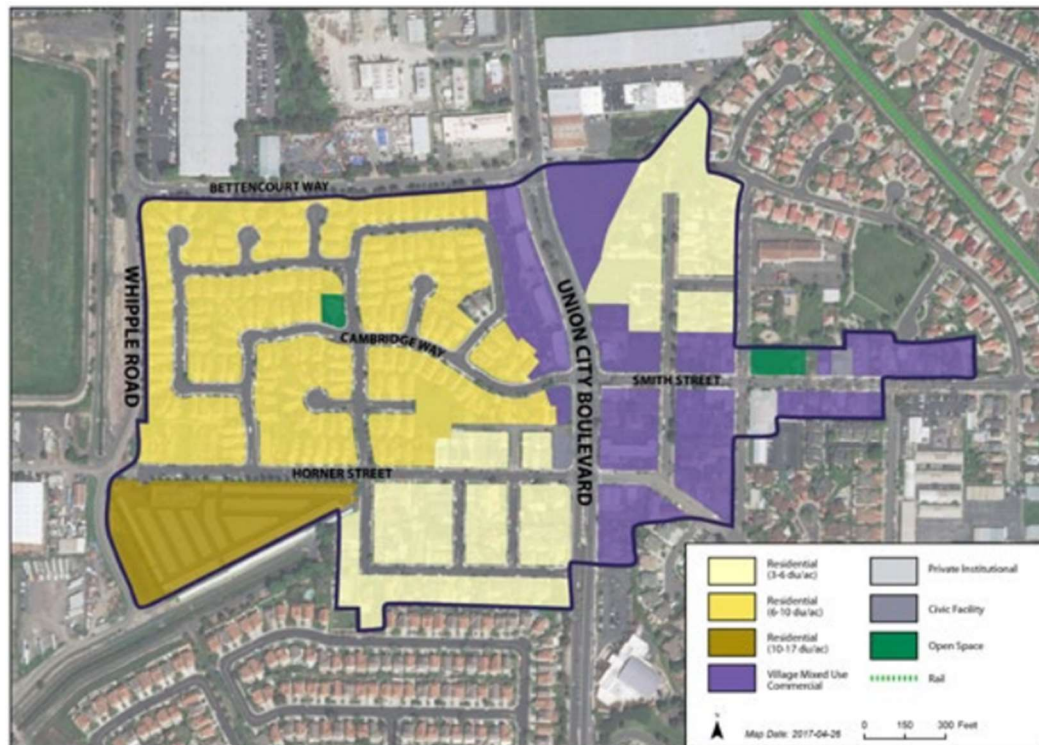
***Proposed Text:***

The Union City Boulevard (UCB) District is a ~~65~~58-acre largely industrial area located in northwestern Union City between the Historic Alvarado District and Whipple Road. Most structures along the corridor are large one- to two-story warehouses and industrial buildings set back from the street. Union City Boulevard is a highly automobile-dominated corridor and is often used by commuters as an alternate route to Interstate 880. Currently, (2019) there is a need for safer and more inviting pedestrian and bicycle facilities. Most buildings have surface parking fronting the street, and on-street curb-cuts are frequent. High traffic speeds along the corridor also contribute to an uninviting experience for pedestrians.

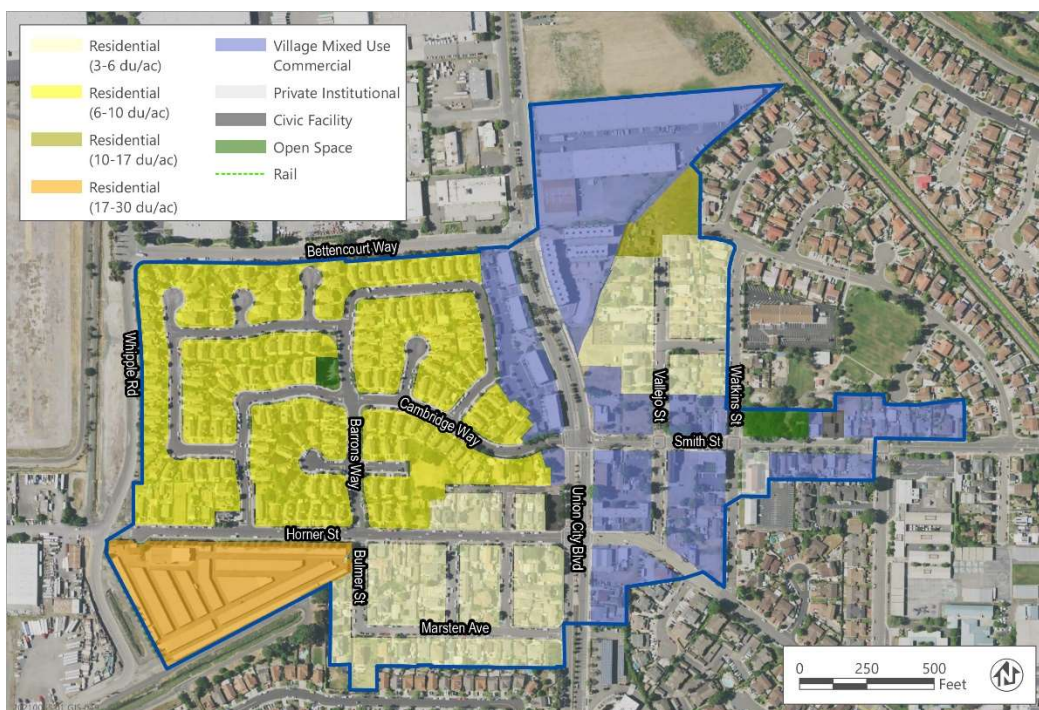


**SECTION 8: AMEND FIGURE SA-11.1: HISTORIC ALVARADO DISTRICT GENERAL PLAN LAND USE, PAGE 328**

**Existing Figure SA-11.1:**

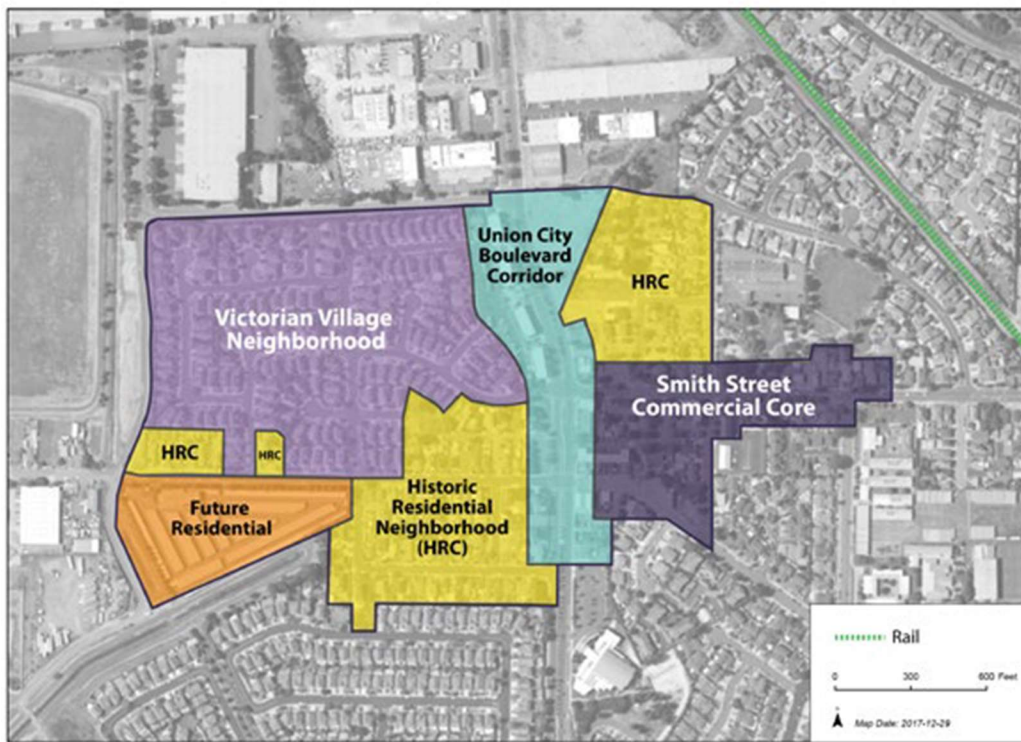


**Proposed Figure SA-11.1:**

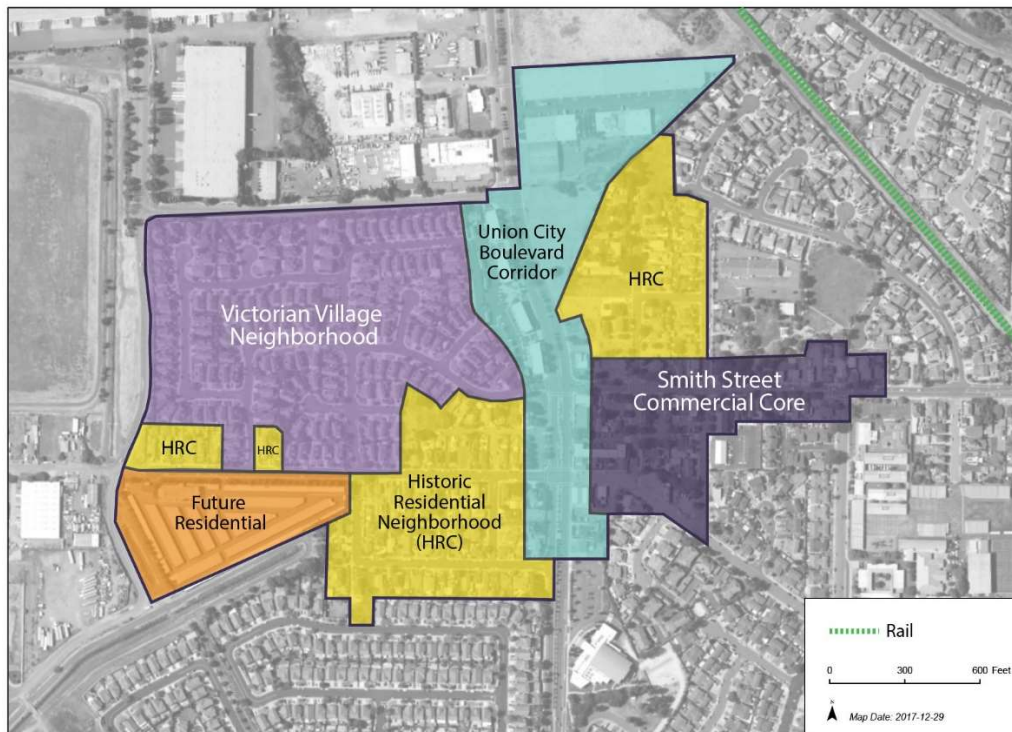


**SECTION 9: AMEND FIGURE SA-11.2: HISTORIC ALVARADO DISTRICT SUB-AREAS, PAGE 331**

**Existing Figure SA-11.2:**



**Proposed Figure SA-11.2:**





## **SECTION 10: AMEND POLICY ED-1.4, ECONOMIC DEVELOPMENT ELEMENT, PAGE 31**

### ***Existing language:***

#### **ED-1.4 Evaluate Re-Designation of Industrial and Commercial Land**

Any re-designation of industrial or commercial lands to alternative uses shall be considered in a comprehensive manner that evaluates the impact on public services (i.e., parks, police, and fire), sales tax, property tax, and the reduction of land that is dedicated to business activities.

### ***Proposed language:***

#### **ED-1.4 Evaluate Re-Designation of Industrial and Commercial Land**

Any re-designation of industrial or commercial lands to alternative uses shall be considered in a comprehensive manner that evaluates the impact on public services (i.e., parks, police, and fire), sales tax, property tax, and the reduction of land that is dedicated to business activities, with the exception of sites identified as part of the Housing Element.

## **SECTION 11: AMEND PROGRAM ED-1.B, ECONOMIC DEVELOPMENT ELEMENT, PAGE 49**

### ***Existing language:***

#### **ED-1.B Industrial Land Conversion Decision Matrix**

The City shall develop a decision matrix to evaluate any proposed rezoning of industrial or commercial lands to alternate uses. The matrix shall include scoring criteria to help decision makers evaluate the potential impacts of the proposed conversion.

| Responsibility: Economic and Community Development Department, Economic Development Advisory Team (EDAT) | Time Frame: FY 20/21

### ***Proposed language:***

#### **ED-1.B Industrial Land Conversion Decision Matrix**

The City shall develop a decision matrix to evaluate any proposed rezoning of industrial or commercial lands to alternate uses. The matrix shall include scoring criteria to help decision makers evaluate the potential impacts of the proposed conversion. The evaluation shall not apply to sites identified as part of the Housing Element.

| Responsibility: Economic and Community Development Department, Economic Development Advisory Team (EDAT) | Time Frame: FY 20~~3~~/2~~1~~4