



**CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
ON THURSDAY, APRIL 3, 2025 7:00 PM**

**City Hall- Council Chamber
34009 Alvarado-Niles Road
Union City, CA 94587**

1. CALL TO ORDER:

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL:

**Chairperson Seyi McIelland; Vice Chairperson Ignacio Romero
Commissioners: Jo Ann Lew, Lee Guio, Prairna Gupta Garg
Alternates: Francisco Elizondo**

2. APPROVAL OF MINUTES:

A. Planning Commission minutes for Regular Meeting of February 20, 2025

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. 2024 General Plan and Housing Element Annual Progress Reports? Update

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 on April 17, 2025.

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.

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Agenda Item

ATTACHMENTS:

Description		Type
	PCMN-2025-0220 - Draft	Attachment

CITY OF UNION CITY
MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING
ON THURSDAY, FEBRUARY 20, 2025 AT 7:04 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD
UNION CITY, CA 94587

1. CALL TO ORDER

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

PRESENT: Vice Chairperson Seyi Mclelland, Commissioners Lee Guio, Ignacio Romero, Amandeep Sandhu and Alternate Praina Gupta Garg

ABSENT: Chairperson Jo Ann Lew and Alternate Francisco Elizando

STAFF: Derek Farmer (Planning Manager); Alex Mog (Deputy City Attorney); Tommy Cho (Principal Engineer); Sam Fluhmann (Assistant Planner) and Tracey Barragan (Administrative Assistant III)

2. ELECTION OF OFFICERS

Derek Farmer, Planning Manager detailed the process for nominations of Chair and Vice Chair.

Commissioner Guio nominated **Seyi Mclelland** as the **Chair** of the Planning Commission. Commissioner Romero seconded the nomination. There being no further nominations the nominations are closed. **Seyi Mclelland** is elected the **Chair** of the Planning Commission by voice vote.

Commissioner Guio nominated **Ignacio Romero** as the **Vice Chair** of the Planning Commission. Chairperson Mclelland seconded the nomination. There being no further nominations the nominations are closed. **Ignacio Romero** is elected the **Vice Chair** of the Planning Commission by voice vote.

In response to Commissioner Sandhu who stated she spoke with Economic & Development Director Carmela Campbell about the Election of Officers, Deputy City Attorney Alex Mog was uncertain what conversation Commissioner Sandhu had with Ms. Campbell, but the Planning Commission has the discretion to choose the Chair and Vice Chair. There was a motion and second on the floor with the vote taken.

Commissioner Sandhu clarified her yes vote on the motion.

3. APPROVAL OF MINUTES

A. Planning Commission minutes for Regular Meeting of January 16, 2025

The regular Planning Commission minutes for January 16, 2025 were accepted as written.

4. ORAL COMMUNICATIONS: None

5. **WRITTEN COMMUNICATIONS:** None

6. **PUBLIC HEARINGS**

A. **CONTINUED HEARINGS:** None

B. **NEW HEARINGS**

1. **SULLIVAN S. SANTOS AND SURIYA MOHAMMAD, ON BEHALF OF BASHIR AHMADI: ADMINISTRATIVE USE PERMIT (AUP-24-001) AND ADMINISTRATIVE SITE DEVELOPMENT REVIEW (ASD-24-007); Sullivan S. Santos and Suriya Mohammad of 3 Ducks Preschool and Daycare, on behalf of Bashir Ahmadi, Property Owner, is seeking Administrative Use Permit (AUP-24-001) and Administrative Site Development Review (ASD-24-007) approvals for a new 3 Ducks Preschool & Daycare facility, in an existing 1,450 square-foot building, construction of a new 1,070 square-foot playground, and related site improvements on an existing 0.33-acre site located at 3801 Smith Street (APN: 483-0015-088-00) within the VMU (Village Mixed Use) Zoning District. CEQA Determination: Staff is recommending that this project be considered categorically exempt from the California Environmental Quality Act (CEQA), per Section 15303, New Construction or Conversion of Small Structures, Class 3, of the CEQA Guidelines.**

Commissioner Sandhu recused herself from public hearing, Item 6B (1) since she may have a conflict of interest given the proximity of her residence to the property. She left the meeting at this time.

Sam Fluhmann, Assistant Planner, provided a PowerPoint presentation for Sullivan S. Santos and Suriya Mohammad, on behalf of Bashir Ahmadi, Administrative Use Permit (AUP-24-001) and Administrative Site Development Review (ASD-24-007). Staff recommends the Planning Commission adopt the attached resolution approving Administrative Use Permit (AUP-24-001) and Administrative Site Development Review (ASD-24-007).

Commissioner Gupta Garg understood the site fence is six feet at the front and four feet on the back, with an existing six-foot fence shown on the drawings. She asked if the existing fence will be replaced with a lower fence at the rear pursuant to Sheet A-4.

Mr. Fluhmann suggested the architect provide clarification once the public hearing is open.

Commissioner Gupta Garg referenced the separation between the existing residence and the day care facility at the time of use and asked if the path of travel for visitors will be separated from the day care facility.

Mr. Farmer understood the path of travel will be through the front along Smith Street, but deferred to the applicant since the intention of access to the day care is through the back. Access to the residences through Smith Street is possible as well as out of the other route of travel, the cul-de-sac, and there are no restrictions in access to the residences as part of the project.

Commissioner Gupta Garg understood there will be a new fence at the front of Smith Street. She asked if it will be only in front of the playground since it appears there is an opening at the concrete driveway. Given that Smith Street is a thoroughfare, she expressed concern with the security and safety of children.

Mr. Fluhmann explained there will be a six-foot high fence with bollards to protect children along Smith Street and along the driveway with a gate to access the playground. The children will be escorted by staff.

Commissioner Gupta Garg asked for assurance there will be safety measures taken into account for the path of travel and that the children will be escorted at all times.

Vice Chair Romero referenced Smith Street and asked if there is any marking of any type the applicant will provide either on the floor or elsewhere to indicate children will be dropped-off or picked-up during the commute hours, and also asked if the traffic circulation will impact the general public.

Mr. Fluhmann acknowledged the applicant initially proposed the children be dropped-off and picked-up on Smith Street but once Randall Court was found to be an acceptable alternative, staff determined that all drop-off and pick-up points will occur on Randall Court, which is why there is a path on the side. The only time there will be a drop-off or pick-up on Smith Street will be for handicap accessibility.

Mr. Farmer clarified there is no signage for this application. As part of the use permit and per the Statement of Use, the applicant will have drop-offs in the morning, with point persons at each step for the drop-offs and with someone from the facility at the corner of the cul-de-sac to escort people through the path and someone to escort people directly into the day care facility. The day care will also serve infants who will be either carried or strolled into the facility. No signage is part of the application since staff and the City Engineer in working with the applicant team found there is sufficient operation of people in the back and around the cul-de-sac bulb to address any safety concerns.

Vice Chair Romero asked if the drop-offs at the rear will be provided any cover in the event of inclement weather.

Mr. Fluhmann understood that no covering will be provided but there are trees towards the path since the path shared a bit with a park. The applicant can be requested to provide umbrellas to ensure children are covered.

Mr. Farmer added that Randall Court is a public street and there cannot be a private amenity in a public right-of-way (ROW). No awnings or any coverings will be allowed to extend out to Randall Court.

Vice Chair Romero asked if emergency services have been addressed.

Mr. Fluhmann confirmed emergency services will be able to access any part of the facility either on Randall Court or on Smith Street.

Mr. Farmer identified the two points of access for emergency access, if needed.

Commissioner Guio commented he had visited the site and found that it looks good. He referenced the right of the existing facility to be used and noticed a bunch of bushes. Even though a fence will be installed, he expressed concern children can get into the bushes. He hoped the area will be cleaned up.

Mr. Fluhmann explained as part of the playground conditions of approval, the applicant will be required to obtain approval from the State Department of Social Services. The playground will require building permits and the hedge issue can be resolved once the applicant goes through the official process.

Mr. Farmer stated there is a condition of approval which requires the applicant to submit a Final Landscape Plan. The application falls within the realm of prescriptive measures pursuant to Chapter 18.112 of the Union City Municipal Code (UCMC) but the concern will be noted in the minutes and staff will ensure the issue is addressed at the time the applicant submits a Final Landscape Plan.

Commissioner Guio referenced the drawings and understood there will be a six-foot high fence around the playground and the entire facility with one side of the walkway 42-inches in height. He asked for confirmation as to whether or not that is correct.

Mr. Fluhmann clarified that in front of 3801 Smith Street there will be a fence that will be 42-inches in height. In addition, along the front of the residence at 3811 Smith Street, there will also be a fence 42-inches in height. The fence material will be wrought iron with views through the fence. He identified the start and end locations of the fence pursuant to the project plans.

Commissioner Guio commented he walks by the area occasionally and found the sliding gate at the front always open. He hoped once the day care facility is in operation the gate will be closed.

Mr. Fluhmann suggested the applicant provide clarification on the status of the gate.

Commissioner Guio identified the Birdhaus operation located next door and asked if it will be an issue.

Mr. Fluhmann reported the Police Department reviewed the application and other than initial concerns with traffic on Smith Street, which are largely mitigated with the drop-offs and pick-ups being moved to Randall Court, the Police Department has indicated no additional issues.

Mr. Farmer advised the Birdhaus operation is currently under entitlement review. There is a lot of activity along Smith Street including the bird house operation and staff is looking at traffic impacts related to several different current and pending applications. The Police Department voiced no objections or comments about the Birdhaus operation in relation to the proposed day care facility.

Commissioner Guio expressed concern with the hours of operation related to people walking through the walkway after hours and picking up children after dark. He asked if there are any lighting plans proposed for the area.

Mr. Fluhmann advised a couple of light poles will be positioned along the path to ensure the pathway is well lit if drop-offs and pick-ups occurred during hours of darkness.

Mr. Farmer identified Public Works Condition 24, which reads: *The applicant shall provide adequate private lighting from Randall Court to the proposed rear entrance of the facility.*

Commissioner Guio understood Americans with Disabilities Act (ADA) compliance will be required for the area of the walkway off of Randall Court. He asked whether or not the area is currently ADA compliant.

Mr. Farmer advised the Building Division is responsible for compliance with ADA and referenced Condition of Approval 13, which reads: *The applicant/property owner shall maintain all public and exterior private improvements to be in compliance with the Americans with Disabilities Act (ADA).*

Tommy Cho, Principal Engineer, described the area being discussed as sand-based, which is non-ADA compliant in that the surface must consist of a firm and non-slip material to be ADA compliant.

Commissioner Guio understood the trash will be screened from the street but asked if the trash area will be screened all the way around.

Mr. Fluhmann clarified the intention to have the trash screened from the street and screened on all sides.

Commissioner Guio understood Knox Box(s) will be required on the building and asked if that is a normal requirement for a day care facility.

Mr. Farmer identified Condition of Approval 20 which reads: *New or existing Fire Department Knox Box shall be provided at the main entrance of each building.* He is uncertain if this is a standard condition and stated that will have to be researched to see if it has also been conditioned on other day care facilities.

Chair Mclelland understood the playground will be in front of one of the residential buildings and asked why it is not being placed in front of the day care itself.

Mr. Fluhmann understood that the location of the playground is a design choice of the architect and the applicant. The original idea for the playground was to place it in the rear of the lot but the owner decided it should be in front of 3805 Smith Street.

Mr. Farmer explained this issue was discussed extensively with the owner/applicant team given the location of a playground on the street. After back and forth with the applicant, the fencing and bollards were required along Smith Street. Staff recognizes the playground location is not ideal but the applicant has been in touch with the other residents on the lot and they are in agreement with the placement of the playground. Staff determined as long as there is extra protection with the bollards and supervision on the playground at all times by the day care staff, that will be sufficient to recommend approval of the project.

Chair Mclelland understood the day care will be open seven days a week and while children may not be using the playground at all times, she asked about potential noise impacts to the existing residents given the playground will be up on the property.

Mr. Farmer reported all property owners within 300 feet of the property were noticed of the application and staff has not received any comments about the project. He explained that there is a balance of the various physical components of the site. Smith Street is a busier street with a higher level of noise than a normal residential street. The property is within the Village Mixed Use (VMU) Zoning District, and there are a lot of different uses along Smith Street, with single-family residential a legal non-conforming use in the District. Due to the different uses, there is a little higher noise component than found in regular single-family residential neighborhoods.

Chair Mclelland understood the idea of the day care but remained concerned with the playground being right up on someone else's property and with the day care in operation seven days a week.

Commissioner Gupta Garg reiterated her concern with the safety of the children, particularly when crossing a concrete driveway where cars traveled. She asked if the applicant had considered other areas for the playground and asked why the ADA stall could not be placed to the south and the playground located directly adjacent to the building where it can be cordoned off.

Mr. Farmer suggested some of the questions be deferred to the applicant and reiterated the considerations between the applicant and the existing residents, which has guided the placement of different components. He reiterated the applicant agreed for the pick-ups and drop-offs to occur along Randall Court, per the staff recommendation, but the applicant should clarify why some of the various components had been selected.

Sullivan Santos, Designer/Architect, present via Zoom from Manila, Philippines, had little to add beyond what staff had presented for the project but he welcomed any questions.

Commissioner Guio again asked if the sliding gate will be closed during the operation of the day care facility.

Suriya Mohammad, Preschool Owner, clarified the gate will be closed.

Commissioner Guio asked the status of the Knox Box.

Mr. Santos acknowledged the Knox Box is a standard requirement.

Vice Chair Romero asked about the design and the reasoning for not flipping the location of the playground and parking slot in front of the home.

Mr. Santos explained the size of the structure and the playground dictates how many children can be accommodated by the day care facility. If the area is flipped, it will greatly limit the number of children the facility can serve undermining the use of the facility, and the five-foot wide clear walkway must be maintained in front of the building. The existing ADA walkway will serve as the entrance directly from the publicly accessed street and it makes no sense to redesign it to provide direct access. The size of the playground is the perfect size for the number of children to be served in the day care facility.

Vice Chair Romero understood the drop-off location with fencing is where parents and children were coming from the back and walking to the front, but to get into the facility they had to come through the front side of the building, the side facing Smith Street, while all of the others are exits. He asked for verification whether or not that is correct.

Mr. Santos identified the entry and exit at the rear of the building and where parents and children may come directly through. Pursuant to the site plans, they had to identify the exits for Building Code requirements. Pursuant to Sheet A.1.1, there is an entry at the front which is the main entry, and because of the code, there needs to be at least one ADA-accessible entrance from the public space with one at the back and two along the side of the existing driveway. Children will be coming from Randall Court and escorted by staff up to the one door. Pursuant to Sheet A.2, he again identified the entry and exit locations and clarified only two exits are required but they provide more than required in the event of an emergency. Children coming in from Randall Court will enter through a rear door, which is the infant room, to be escorted by staff all the way until entering the building.

Commissioner Gupta Garg understood the reasoning for not flipping the playground but asked if the applicant can change the entry sequence for the day care facility.

Mr. Santos reiterated the access from Smith Street is required pursuant to the Building Code and he again detailed the requirements for a minimum five-foot width in front of the building and under a minimum four feet directly from the street. If using the area as the playground, they would still have to keep the four-foot-wide walkway but will be left with almost no playground since access must go directly to the door and it cannot be rerouted.

Commissioner Gupta Garg wanted to mitigate the cross traffic in the walkway and potential conflicts between the children and vehicles.

Mr. Santos reiterated the gate will be closed during operations and the only time it will be open will be in the event of an emergency or if a resident came in with their car, which activity will be rare since residents will have to leave early in the morning and come back at the end of the day. There will be little traffic coming in when the facility is in operation.

Commissioner Gupta Garg asked if the existing residents had any concerns with the day care facility.

Mr. Santos noted the residents have been informed of the operation and agreed with how it will operate along with the access in and out through the front gate.

Commissioner Gupta Garg asked in the event the ownership of the existing residences changed, and if a future resident had an issue with the day care facility, how the applicant will resolve any issues or whether a City standard will apply.

Mr. Santos understood there has to be some sort of easement or agreement for current residents. Again, the existing residents have been notified of the application, which includes residents within the 300-foot radius and the residences along Randall Court.

Mr. Farmer advised the entitlement for the Use Permit, if approved, runs with the property and any future owner will be made aware of the permitted use.

Commissioner Gupta Garg asked for clarity on the fence height and whether it will be six feet in height all around.

Mr. Santos explained the four foot fence surrounding the existing residence is not required to be taller and the fence is there to separate the children coming in and out and from wandering into the residence.

Chair Mclelland asked about the amount of time the children will potentially spend on the playground on average during the day.

Ms. Mohammad advised the children will be in the playground around 45-minutes in the morning and evening.

Chair Mclelland asked if the family living behind the playground are comfortable with the playground and potential noise.

Ms. Mohammad confirmed that is the case.

PUBLIC HEARING CLOSED

Commissioner Gupta Garg understood the existing residents had no concerns with the existing layout but asked if that had been provided in writing.

Mr. Farmer advised the owner of the property has to sign the application for the entitlement and in order to file an application the City must have the signature of the property owner and/or owners. That is the assurance the City has that the property owner in addition to any tenants or other users on the property can file an application with the City. There are also standard noticing requirements for the neighbors and that is part of the City's due diligence to ensure the project being proposed has the property owner's permission.

Mr. Mog clarified the subject application is only one parcel of land.

Vice Chair Romero asked if the Planning Commission approval of the application will set a precedent for others to do the same.

Mr. Farmer described the process as site-by-site consideration with every site reviewed individually per its location, residence, neighbors, site characteristics and the like. Anyone may

file for a Use Permit and staff will review whether the use is permitted outright or conditionally permitted pursuant to the zoning district, with Planning Commission review of any Use Permit.

Commissioner Gupta Garg asked if there is a time limit for the Use Permit.

Mr. Mog explained a Conditional Use Permit runs with the land and will be forever as long as the applicant complies with the conditions and the use has not become a nuisance. It is possible for the Planning Commission to revoke a Use Permit if the use is found to be in violation of the City's conditions, or otherwise in violation of state law, which will involve a noticed public hearing process, which has happened occasionally. He stated the City cannot have a set term on a Use Permit.

Commissioner Gupta Garg asked if the application is approved whether it applies only to the 1,450 square feet of the facility. She asked if one of the residents wanted to demolish and build something else, whether another day care or a commercial mixed-use building will be allowed and if it will require additional review or be permitted.

Mr. Mog commented depending on what a property owner wants to do, it may already be permitted. The City's code lays out the requirements of what is permitted and what is not. Demolition of a building, as an example, involves a ministerial approval. Expansions are done administratively and larger expansions involve Planning Commission review. Staff and the Planning Commission may take into consideration anything existing on the site. In this case, the Planning Commission is considering the approval of an application for one parcel and using a portion for the particular day care facility.

Mr. Farmer added that since the single-family residential uses along Smith Street are legal non-conforming uses and within the VMU Zoning District, if a single-family home is demolished, staff will have to review the tenancy, and if vacant for some time, it may expire in terms of the legal non-conformity, but such instances will be reviewed on a case-by-case basis.

Commissioner Guio moved that the Planning Commission adopt the attached resolution approving Administrative Use Permit (AUP-24-001) and Administrative Site Development Review (ADS-24-007), confirming this action and subject to the conditions as stated and the findings as stated in the document.

Commissioner Gupta Garg seconded. A Roll Call vote was taken.

The motion passed 4-0.

7. SUPPLEMENTAL STAFF REPORTS

A. CONTINUED REPORTS: None

B. NEW REPORTS: None

8. ECONOMIC DEVELOPMENT REPORTS: None

9. COMMISSION MATTERS

A. Follow-Up on Planning Commission Referrals to the City Council

Mr. Farmer reported on February 6, 2025 the Planning Commission recommended approval of Zoning Text Amendment AT-25-001, to rescind and replace the Accessory Dwelling Unit Ordinance to the City Council with the City Council to consider the recommendation at a public hearing scheduled for March 11, 2025.

B. Upcoming Applications for the Regular Planning Commission Meeting on March 20, 2025

Mr. Farmer reported the Planning Commission meeting of March 6, 2025 has been canceled with the next meeting scheduled for March 20, 2025. The Planning Commission may tentatively consider a Use Permit and Site Development Review for the expansion of the Masjid Al-Huda Mosque at 3880 Smith Street.

10. GOOD OF THE ORDER

Vice Chair Romero announced International Women's Day on March 8, 2025, and thanked women for everything they did in the world making all the difference.

Commissioner Guio announced the Lions Club and Police Officers Association (POA) Crab Feed at Southern Alameda County Buddhist Church on February 22, 2025, with tickets \$80 per person and the Senior Services Fair at the Ruggieri Center on February 26, 2025 from 9:30 to 10:30 a.m.

Mr. Farmer reported that resolutions have been attached to the Planning Commission packets to allow Commissioners to review them prior to adoption and some of the content will be removed from the staff report and placed in the resolution, such as the findings and conditions of approval, in an effort to reduce duplication.

11. ADJOURNMENT: 8:13 P.M.



Agenda Item

ATTACHMENTS:

Description		Type
<input type="checkbox"/>	Staff Report	Staff Report
<input type="checkbox"/>	Attatchment 1 - City Council Resolution #2025-040	Attachment
<input type="checkbox"/>	Exhibit A - General Plan Annual Progress Report	Exhibit
<input type="checkbox"/>	Attachment 1 to Exhibit A - Summary table of General Plan Annual Progress Report	Attachment
<input type="checkbox"/>	Exhibit B - Housing Element Annual Progress Report	Exhibit
<input type="checkbox"/>	Presentation	Attachment



Agenda Item

DATE: APRIL 3, 2025
TO: PLANNING COMMISSION
FROM: CARMELA CAMPBELL, ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: 2024 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS UPDATE

The City Council held a public hearing and adopted the attached resolution (Attachment 1) accepting a report on the General Plan Annual Progress Report ("GP APR") (Exhibit A) and the Housing Element Annual Progress Report ("HE APR") (Exhibit B). Staff is presenting the 2024 General Plan and Housing Element Annual Progress Reports (APRs) to the Planning Commission for informational purposes.

I. BACKGROUND

California Government Code Section 65300 requires each city and county to adopt a general plan for the physical development of the jurisdiction. On December 10, 2019, the City Council adopted the Union City 2040 General Plan. The Housing Element, a plan to meet the existing and projected housing needs, is one of several mandated elements of a general plan. The City's Housing Element for the 6th cycle, which covers the period from 2023 to 2031, was adopted on May 23, 2023.

Consistent with California Government Code Section 65400(a)(2), the City is required to submit the GP APR and HE APR to the Governor's Office of Land Use and Climate Innovation, and to the California Department of Housing and Community Development by the April 1st deadline. The State requires the reports be presented for review and acceptance by the City's legislative body, which is the City Council. Due to delays in the gathering of necessary data from multiple City departments and the requirement to have the Council accept the reports prior to the April 1, 2025, State submission deadline, these reports first were considered by the City Council. Therefore, the traditional Planning Commission action recommending acceptance of the reports to the City Council did not occur with this cycle.

On March 25, 2025, the reports were presented to the City Council at a publicly noticed hearing so that members of the public may be informed of the progress on the City's goals, as laid out in the 2040 General Plan. Similarly, Implementation Program HE-1.K of the Housing Element includes a requirement that the City prepare an annual progress report to review the progress of meeting housing needs and implementation objectives of the Housing Element and to present the report to the City Council at a public hearing. Although not required by State law, staff are also bringing these reports to the Planning Commission as an informational item because the implementation programs include land use and housing components.

The GP APR (Exhibit A) addresses several components including the City's compliance with General Plan implementation programs, notable General Plan and Zoning amendments, and an overview of any required tribal consultation as required by State law when a General Plan amendment is proposed.

The HE APR (Exhibit B) includes the progress in meeting its share of regional housing needs and the City's consistency with implementation programs included in 6th Cycle 2023-2031 Housing Element. The HE APR is prepared using standards, forms, and definitions adopted by the Department of Housing and Community Development.

II. DISCUSSION

Attached to this staff report is the City's 2024 GP APR, labeled Exhibit A, and the HE APR, labeled Exhibit B. The contents of the reports are briefly summarized in sections A and B below.

A. General Plan Annual Progress Report

Consistency with State General Plan Guidelines

The Background section of the GP APR describes the process of shaping the 2040 General Plan and the implementation programs to guide the plan's goals.

Status of the General Plan Implementation Progress

The GP APR provides the status of the 2040 General Plan's implementation programs. The status is provided in the GP APR Summary Table, Attachment 1 to Exhibit A, which provides a list of programs that implement each element. There are a total of 116 implementation programs, which implement the General Plan's nine (9) elements. Several of the implementation programs have been completed. A description of the notable progress implementing the General Plan in 2024 is highlighted below for each element.

Economic Development

- **ED - 1. A - Economic Development Strategic Plan.** An update to the Economic Development Strategic Plan is in progress. The revised plan will encompass updated demographic data, business sector trends, employment patterns, non-residential land supply, and stakeholder outreach, culminating in the development of new economic goals, strategies, a comprehensive outcomes measurement matrix, and an actionable work plan. Completion of the Economic Development Strategic Plan is anticipated for Fall 2025.
- **ED - 4. A - High-Speed Internet Program.** The IT Department has incorporated the High-Speed Internet Program into their work plan and Public Works staff is incorporating upgrades into City projects, where appropriate. The Union City Blvd Bike Lane Project includes an upgrade to an existing interconnect cable with fiber optic cables from Smith Street to Lowry Road, with a central hub located inside Mark Green Sports Center. A secondary high-speed wireless connection to the central hubs is in progress. Economic Development Staff will continue to identify business needs for enhanced fiber optic and/or wireless 5G options.
- **ED - 5. A - Warehouse Transformation Strategy.** One aspect of the City's "Warehouse Transformation Strategy" was an update to the City's Business License Tax rates, which the voters approved in 2024, to ensure that warehouse uses paid their fair share. The updated business license tax rates will begin to be applied in Spring 2025.

- **ED - 7. A - Business Outreach Program.** Staff worked with several businesses and property owners in 2024 on business retention and attraction, and support on a variety of issues including homelessness. Economic Development staff provided support to businesses through coordination with other City departments and outside agencies such as Union Pacific Railroad to address encampments and related impacts. Economic Development staff also participates in the City's Homeless Task Force and functions as a liaison to Union City businesses in this role.

Health & Quality of Life

- **HQL-2.A - Parks and Recreation Master Plan.** Staff from Community and Recreation Services and the Public Works Department issued a Request for Proposals (RFP) to hire a consultant to update the City's Park and Recreation Master Plan. In late 2024, CRS and Public Works staff reviewed proposals from four qualified applicants. Interviews with the candidates will be held to inform selection of a consultant in Spring 2025.
- **HQL-4.C - Public Service Needs Assessment and Funding Strategy.** An update to the Needs Assessment was prepared and approved by the City Council in 2023. The Needs Assessment was utilized to establish priorities as part of the FY 24-25 CDBG Annual Action Plan. The document can be accessed on-line at <https://www.unioncity.org/DocumentCenter/View/11907/AAP-2024-2025---UC-Final>

Community Design

- **CD-6.B - Mural Program.** In 2024, five utility boxes in Union City were painted with murals. The locations of the utility boxes are as follows: 1) intersections of Perry Road & Decoto Road, 2) Mission Boulevard & Decoto Road, 3) Mission Boulevard & Whipple Road, 4) Western Avenue & Alvarado-Niles Road, and 5) Alvarado-Niles Road & Dowe Avenue.

Mobility

- **M-1.A - Complete Street Design Standards.** The City incorporates Complete Streets design standards into street resurfacing projects, when feasible. Recent projects include Dyer Street and Decoto Road. Upcoming projects, such as bike lanes on Union City Boulevard and Quarry Lakes Parkway, will expand the adoption of these standards, and will include features for bike signals, Class I bike paths (off-road pathways for cyclists and pedestrians), and Class IV separated bikeways (dedicated lanes for cyclists, protected from vehicular traffic by barriers such as flexible posts, planters, parked vehicles, or curbs).
- **M-3.B - Bus Service to Connect Employment Centers to Intermodal.** Union City Transit updated its schedules and services in August 2024 according to plan. Schedule adjustments now coincide with the new August BART schedules. Two changes to the Union City Transit service include publishing the Route 8, New Haven Unified District (NHUSD) sponsored service in the public schedule, and expanding the Flea (Flexible, Local, Easy, Access) micro transit service to almost all parts of Union City east of I-880.
- **M-2.B - ADA Transition Plan-related Improvements.** In 2024, all wheelchair ramps were updated to meet current ADA requirements as part of the Decoto Road Pavement Overlay Project, from the Alameda Creek Bridge to just past the Oakland Subdivision Railroad Tracks at the BART Overhead bridge. In addition, the City conditions all private projects to meet ADA

requirements and has a recurring sidewalk replacement project to remove tripping hazards in the Public right of way.

Safety

- **S-2.B - Local Hazard Mitigation Plan & S-6 A – External Adaptation Coordination.** The City, in partnership with the City of Newark, City of Fremont, and Special Districts Alameda County Water District (ACWD) and Union Sanitary District (USD), prepared a multi-jurisdictional Local Hazard Mitigation Plan and submitted the plan to Federal Emergency Management Agency (FEMA) and California Office of Emergency Services (Cal OES) for review and approval. The LHMP was completed and approved by FEMA and Cal OES on August 23, 2024.
- **S-2.G Emergency Shelter Guidelines & S-2.H - Implementation of Assembly Bill (AB) 747 and Senate Bill (SB) 99.** In 2024, the City Released an RFP to update the Comprehensive Emergency Management Plan (CEMP) and selected contractor Howell Consulting. The City is currently in the process of updating the CEMP plan including updates focused on compliance with Assembly Bill (AB) 747 and Senate Bill (SB) 99. The updates also include Annex for sheltering that will address planning around the needs of those with disabilities and others with access or functional needs and pets. The City anticipates presenting the updated CEMP plan to City Council for adoption by the end of the calendar year.

Public Facilities

- **PF-9.D - Assess Police Department Facilities and Equipment Needs.** Aligning with Goal C, Strategy 13, Goal C. Economic, Community Development and Public Safety of the City of Union City's Strategic Plan, the Police Department has purchased essential equipment which enhances community needs. These items include the Peregrine analysis program and Flock ALPR system. UCPD continues to integrate the Peregrine analysis program and the Flock ALPR system into our strategic policing model. UCPD continues to assess and propose additional enhancements.

Resource Conservation

- **RC-7.A - Update the Climate Action Plan.** In 2024, the City began progressing its efforts to update the Climate Action Plan (CAP). Staff is evaluating proposals for the CAP update and anticipates having a consultant on board by Spring 2025. The City will ensure the CAP Update not only meets local climate objectives but also aligns with broader regional and state policies.

Special Areas

- **SA-1.B - Funding for Station District Public Improvements.** In 2024, Union Pacific (UP) and the California Public Utilities Commission (CPUC) approved the City's request to phase the Station District Public Improvements project. This allows the At-Grade Pedestrian Crossing at BART component to go to bid in early 2025, while the Decoto Road Oakland Subdivision work undergoes agency approval. Additionally, the City plans to replace concrete panels at the Oakland Subdivision as a stand-alone project in Summer 2025. Funding for the project includes \$3 million from the Safe Routes to BART (SR2B) grant, \$3 million from Regional Measure 3 (RM 3), and \$1.17 million from Local Funds (Measure BB & RDA Bonds).

General Plan and Zoning Amendments

2024 General Plan Amendments

In 2024, the City processed the following general plan amendments:

- City-initiated amendments were made to the General Plan Land Use Diagram for multiple sites throughout the City. The purpose of the General Plan amendments were to align designations with current and historic property uses as well as property lines.
- The City approved the demolition of an existing fuel dispensing station and construction of a Chevron/Power Market. The site, initially within the Union Landing Commercial (CUL) Zoning District where service stations are not permitted, was rezoned to Community Commercial (CC), which allows service stations as a conditionally permitted use to facilitate the project. To ensure consistency, General Plan amendments were also approved to update the Land Use Diagram, re-designating the site from Regional Retail Commercial to Retail Commercial, a land use designation that accommodates smaller-scale commercial uses.

2024 Zoning Map Amendments

In 2024, the City processed the following zoning map amendments:

- In compliance with State law, several parcels were rezoned for consistency with the 2040 GP and to also align designations with current and historic property uses as well as property lines.
- The City approved a Zoning Map amendment to rezone a site from Union Landing Commercial (CUL) to Community Commercial (CC), where service stations are conditionally permitted, to facilitate the renovation of an existing service station and convenience store.

Consultation with California Native American Tribes

Chapter 905 of the Statutes of 2004 requires that when preparing or amending a general plan or adopting a specific plan, opportunities for involvement of citizens of the California Native American tribes must be provided by cities and counties. For updates to the City-initiated Zoning and General Plan amendments, the City sent out notices to Native American tribes but did not receive any requests for consultation. For the Chevron/Power Market project, letters were sent to 11 tribal representatives notifying them of the proposed amendments. Corrina Gould, Tribal Chair of the Confederated Villages of Lisjan (Ohlone) Nation, responded requesting documents related to the project and to be notified if a discovery is made that may be of Native American origin; the City complied with these requests.

B. Housing Element Annual Progress Report

The HE APR provides progress on housing development and housing-related programs for 2024. The State requires detailed and specific reporting of the City's progress in meeting its share of the regional housing need allocation (RHNA).

In addition to the progress in meeting its share of regional housing needs, the reporting requirements address information related to discretionary applications for new housing development, compliance with various state requirements including identification of the City's surplus lands and projects that were processed consistent with SB 35, and status on State grants that the City received. Please note that there were several of these items that the City did not have anything to report on. Only sheets that the City did have something to report on are attached to this staff report.

The HE APR tracks housing progress by reporting on the number of discretionary housing applications submitted and building permits issued and/or received their final inspection. For housing projects completed or building permits issued/finaled, the reporting requires the units to be broken into affordability categories based on Area Median Income (AMI) for households. The categories include: Very Low Income (0-50% AMI), Low Income (50%-80% AMI), Moderate (80%-120% AMI), and Above-moderate (Above 120% AMI). AMI for 2024 for a family of four is broken down as follows:

- Very Low Income was between \$0–\$77,850,
- Low Income was between \$77,850- \$120,800,
- Moderate Income was between \$120,800 - \$186,850, and
- Above-moderate Income was \$186,850 or more.

For 2024, the City issued building permits for 49 units including 10 Very Low-Income units, 10 Low-income units, ten 10 Moderate Income units, and nineteen 19 Above-moderate income units. All of the Very Low-Income, Low-Income, and Moderate-Income units were accessory dwelling units (ADUs). The breakdown of affordability for ADUs was based on feedback from the State Housing and Community Development Department. The Above-moderate units were associated with permits issued for 19 single family residences including several permits issued associated with the Turk Island project located in the 511 neighborhood.

The Planning Division also approved 75 residential units within the Station East Mixed Use Residential Development, including 47 rental apartments and 28 townhomes, which are categorized as moderate-income and above-moderate-income. Additionally, a project for 80 single-family units at the end of Appian Way was deemed complete and is entering the environmental review phase.

As part of the HE APR, a Housing Programs Progress Report is also included that summarizes implementation of the Housing Element programs.

A description of the notable progress implementing the Housing Element is highlighted below.

- **HE-1.J - Facilitate Site Consolidation.** Initial outreach to property owners who had parcels that could be consolidated in the Housing Element Sites Inventory was completed as part of the 6th Cycle Housing Element process (i.e., FY 23/24). The property owner for one of these sites, located at 35124 & 35136 Alvarado Niles Road (site LM-3), submitted a preliminary application for a 100-percent affordable housing development project comprising 103 units. The City is awaiting the submittal of a formal application.
- **HE-5.B - Code Enforcement.** The City continues to utilize code enforcement to facilitate the rehabilitation of substandard residential properties. In 2024, a total of 279 code enforcement cases were successfully closed.
- **HE-7.B - Partnerships to Address Homeless Needs.** The City partnered with Hayward and Bay Area Community Services (BACS), to acquire and rehabilitate a single-family home for supportive housing. The City applied for the State Homekey program and received a conditional award of Homekey funds in November 2023. In November 2024, the City worked with the State and its partners to finalize a Standard Agreement and Restrictive Covenant. The Homekey funds supported the acquisition and rehabilitation of the project, and the City

explored additional funding sources, including federal HOME dollars, to subsidize supportive services. Additionally, the City participates in the bi-annual, county-wide homeless count, with the most recent Point-in-Time (PIT) count completed in January 2024. The most recent PIT report was released in May 2024.

III. Next Steps

Staff will submit the GP APR and the HE APR to the Governor's Office of Land Use and Climate Innovation and California Department of Housing and Community Development, by the April 1st deadline.

IV. RECOMMENDATION

Staff recommends that the Planning Commission hold a meeting to review the 2024 GP APR and HE APR and allow staff to provide clarity on any questions the Planning Commission may have.

Prepared by

Natalie Dean, Associate Planner

Submitted by

Natalie Dean, Associate Planner

ATTACHMENTS:

- Attachment 1 City Council Resolution
- Exhibit A General Plan Annual Progress Report
- Exhibit B Housing Element Annual Progress Report

RESOLUTION No. 2025-040**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
UNION CITY ACCEPTING THE 2024 GENERAL PLAN
ANNUAL PROGRESS REPORT AND THE 2024 HOUSING
ELEMENT ANNUAL PROGRESS REPORT**

WHEREAS, a General Plan Annual Progress Report ("GP APR") and a Housing Element Annual Progress Report ("HE APR") were prepared for calendar year 2024, labeled **Exhibit A** and **Exhibit B**, respectively, attached hereto and made a part hereof; and

WHEREAS, consistent with California Government Code Section 65400(a)(2), the City is required to prepare and submit the reports to the Governor's Office of Land Use and Climate Innovation and to the California Department of Housing and Community Development by the April 1, 2024, deadline; and

WHEREAS, Implementation Program HE-1.K of the Housing Element also requires an annual progress report be prepared to review the progress of meeting housing needs and implementation objectives of the Housing Element as well as a public hearing be held by the City Council; and

WHEREAS, a duly advertised public hearing was held before the City Council of the City of Union City on March 25, 2025, to consider the GP APR and HE APR and at which time all interested parties had the opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Union City hereby accepts the 2024 General Plan Annual Progress Report and the 2024 Housing Annual Progress Report.

Accepting 2024 General Plan Annual Progress Report and Housing Element Annual Progress Report

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Union City at a regular meeting held on the 25th day of March 2025 by the following vote:

AYES: Councilmembers Nishihira, Patiño, Wang, Vice Mayor Sakakihara, and Mayor Singh

NOES: None

ABSENT: None

ABSTAIN: None

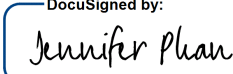
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Signed by:

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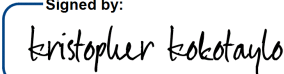
GARY SINGH
Mayor

ATTESTED:

DocuSigned by:

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THAI NAM N. PHAM
City Clerk
3/26/2025

APPROVED AS TO FORM:

Signed by:

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KRISTOPHER J. KOKOTAYLO
City Attorney

Attachments:

1. Exhibit A – 2024 General Plan Annual Progress Report (“GP APR”)
2. Exhibit B – 2024 Housing Element Annual Progress Report (“HE APR”)

City of Union City

General Plan Annual Progress Report

2024

Reviewed by:

City of Union City, City Council on March 25, 2025

Submitted by:

Carmela Campbell, Economic &
Community Development Director

Introduction and Purpose

California Government Code Section 65400 mandates local planning agencies to: *“Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open- space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.”* An annual report must be prepared and accepted by the City of Union City (“City”) Council and submitted to the State of California Office of Planning and Research and Department of Housing and Community Development (HCD), by April 1st of each year.

The purpose of this report is to meet the requirements of State law, as well as to inform the Planning Commission, City Council, and the community of the status of the implementation of the General Plan. Since many of the factors and issues that the General Plan addresses change from year to year, an annual review and reporting of implementation will help ensure the City is moving forward to achieve the Plan’s vision.

This report covers the reporting period from January 1, 2024 – December 31, 2024.

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General Plan Background

Consistency with State General Plan Guidelines

The General Plan was prepared using the State’s General Plan Guidelines (Government Code 65040.2). The last comprehensive update was approved by the City Council on December 10, 2019. The document contains goals and policies upon which the City Council, Planning Commission, and City staff will base their decisions. The general plan lays out a plan “for the physical development of the city and any land outside its boundaries that bears relation to its planning” (California Government Code Section 65300). The horizon year for Union City’s General Plan is 2040.

The 2040 General Plan was shaped over a four-year period by an extensive public outreach process that included over 65 meetings with residents, business owners, commissions, committees, and decision-makers. The 2040 General Plan describes the community’s vision, and contains the goals, policies, and implementation programs to achieve that vision. California State Law requires every city and county to adopt a general plan that serves as the jurisdiction’s “constitution” or “blueprint” for development. All specific plans, subdivisions, public works projects, and zoning decisions must be consistent with a local jurisdiction’s general plan. It also provides guidance on how other City ordinances, plans, and programs should be updated to implement the City’s General Plan policies.

Government Code section 65302 requires general plans to include seven elements which are listed below along with the corresponding Union City General Plan element in parenthesis:

- Land Use Element (Chapter 3 – Land Use Element);
- Circulation Element (Chapter 5 – Mobility Element);
- Conservation Element (Chapter 8 – Resource Conservation);
- Open Space Element (Chapter 8 – Resource Conservation);
- Noise Element (Chapter 6 – Safety Element);
- Safety Element (Chapter 6 – Safety Element);
- Environmental justice (Chapter 2 – Health and Quality of Life); and
- Housing Element (under a separate cover from the General Plan).

The General Plan also includes five optional elements: Economic Development (Chapter 1), Health and Quality of Life (Chapter 2), Community Design (Chapter 4), Public Facilities and Services (Chapter 7), and Special Areas (Chapter 11).

Specific implementation programs are contained in each element and summarized in Chapter 10, "Implementation Programs" for ease of review. The General Plan APR Summary Table (Attachment 1) provides the progress toward implementing the various programs.

Status of the General Plan Implementation Progress

The City made progress on various General Plan Implementation programs in 2024. For ease of reference, the implementation programs are listed by element in the General Plan APR Summary Table (Attachment 1). The table summarizes the implementation progress of the various elements of the General Plan during calendar year 2024.

To move forward on policies that support the goals of the General Plan, a focus on the Implementation Programs was imperative. Progress was made toward the goals in all General Plan elements.

Station District Specific Plan – SA-1.C

In 2024, the City approved modifications to previously approved major development applications, which was Planning Area 2 of the Station East Subarea of the Station District Specific Plan (SDSP) area. The 2021 approval for the included 136 condominium units on PA 2 in two five-story mixed use buildings; in 2023, an amendment to the Station East Project included 159 rental units on PA 2 in a mixed-use building. The currently approved project will include 75 units comprised of 28 condominium units, 47 rental units, and 9,466 square feet of retail in a 5-story mixed use building. Despite a reduction in units, the reduction in the number of units in Station East is consistent with the City's adopted general plan, including the Housing Element. The sites identified in the Housing Element, including the reduction in the number of units in Station East, are adequate to accommodate the Regional Housing Need Allocation (RHNA) for the 2023-2031 planning period Projects in Station East. The project will also be subject to the General Plan's implementation programs including but not limited to M-5.A, *Station District Transportation Demand Management Strategies*, SA-1.E, *Station District Streetscape Master Plan*, and LU.3.A, *Update Mixed Use Regulations in Municipal Code* for streamlined permitting.

Design Criteria for Shopping Centers – CD-1.A

In Fall of 2024, Planning Division staff began an update to Chapter 18.36, Commercial Districts. The update will include new design criteria and performance standards to ensure future commercial developments are well-designed and accommodate a variety of uses.

Update the Climate Action Plan - RC-7.A

In 2024, the City of Union City commenced a focused effort to update its Climate Action Plan (CAP). At present, City staff are actively evaluating the proposals submitted for the CAP update and anticipate selecting a consultant by Spring 2025.

The City will ensure the revised CAP not only aligns with local climate goals but also supports broader regional and state initiatives. The City is closely tracking the development of the Bay Area Regional Climate Action Plan (BARCAP) to identify opportunities for enhanced integration between local actions and regional priorities. Additionally, staff are closely monitoring state-level requirements, including those set forth by SB 272, and enhancing their understanding of the Regional Shoreline Adaptation Plan (RSAP) to assess its potential impact on the CAP update.

The primary objective of this effort is to identify tailored strategies that both advance regional and state climate goals and ensure the City's CAP remains a practical and impactful tool for reducing greenhouse gas emissions, integrating climate adaptation measures, and refining implementation programs.

General Plan and Development Code Amendments

The City made several amendments to the General Plan and to the Zoning Ordinance in 2024. Below is a list of the amendments approved/adopted in 2024, which provides a high-level discussion of the purpose of each amendment.

Zoning Map and General Plan Land Use Diagram Consistency (AG-24-001 and A-24-001). The City of Union City amended the General Plan Land Use Diagram for multiple sites throughout the City. The purpose of the General Plan amendments was to do the following:

- Align with current and historic property uses
- Ensure a designation does not split a building
- Ensure a designation follows property lines
- Align designation boundary with adjacent property

The amendments were primarily focused on properties designated with Special Industrial and Light Industrial land use classifications. These amendments were made to ensure that such designations do not divide existing buildings and that they align with property boundaries. Specifically, two sites previously designated as Residential (10-17

du/ac) were redesignated to Private Institutional to reflect the current and historic use of the properties. Additionally, one site was redesignated from Residential (10-17 du/ac) to Open Space (OS) to align with its use as a drainage canal.

Furthermore, two sites with Special Industrial and Light Industrial designations were redesignated to Civic Facility to better reflect the current and historic use of these properties. These changes were also intended to facilitate business expansion and encourage the redevelopment of certain sites, supporting the City's broader economic and planning objectives and facilitate business expansion and redevelopment of certain sites.

The General Plan and the Zoning Map were amended as follows:

- **General Plan Amendment (AG-24-001).** The City amended the land Use Diagram 2040 to align zoning and general plan boundaries with existing property lines, existing building locations, and/or with historic and current uses of the property. Examples of sites requiring amendments included:
 - **Masjid Al-Huda, 3880 Smith Street.** A portion of the site had a general plan and zoning designation of RM 2500, permitting multi-family residential development; the remainder of the site had a general plan and zoning designation of Private Institutional (PI). The City updated the designation from RM 2500 to PI to align the existing use with zoning/general plan designations for the remainder of the site. The amendments were prompted by upgrades to the existing faith-based facility.
 - **Dowe Business Park, Central Plaza, Provender Business Park, and Tarlton Properties, Alvarado-Niles Road.** Along portions of Alvarado-Niles Road generally between Western Avenue and Hop Ranch Road, the first 90 feet of frontage on the easterly side of Alvarado-Niles Road has a general plan and zoning designation of Special Industrial (MS) and the remaining portion of the property has a general plan and zoning designation of Light Industrial (ML). The split configuration resulted in a boundary between two designations going through sites and /or buildings, which required staff to make an interpretation on which designations to apply. The General Plan and Zoning Map Amendments relocated the

boundary lines of the two designations to align with property lines and reflect the designations historically applied to the properties.

- **US Post Office, 33168-31170 Alvarado-Niles Road.** The Post Office site was redesignated from MS/ML to City Facility (CF) consistent with all public buildings/sites within Union City.
- **Zoning Map Amendment (A-24-001).** Parcels were rezoned for consistency with the 2040 GP adopted December 10, 2019. State law requires that the Official Zoning Map be consistent with the adopted General Plan Land Use Diagram. Several sites were rezoned from Community Commercial (CC) to Corridor Mixed Use Commercial (CMU) to align with the 2040 General Plan; many sites were also rezoned from Multifamily Residential (1500) – Housing Element (RM 1500-HE) to Multifamily Residential (1500) to align with 2040 GP and Housing Element.

Chevron/Power Market (AG-24-002 and A-24-002). An application was received to demolish an existing fuel dispensing station and convenience store/auto repair bays and to construct a new 2,875 square foot solar canopy over four (4) fuel dispensing islands and a 2,375 square foot convenience store, and related improvements. The project included a General Plan and Zoning Map amendment, as well as an environmental review that resulted in adoption of a Mitigated Negative Declaration.

- **General Plan Amendment to Land Use Diagram and Special Areas Diagrams.** A General Plan amendment related to the Zoning Map amendment was adopted to update the City's General Plan Land Use Diagram included in Chapter 3, Figure LU-1, to re-designate the site from Regional Retail Commercial to Retail Commercial. The Regional Retail Commercial designation allows for commercial uses serving citywide or regional market, with large floor areas. The Retail Commercial designation allows for smaller scale uses such as retail, personal services, etc., with smaller floor area ratios, making the designation more appropriate for the retail sales of gasoline and the on-site convenience store. The General Plan amendment also included updates to several Union Landing figures included in Chapter 9, Special Areas Element. These include Figure SA-1: Special Areas, Figure SA-12.1: Union Landing General Plan Land Use, and Figure SA-12.2: Union Landing Commercial Development Type Sub-Areas.

- **Zoning Map Amendment to Rezone from CUL to CC (A-24-002).** The City of Union City amended the Zoning Map. The Union Landing Commercial (CUL) Zoning District does not permit service stations; therefore, the current use, a gas station, is legal nonconforming. To facilitate the reconstruction of the service station, the General Plan and Zoning Map were amended. The applicant is requesting to rezone the lot from CUL to Community Commercial (CC), where service stations and gas station marketeers are a conditionally permitted use.

Consultation with California Native American Tribes

When amending the General Plan or adopting a specific plan, the City complies with Chapter 905 of the Statutes of 2004. See below for a detailed overview of compliance.

Amendments to Land Use Diagram and Zoning Map

The City of Union City amended the General Plan Land Use Diagram for multiple sites throughout the City. Consistent with SB 18, the City notified the list of California Native American tribes, provided by the State Native American Heritage Commission, who have the potential to be impacted by the proposed general plan amendments, an opportunity to consult with the City. Consistent with SB 18, the City provided 90 days for the tribal representative to reach out. This period concluded on February 28 and the City did not receive any requests for consultation.

Chevron/Power Market

As detailed above, a General Plan amendment was granted to re-designate a site from Regional Retail Commercial to Retail Commercial to accommodate a renovated service station and convenience market. For consistency with SB18 (Chapter 905 of the Statutes of 2004) and AB 52, on March 14, 2023, the City sent letters to 11 tribal representatives notifying them of the proposed amendments. On April 4, 2023, Tribal Chair of the Confederated Villages of Lisjan (Ohlone) Nation responded requesting a copy of technical reports and records searches related to the project. A response was provided on August 23, 2024, and included all documentation requested. The tribal Chair reached out again on October 2, 2024, requesting to be notified if a discovery is made that may be of Native American origin. Through her comment was outside of the 30-day public comment period, the City was able to comply with this request. No other responses were received.

Applicable General Plan Policies

The Resource Conservation Element of the 2040 General Plan lists policies for ensuring the identification and protection of significant archaeological resources, pursuant to Policies RC-4.5 and RC-4.7.

General Plan Summary Table

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
ECONOMIC DEVELOPMENT						
ED - 1. A	Economic Development Strategic Plan The City shall review and update the Economic Development Strategic Plan every five years or as market conditions change. The Plan shall identify short- and mid-term goals and strategies to diversify and expand Union City’s economy. The Economic Development Strategic Plan shall be the City’s primary tool for implementing economic development-related policies of the General Plan.	EDSP: All Policies	Economic and Community Development Department, Economic Development Advisory Team (EDAT)	FY 19/20 and every five years or as market conditions change	An update to the Economic Development Strategic Plan will begin in Spring/Summer 2024. The project was delayed due to other Department priorities and lack of staffing. Economic Development staff is currently working with a consultant to refine the scope of work for the update. In February 2024, the newly created Economic Development Coordinator position was filled and will be assisting on the project.	An update to the Economic Development Strategic Plan is currently in progress. The City has engaged Strategic Economics as a consultant to collaborate with staff on this update. The revised plan will encompass an analysis of updated demographic data, business sector trends, employment patterns, non-residential land supply, and stakeholder outreach. These efforts will culminate in the development of new economic goals, strategies, a comprehensive outcomes measurement matrix, and an actionable work plan. The updated Economic Development Strategic Plan is anticipated to be completed by Fall 2025.
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.	ED-1.3, 1.4	Economic and Community Development Department, Economic Development Advisory Team (EDAT)	FY 23/24	Due to other Department priorities and low staffing levels, a formal decision matrix has not been completed. Until the matrix is completed, any applications which come in that propose to re-designate non-residential lands for residential uses will be evaluated to determine any potential impacts on a case by case basis.	A formal decision matrix has not been completed. Applications which come in that propose to re-designate non-residential lands for residential uses will be evaluated to determine any potential impacts on a case by case basis.
ED - 2. A	Targeted Business Attraction Strategy The City shall review and update the list of targeted industries at least every five years, based on market research and analysis, and develop marketing strategies that target investors and businesses with a focus in the targeted industries.	ED-2.1, 2.2	City Manager’s Office, Economic and Community Development Department, Economic Development Advisory Team (EDAT)	Ongoing	In 2023, the city’s three Industrial Districts were mapped identifying business sectors and businesses by NACIS codes to identify shrinkage and growth of various sectors. In addition, building types, vacancy rates, ownership profiles, land, building, and business acquisitions noted to create the basis for retention and attraction efforts. Updating this data is an on-going effort and will be used to support the 2024 Economic Development Strategic Plan update.	See related response ED1.A. The updated Economic Development Strategic Plan will result in updated business retention and attraction strategies based upon available real estate inventory, opportunities for business growth, and market conditions.
ED - 2. B	Website and Marketing Materials The City shall actively maintain and improve the City’s Economic Development webpages and marketing materials to provide investors and businesses with information needed to encourage them to locate in Union City.	ED-2.1, 2.2, 2.4, 2.8, 7.6	City Manager’s Office, Economic and Community Development Department	Ongoing	Economic Development staff periodically reviews the City’s website to ensure information is accurate. Effort to revamp the Economic Development webpage will occur in 2024.	Updates to the Economic Development webpage occurred in 2024. Major updates will occur as a follow up to the completion of the Economic Development Strategic Plan in late 2025.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
ED - 2. C	Commercial/Industrial Sector and Real Estate Indicators Program The City shall develop and maintain a commercial/industrial sector database by industry type, and match business prospects with real estate vacancies or key development opportunities.	ED-2.8	City Manager's Office, Economic and Community Development Department, Administrative Services Department (Management Information Systems)	Ongoing	In addition to efforts identified in ED-2.A, Economic Development has implemented an industrial business communication database by sector. Staff also tracks new businesses in collaboration with the Building and Planning Divisions. Staff also have industry software to track industrial inventories and marketplace data, along with quarterly industrial market reports.	Economic Development has implemented an industrial business communication database by sector. Economic Development staff also tracks new businesses in collaboration with the Building and Planning Divisions and the Finance Department through the Business License process. Staff also utilizes industry software to track industrial inventories and marketplace data, along with quarterly industrial market reports.
ED - 4. A	High-Speed Internet Program The City shall strive to implement Wi-Fi and/or access to high speed internet with other city facilities.	ED-4.1	Economic and Community Development Department, Public Works Department	Ongoing (implementation underway in Station District)	Advanced Mobility Group evaluated available city conduit connecting intersections in the City and concluded that replacing the copper cables inside the existing signal interconnect conduit with fiber optic cables along Union City Blvd, Dyer Street, Alvarado-Niles Road, Decoto Road, Central Avenue, Alvarado Blvd, and Whipple Road, along with the wireless communication on Mission Hill, would establish a comprehensive traffic signal and communication network, extending to various city facilities. As part of the Union City Blvd Bike Lanes Improvement Project, existing interconnect cable will be replaced with fiber optic cables from Smith Street to Lowry Road, with a central hub located inside Mark Green Sport Center. Construction is expected to commence in Spring 2024 and be completed by Winter 2025.	The IT Department has incorporated the High-Speed Internet Program as part of their work plan and Public Works staff is incorporating upgrades into City projects where appropriate. The Union City Blvd Bike Lane Project includes an upgrade to an existing interconnect cable with fiber optic cables from Smith Street to Lowry Road, with a central hub located inside Mark Green Sports Center. A secondary high-speed wireless connection to the central hubs is in progress and two of the three hubs has been moved over to the new connections. Economic Development Staff will continue to identify business needs for enhanced fiber optic and/or wireless 5G options to ensure business needs are met.
ED - 5. A	Warehouse Transformation Strategy The City shall develop strategies to support the conversion of warehouse uses to flex space for manufacturing and research and development, Class A office space, and generally a more diverse mix of commercial and industrial uses.	ED-1.1, 2.7, 5.1, 5.2, 5.3	City Manager's Office, Economic and Community Development Department, Economic Development Advisory Team (EDAT)	FY 20/21	The City Council adopted Ordinance 918-23 approving an amendment to Chapter 18.40, Industrial Districts to support implementation of Strategic Plan Goal C.1, "Analyze the feasibility of transforming warehouses to attract high-value industrial and commercial uses for the benefit of the community." The amendment includes the addition of design criteria and performance standards to ensure that future industrial developments are well-designed and accommodate flex-industrial uses such as office, research and development, and employee amenities, and also strategies to ensure warehouse, wholesale, and distribution activities in newer buildings generate City revenue. As older warehouse buildings are redeveloped, these standards ensure our business parks adapt to vibrant and attractive employment centers. Also, the City Council provided direction to explore an update to the City's Business License Tax to ensure warehouse uses pay their fair share compared to other industrial and commercial uses.	One aspect of the City's "Warehouse Transformation Strategy" was an update to the City's Business License Tax rates, which the voters approved in 2024, to ensure that warehouse uses paid their fair share. The updated business license tax rates will begin to be applied in Spring 2025.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
ED - 6. A	Retail Performance Monitoring The City shall periodically evaluate the performance of the city's shopping centers. The City shall support property owners and brokers leasing efforts by matching business prospects with real estate vacancies or development opportunities. The City shall conduct outreach efforts with owners and brokers of underperforming retail centers to discuss options for rehabilitation, modernization, or intensification of the centers; possible changes in retail mix; or conversion to non-retail uses.	ED-6.3, 6.4, 6.6, 6.7	City Manager's Office, Economic and Community Development Department	Monitor sales tax performance on a quarterly basis	Union Landing maintains its position as a successful regional shopping center. The shopping center contributes significant sales tax revenue to the city's General Fund. In addition, the Property Business Improvement District (managed by the Union Landing Property Owners Association (ULPOA) supports the funding of three dedicated police officers assigned to the shopping center. With successful rezoning regulations and collaboration with the ULPOA, the shopping center experienced low vacancy rates in 2023. An accomplishment in 2023 included renovation of the center's Gateway areas at Alvarado-Niles Road / Dyer Street (privately owned) and Courthouse Drive / Dyer Street (City-owned). Improvements included an update to the monument signage and repainting and repair of low landscape walls that the signage is affixed to reflect the center's new branding as well as installation of new landscaping. Staff also worked with a landscape architect on plans to renovate the medians along Union Landing Boulevard and Courthouse Drive.	Union Landing continues to maintain its position as a successful regional shopping center. The shopping center contributes significant sales tax revenue to the city's General Fund. The Union Landing Property Owners (ULPOA) approved annual funding for FY 24/25. The funding included a budget for three dedicated officers, related administrative costs, marketing and promotions. Funds dedicated for marketing contributed to the renovation of the center's north and south freeway pylons. Work included repainting and updating the signs with the Shopping Center's new branding. Also, in November 2024, the median landscape on Courthouse Drive and Union Landing Boulevard were completed along with wayfinding signs on city-medians directing drivers to the center. Work is underway to renew the term of the Property Business Improvement District (PBID) to ensure on-going funding for security and marketing services.
ED - 7. A	Business Outreach Program The City shall continue to reach out to Union City businesses to learn about new industries and technologies, discuss specific needs of local businesses, identify business expansion opportunities, and determine if City policies and regulations are reflective of changing and emerging business needs.	ED-7.1	City Manager's Office, Economic and Community Development Department	Ongoing	Post pandemic, businesses located in the industrial sectors have been impacted by illegal dumping, camping on inactive railroad spurs, business vandalism and theft to vehicles and property. Staff launched a "Public Private Strategies to a Clean and Safe Industrial Sector" initiative. Two industrial roundtables were held to engage business leaders on ways to improve the safety of their businesses, employees, and property and how the city can support their efforts.	Economic Development staff worked with several business and property owners in 2024 on business retention / attraction, and support on a variety of issues including homelessness. Economic Development staff provided support to businesses through coordination with other City departments and outside agencies such as Union Pacific Railroad to address encampments and related impacts. Economic Development staff also participates on the City's Homeless Task force and functions as a liaison to Union City businesses in this role. The City has formed a Homeless Task Force headed by the City Manager Office with participation of Homeless Coordinator staff, Public Works, Economic Development, and the Police Department. Economic Development staff will continue to support the efforts of the Task Force to serve as a resource to businesses.
ED - 9. A	Green Business Support The City shall encourage participation in the Alameda County Green Business Program by including program information in business license applications, hosting outreach events, and coordinating with the Chamber of Commerce. The City shall recognize green businesses in the community through actions such as listing green businesses on the City website, hosting recognition ceremonies for businesses that achieve certified green business status, and providing award certificates.	ED-9.1, 9.2	Economic and Community Development Department	Ongoing	Union City continues as an active participant in the Alameda County Green Business Program. As of March 1, 2024, there are eight businesses in the city with Green Business certification. The businesses are listed at https://greenbusinessca.org/AlamedaCounty . The Union City webpage for the program is: https://www.unioncity.org/331/Green-Business-Program .	Union City continues as an active participant in the Alameda County Green Business Program. In 2024, there were five businesses in the city with a Green Business certification. The Union City webpage for the program is located at https://www.unioncity.org/331/Green-Business-Program
HEALTH AND QUALITY OF LIFE						

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
HQL-1.A	Amend Zoning Ordinance for Health Foods The City shall review and amend its Zoning Ordinance, as appropriate, to increase opportunities for healthy foods, including healthy food retail outlets, community gardens, farmers markets, backyard gardens. The City shall also consider adopting limitations on fast food outlets near schools.	HQL-1.1, 1.2	Economic and Community Development Department	FY 20/21	Community gardens are permitted by right in the Civic Facilities (CF) zoning district. Through Ordinance 903-22, adopted November 2022, the City added farmer's markets as a conditional use in the new Marketplace Mixed Use, and Village Mixed Use zoning districts. Farmers' markets are also conditionally permitted in the Station Mixed Use Commercial and Neighborhood Commercial zoning districts.	Completed in 2022. Since adoption of the 2040 General Plan in 2019, the City has not received any new applications for fast food outlets near schools.
HQL-2.A	Parks and Recreation Master Plan The City shall periodically update the Parks and Recreation Master Plan to address a variety of issues related to the City's parks and recreational facilities, including but not limited to: an inventory of potential sites for future parks or recreational opportunities, which includes a high-level feasibility assessment that takes into consideration a variety of factors including, but not limited to, configuration, location, access, current use, availability, and ownership. The assessment shall also provide feedback on the types of parks or recreational facilities most appropriate for the site. The inventory of potential sites shall include, but is not limited to, the Turk Island landfill site, lands owned by Masonic Homes located east of Mission Boulevard, a portion of the Gateway Site identified in the Land Use Element for new residential housing and a park, and open space lands west of Union City Boulevard. • An assessment of existing parks and recreational facilities to determine what improvements or renovations are needed to address the diverse needs of existing and future users. This shall include developing guidelines that recognize the life span of various park components and a time line for replacement.	HQL-2.1, 2.4, 2.7, 2.8, 2.13	Community and Recreation Services, Economic and Community Development Department, Public Works Department	FY 20/21, and periodically thereafter, dependent upon budget availability	Staff from Community and Recreation Services (CRS) and the Public Works Department are working on a Request for Proposals to bring on a consultant to prepare an update to the City's Park and Recreation Master Plan.	Staff from Community and Recreation Services (CRS) and the Public Works Department issued a Request for Proposals (RFP) to hire a consultant for updating the City's Park and Recreation Master Plan. In late 2024, CRS and Public Works staff reviewed proposals from four qualified applicants. Interviews with the candidates will be held to inform selection of a consultant in Spring 2025.
HQL-2.B	Update Park Facilities Fee The City shall update the Park Facilities Fee to better reflect current costs and needs. Any future nexus study conducted to justify a revised park impact fee should also consider the feasibility of expanding it to apply to commercial and industrial development. Adoption of a nonresidential fee should be contingent upon a market study indicating the amount of the fee that would be feasible without affecting the City's economic development goals.	HQL-2.3, 2.4	Finance Department, Community and Recreation Services, Economic and Community Development Department	FY 20/21	An impact fee study is underway to update all City development impact fees, including the Park Facilities Fee.	An impact fee study is underway to update all City development impact fees, including the Park Facilities Fee.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
HQL-2.C	Joint Use Agreements with NHUSD The City shall work collaboratively to update joint use agreements with the New Haven Unified School District to maximize public access to school recreational facilities and grounds during non-school hours. The City shall emphasize agreements that: (a) provide access to facilities which are currently lacking in existing City parks; and (b) benefit areas that currently lack neighborhood or community parks.	HQL-2.9	Community and Recreation Services, Economic and Community Development Department	Ongoing	On December 6, 2022, the City Council approved (Resolution No. 6048-22) a land exchange agreement, a master joint use agreement and joint use agreements for Pioneer Park, Shorty Garcia Park, James Logan Tennis Center, Dan Oden Swim Complex with New Haven Unified School District. Staff is working on obtaining the final signatures on the land exchange and joint use agreements.	On December 6, 2022, the City Council approved (Resolution No. 6048-22) a land exchange agreement, a master joint use agreement and joint use agreements for Pioneer Park, Shorty Garcia Park, James Logan Tennis Center, and Dan Oden Swim Complex with New Haven Unified School District. Staff obtained the final signatures on the land exchange and joint use agreements in late 2024.
HQL-2.D	Landscape and Lighting District Parcel Tax Evaluate updating the Landscape and Lighting District parcel tax, and focus on park maintenance.	HQL-2.12	Public Works Department	FY 22-23	Updates to the Landscape and Lighting District (LLAD) Parcel Tax require voter approval. To date, there has not been support to update this tax.	The evaluation of a need for an updated Landscape and Lighting District parcel tax will be brought to the attention of the City Council with the approval of the Landscape and Lighting District (LLAD) for the upcoming year is brought up for approval. The LLAD amount of \$96 per year per residence has not increased in 26 years whereas the costs have increased due to inflation.
HQL-3.A	Community and Recreation Services Activity Guide The City shall prepare and distribute an Activity Guide of Community and Recreation Services.	HQL-3.6	Community and Recreation Services, Economic and Community Development Department, City Manager's Office	Three times per year	Community and Recreation Services (CRS) is continuing the same process of producing three activity guides annually, with the summer guide getting mailed out to the residential homes in Union City. We also created supplemental guides as needed. a small amount of each guide is printed to be distributed at each of our four (4) community centers. We also create a supplemental ONLINE ONLY guide for our summer programs that goes out to the public in late winter. as deemed necessary. All information is available in digital versions on the City's website.	Community and Recreation Services (CRS) continues to create three activity guides each year, but no longer mails them to residents in Union City. CRS does inform residents of their availability through email and social media posts. CRS prints 2,000 copies of each guide and distributes them equally to each of our four community centers. We also create an online-only version of the guide that highlights our summer programs and this is presented to the public in mid to late February.
HQL-4.A	Maintain List of Social and Community Services The City shall periodically update the City's website to maintain a current list of local social and community services.	HQL-4.1, 4.2, 4.3, 4.4, 4.5, 4.6	Community and Recreation Services, Economic and Community Development Department.	Ongoing	CRS staff is working on a handout of social service resources for distribution to the community.	Community and Recreation Services (CRS) staff is no longer working on a handout for social services resources. But CRS did create a Senior / Active Adults 50 + resource card to be distributed at the Ruggieri Senior Center. CRS staff continues to maintain and update a list of social services resources in its Activity Guide, which can be found on-line at: https://www.unioncity.org/192/Community-Recreation-Services .

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
HQL-4.B	Public Service Grants The City shall continually apply for grant funding and distribute these funds on a bi-annual basis as part of the City’s budgeting process.	HQL-4.9	Economic and Community Development Department, City Council	FY 19/20, and biennial thereafter	The City allocates the maximum 15 percent of its federal Community Development Block Grant (CDBG) funding to public service providers and also contributes General Fund dollars to support public service providers The City has a bi-annual Public Service grant application process, to coincide with the City’s bi-annual budget. In 2023, the City allocated \$80,000 in CDBG funding and \$245,000 in General Fund monies to support public service providers. For more information, see the City's FY 23 Annual Action Plan on-line at https://www.unioncity.org/DocumentCenter/View/10348/UC-AAP-2023-Draft-6823-update .	In Program Year 2024 (PY24), the City received a CDBG entitlement grant of \$493,771 and receipted \$180 of program income. Union City used CDBG funds for various activities that helped benefit low-moderate income people throughout the City. Some of those activities included funding social service programs including a Senior Nutrition Program, support for survivors of domestic violence with, support fair housing and tenant/landlord counseling programs, assistance to in-home child care providers, repair and rehabilitation grants to low-income homeowners. The City also receives a HOME allocation each year. For PY24, the City received an allocation of \$117,839 in HOME funds. The City allocated \$78,801 to the Bay Area Community Services (BACS) reclamation project as a scattered site model for providing housing that would be for the purchase of a single-family home in order to rehabilitate it into supportive housing for individuals experiencing homelessness. \$32,187 was also allocated to the City of Fremont's Tenant Based Rental Assistance (TBRA) program to provide rental assistance to low income residents.
HQL-4.C	Public Service Needs Assessment and Funding Strategy The City shall periodically update the Public Services Needs Assessment and Funding Strategy Report to establish funding priorities for the Public Service Grants Program.	HQL-4.9	Economic and Community Development Department, City Council	FY 20/21, and every five years thereafter	An update to the Needs Assessment was prepared and approved by the City Council in Spring 2023.You can access the document on-line at https://www.unioncity.org/DocumentCenter/View/10486/2023-Needs-Assessment-City-of-Union-City---FINAL-6523 .	An update to the Needs Assessment was prepared and approved by the City Council in 2023.The document was then utilized to establish priorities as part of the FY 24-25 CDBG Annual Action Plan. The document can be accessed on-line at https://www.unioncity.org/DocumentCenter/View/11907/AAP-2024-2025---UC-Final .
HQL-6. A	Guide to Senior Services The City shall prepare and distribute a Union City Resource Guide for Seniors.	HQL-6.1, 6.2, 6.6	Community and Recreation Services	FY 20/21 and annually thereafter	In addition to the three activity guides, the City has a monthly newsletter for seniors and senior resource information included on the City website.	The newsletters continue to be produced and made available at the Senior Center. The newsletter is also sent to members of the Senior Center (currently over a thousand) electronically each month. CRS staff also created a postcard resource for seniors identifying social services.
LAND USE						
LU-1.A	Update Infill Regulations in Municipal Code The City shall evaluate and update, as appropriate, the Municipal Code regulations and procedures for infill development to ensure compatibility with the City’s infill development goals, as articulated in the General Plan.	LU-1.1, 1.2, 1.3, 1.6	Economic and Community Development Department	FY 20/21	The City Council adopted Ordinance No. 917-23 which added objective design standards for mixed use developments to facilitate infill development. The majority of the City's vacant opportunity sites allow for mixed-use developments. The standards provide certainty to developers regarding the City's expectations for infill development and streamlines the development review process.	Completed in 2023.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
LU-3.A	Update Mixed Use Regulations in Municipal Code The City shall evaluate and update, as appropriate, the Municipal Code regulations and procedures to ensure compatibility with the City’s mixed-use development goals, as contained in the General Plan.	LU-3.1, 3.2, 3.3	Economic and Community Development Department	FY 21/22	The City Council adopted Ordinance No. 916-23 to amend Chapter 18.41 to add a new zoning district, referred to as “Corridor Mixed Use Employment (CMUE) District,” consistent with the Union City 2040 General Plan designation of Mixed-Use Employment (EMU). Chapter 18.41 was renamed “Mixed Use Employment." The City amended the official Zoning Map to rezone properties along the Union City Blvd. to CMUE for consistency with the General Plan. The amendment also updated the SEE District to modify and standardize uses and update standards for consistency with the CMUE District. The City Council also approved Ordinance No. 917-23 which added objective design standards for mixed use developments.	Completed in 2023.
LU-5.A	Update Residential Impact Fees The City shall review and update its residential impact fees to ensure that they adequately address the costs to the City of providing services now and in the future.	LU-5.8	Economic and Community Development Department, Administrative Services	FY 20/21	An impact fee study is underway to update to all City development impact fees, including fees for residential development.	An impact fee study is underway to update to all City development impact fees, including fees for residential development.
LU-6.A	Maintenance Standards for Shopping Districts The City shall develop maintenance standards for its shopping districts to improve their appearance.	LU-6.2	Economic and Community Development	FY 21/22	In 2022, the City Council adopted Ordinance 930-22, which added maintenance standards for commercial uses in the Station District area.	Completed in 2022.
LU-6.B	Update Zoning Ordinance to Encourage Intensification in Commercial Zones The City shall review the Zoning Ordinance to ensure that standards for commercial zones encourage higher-intensity, infill development, and experience-oriented uses within shopping districts.	LU-6.1, 6.3, 6.4, 6.5, 6.7	Economic and Community Development Department	FY 20/21	In 2023, the City Council adopted Ordinance No. 917-23, which added objective design standards for mixed-use developments to facilitate infill development.	Completed in 2023.
LU-7.A	Reviewing Zoning Ordinance to Respond to Market Trends The City shall review and update the Zoning Ordinance periodically to facilitate the conversion of the City’s business and industrial parks to more job-intensive uses. The City shall regularly review the Zoning Ordinance thereafter to respond to real estate market and development trends, as well as changes in technology, including a review of the lists of permitted and conditionally permitted uses in industrial areas to ensure that desired and potentially compatible uses are not excluded.	LU-7.2, 7.3	Economic and Community Development Department, Planning Commission	FY 21/22; and ongoing thereafter	In 2023, the City Council adopted Ordinance No. 918-23, which amended Chapter 18.40, Industrial Districts, to update the list of permitted and conditional uses, among other things. These updates modified the existing use categories by clarifying language, combining similar uses, updating/removing antiquated use classifications, and adding new uses, which better reflect the current market conditions.	Completed in 2023. Staff reviewed the Zoning Ordinance with respect to this policy and did not recommend any additional updates in 2024.
COMMUNITY DESIGN						

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
CD-1.A	Amending Zoning Ordinance to Include Design Criteria for Shopping Centers The City shall amend the Zoning Ordinance to include design criteria and maintenance standards for new and substantially renovated shopping centers.	CD-1.2, 1.3, 1.4	Economic and Community Development Department	FY 20/21	Planning Division staff anticipates starting this project in FY 24/25.	Planning Division staff is currently working on an update to Chapter 18.36, Commercial Districts.
CD-1.B	Update Zoning Ordinance to Ensure Compatible Single Family Infill Development The City shall review and update the Zoning Ordinance to incorporate appropriate regulations to ensure the scale, massing, and design of new homes and additions to existing homes in single-family residential neighborhoods is compatible with surrounding single-family development.	CD-1.14	Economic and Community Development Department	FY 19/20	In 2022, the City Council approved Ordinance No. 900-22 to add objective design standards for single-family residences, SB 9 residential projects, and accessory dwelling units.	Completed in 2022.
CD-3.A	Prepare Streetscape Master Plans for Major Corridors The City shall prepare streetscape master plans for the major arterial corridors that have not yet had plans prepared, such as Alvarado-Niles Road, Decoto Road, Union City Boulevard, and Whipple Road. Streetscape master plans that have already been prepared shall be updated as appropriate.	CD-3.1	Public Works Department	As funding becomes available	As part of the Station District Specific Plan update completed in 2022, standards related to streetscape design were developed for a portion of Decoto Road.	Some standards were established in 2022. No additional funding has been identified for preparation of streetscape master plans.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
CD-3.B	Masonry Wall Master Plan The City shall prepare a master plan to identify the replacement of wooden residential fences on major arterials with well-designed masonry walls, and develop a program to identify methods of funding the replacements.	CD-3.6	Public Works Department, Economic and Community Development Department, City Manager's Office	As funding becomes available	As part of the Development Review process, the City works with property owners to replace wooden residential fences on major arterials on a project-by-project basis.	As part of the Development Review process, the City works with property owners to replace wooden residential fences on major arterials on a project-by-project basis. No additional funding has been identified for preparation of a masonry wall master plan.
CD-4.A	Gateway Sign Program The City shall create a consistent wayfinding sign program for gateway signs along major corridors to help distinguish Union City from Fremont and Hayward.	CD-4.2	Public Works Department	FY 22/23	Due to other City priorities and low staffing levels, this project has not started.	Due to other City priorities, this project has not started.
CD-6.A	Public Art Master Plan The City shall work through the Arts & Culture Commission to prepare a citywide Public Art Master Plan that identifies opportunities for public art throughout Union City.	CD-6.1	Economic and Community Development Department / Community and Recreation Services.	FY 23/24	Pursuant to Union City Municipal Code, Chapter 12.40, The Art in Public Places Program, promotes the visual arts in Union City by requiring the inclusion of a public artwork component in new development projects. The chapter requires certain City-sponsored and private developments to install publicly accessible works of art or pay an equivalent in-lieu fee into the Public Art Fund. Final public art designs are reviewed by the Union City Arts and Culture Commission, which is supported by the Arts and Culture Commission. To date, a citywide Public Art Master Plan has not been developed.	The Arts and Culture Commission has discussed the preparation of a citywide Public Art Master Plan to identify opportunities for public art throughout Union City; however, implementation has not yet occurred.
CD-6.B	Mural Program The City shall implement a mural program, in which the City contracts with local artists to paint murals on utility boxes, buildings, and structures throughout the city.	CD-6.2	Economic and Community Development Department / Community and Recreation Services.	ongoing	The City has an on-going Request for Proposals for artists to apply to its Utility Box Mural Program.	In 2024, five utility boxes in Union City were painted with murals. The locations of the utility boxes are at the intersections of Perry Road & Decoto Road, Mission Boulevard & Decoto Road, Mission Boulevard & Whipple Road, Western Avenue & Alvarado-Niles Road, and Alvarado-Niles Road & Dowe Avenue.
CD-6.C	Public Art Inventory The City shall conduct and maintain an inventory of existing public art throughout the city and make the inventory available online.	CD-6.4	Economic and Community Development Department / Community and Recreation Services.	FY 21/22	This project has not started but has been designated as a priority for the Arts & Culture Commission starting in 2024.	The Arts and Culture Commission has discussed conducting an inventory of existing public art throughout the city, but implementation has not yet occurred.
MOBILITY						

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
M-1.A	Complete Street Design Standards The City shall review and update its Standard Specifications and Design Criteria for streets to include complete streets standards as well as green street standards, with an overall goal of making the transportation system that is less auto-centric. Standards should accommodate multiple transportation modes within rights-of-way and achieve mutually supportive land use, transportation, and urban design objectives.	M-1.1, 1.2, 1.3, 1.4	Public Works Department	FY 23/24	The City is reviewing its current Standard Specifications and Design Criteria for streets and may need to update these to ensure they are consistent with the City's Complete Streets policy. The current policy was adopted in 2012 to align with best practices in active transportation planning and engineering. The Alameda County Transportation Commission's (Alameda CTC) 2014 Transportation Expenditure Plan (TEP) identified funding for major transportation projects within Union City, which includes Quarry Lakes Parkway and Decoto Complete Streets, and this will fund the updated Complete Streets Design Standards.	The City of Union City incorporates Complete Streets design standards into street resurfacing projects, when feasible. Recent improvements can be observed on Dyer Street and Decoto Road. Upcoming projects, such as bike lanes on Union City Boulevard and Quarry Lakes Parkway, will expand the adoption of these standards, including features like bike signals, Class I bike paths (off-road pathways for cyclists and pedestrians), and Class IV separated bikeways (dedicated lanes for cyclists, protected from vehicular traffic by barriers such as flexible posts, planters, parked vehicles, or curbs).
M-1.B	Evaluate Performance of Transportation Network for All Users The City shall perform periodic evaluations of how well the streets and transportation network of the City are serving each category of users by collecting baseline data and collecting follow-up data on a regular basis.	M-1.1, 1.4, 1.6	Public Works Department	FY 21/22, and at least every five years thereafter	The City continues to monitor its transportation network on a periodic and continuous basis to ensure that all updated requirements are being incorporated in its infrastructure as new technology and standards are adopted. For example, the City recently updated all its traffic signal controllers to 2070 Intelight Maxtime which is a more advanced system that is able to adapt to real-time traffic flow demand. In addition, the City is gradually replacing traffic signal detector loops with cameras, which are more accurate and cost-effective and don't require replacement of loops following a paving project. The City is also adding buffered bike lanes following a paving project. This requires narrowing travel lanes which also helps manage traffic speeding issues. Approximately, 97% of the street corners in the City are already fitted with some type of wheelchair ramp. However, the City continues to update the ramps which no longer meet current standards. In addition, the City has a sidewalk shaving and replacement project to minimize trapping hazards.	The City continues to enhance bicycle infrastructure by adding buffered bike lanes and improving intersection safety, guided by the Local Roadway Safety Plan for all travel modes. The 2070 Intelight Maxtime controller and adaptive system optimize traffic flow at all signalized intersections and major corridors. As part of the PG&E gas main replacement project, the City has upgraded traffic signal loops to a camera detection system along the southbound direction of Central Ave and Dowe Ave. The City remains committed to expanding bike lanes and upgrading ramps through ongoing paving resurfacing and sidewalk repair projects.
M-1.C	Vision Zero Action Plan The City shall prepare and adopt a Vision Zero Action Plan that uses historic crash data to pinpoint the factors contributing to traffic deaths and serious injuries and identifies safety countermeasures to address those factors.	M-1.10	Public Works Department	FY 22/23	The City Council adopted Resolution No. 5923-22 accepting a grant from the California Department of Transportation for the preparation of the Local Roadway Safety Plan (LRSP) (City Project No. 21-25). Public outreach meetings with stakeholders and the community were held in 2022 for the LRSP. Program objectives include enhancing safety for all users of the City's roadway system such as reducing incidents and the severity of incidents, identifying high need areas, etc. An existing conditions assessment was also conducted. The information obtained from the LRSP program will inform the development of a Vision Zero Action Plan.	The City developed the Local Roadway Safety Plan (LRSP), which identifies the High Injury Network and outlines effective countermeasures to reduce collisions. While the LRSP does not replace a Vision Zero Plan, it aligns with similar principles by identifying issues and establishing strategies to improve safety for all roadway users. Similarly, the Union City Bicycle & Pedestrian Master Plan, adopted in 2021, includes collision analyses for cyclists and pedestrians to better understand accident patterns, guiding network improvements aimed at reducing injuries and enhancing safety.
M-2.A	Bicycle & Pedestrian Master Plan Update The City shall review and update the Pedestrian and Bicycle Master Plan every 5 -10 years. The Plan shall identify a cohesive bikeway and pedestrian network and maintain a list of priority bicycle and pedestrian improvement projects. The Plan update shall include an analysis to determine existing challenges, opportunities, and priority investments.	M-2.1, 2.3	Public Works Department, Economic and Community Development Department	FY 19/20, and every 5-10 years thereafter	The updated Bicycle & Pedestrian Master Plan (Plan) was adopted by the City Council in 2021 (Resolution No. 5859-21). The Plan updates the existing Master Plan (approved in 2011) and provides a framework for a bicycle and pedestrian network for all ages and abilities. Staff remains vigilant with regards to the opportunities to implement any of the projects included in the adopted Plan as part of their standard projects, such as roadway paving projects. In addition, staff is always looking for grant opportunities to implement the various bike & pedestrian projects.	Completed in 2021.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
M-2.B	ADA Transition Plan-related Improvements The City shall examine sidewalk conditions and pedestrian crossings and prioritize locations for implementing and maintaining pedestrian friendly improvements, including replacement of damaged or uplifted sidewalks that present tripping hazard to pedestrians, crosswalk striping, pedestrian actuation, pedestrian countdown signals, signal re timing, audible pedestrian signals, and ADA improvements (e.g., curb ramps, sidewalk gaps, and sidewalk obstructions).	M-2.9	Public Works Department	FY 22/23, and every 5 years thereafter	In addition to the ADA access issues in the public right of way, the ADA Transition Plan also identifies deficiencies in public buildings, restroom and parks. Staff is working on the third update to the ADA Transition Plan which will reflect the improvements that have been made since the last plan was adopted. The ADA Transition Plans helps monitor and guide the City's progress as it gradually transitions to a fully ADA compliant City.	In 2023, the Old Alvarado Park was renovated to enhance accessibility, with improvements made to ensure compliance with the Americans with Disabilities Act (ADA). All walkways, park entrances, and park amenities were redesigned for ADA accessibility. In 2024, all wheelchair ramps were updated to meet current ADA requirements as part of the Decoto Road Pavement Overlay Project, from the Alameda Creek Bridge to just past the Oakland Subdivision Railroad Tracks at the BART Overhead bridge. In addition, the City conditions all private projects to meet ADA requirements and has a recurring sidewalk replacement project to remove tripping hazards in the Public right of way. .
M-2.C	Outreach Materials on Biking and Walking The City shall develop outreach materials, such as route maps for new bicycle and pedestrian facilities to encourage their use, as well as bicycle and pedestrian safety information for bicyclists, pedestrian, and drivers. The City shall develop these materials in multiple languages, and distribute via the City’s website, printed materials, and through other media.	M-2.14	Public Works Department	Ongoing	Updated Bicycle and Pedestrian Network Maps have been added to the City's website.	No additional work was completed on this task in 2024.
M-3.A	Short-Range Transit Plan The City shall continue to prepare and implement the Union City Transit Short-Range Transit Plan to plan for transit system and route adjustments, capital improvements, equipment (i.e., buses), administrative and operational changes, maintenance and other recommendations presented in the Short-Range Transit Plan to the extent feasible to provide better and more efficient transit service.	M-3.15	Union City Transit	FY 19/20, and update as required by MTC	The Public Works Department has set aside funds for an update to the Short Range Transportation Plan (SRTP) but Transit Department staffing shortages have not allowed the project to move forward. The Bay Area transit landscape has been rapidly changing in 2023 with new requirements, regulations, and potential new funding sources. Once the Transit Department is partially or fully staffed, it will pursue a consultant to address the SRTP ensuring its conformance with the Transit Transformational Action Plan, Regional Network Management, highlighting potential operating and capital fund shortfalls, and upcoming State legislation for a possible new funding source on the ballot in 2026.	The City of Union City's Union City Transit was supposed to complete the Short-Range Transit Plan (SRTP) using the formula template provided by MTC by December 31, 2022. The City was unable to complete the plan as Union City Transit was in the RFP process for a new operations and maintenance contract. New pricing for the SRTP exceeded available funding resulting in the SRTP being delayed. The SRTP is anticipated to be completed sometime in FY 25-26 using the latest guidelines and available funds from MTC.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
M-3.B	Bus Service to Connect Employment Centers to Intermodal Station Union City Transit shall review the need for route modifications, based on demand, to connect employment centers with the Intermodal Station.	M-3.3, 3.4, 3.16	Public Works Department, Union City Transit, Economic and Community Development Department	Ongoing	Union City Transit is now coordinating all bus service changes with BART service changes. As of September 2023, BART has revamped their schedules and are no longer catering a commute direction. Union City Transit is now providing 20-minute weekday AM and PM service for Routes 1, 2, and 5 along with an expanded service area and hours for the FLEA until the next BART service change in August 2024. Unfortunately, 30-minute service for Routes 1 and 5 on weekends is no longer feasible.	Union City Transit updated its schedules and services in August 2024 according to plan. Schedule adjustments were made to coincide with the new August BART schedules, but frequencies remained the same as 2023. Two changes to the Union City Transit service include publishing the Route 8 New Haven Unified District (NHUSD) sponsored service in the public schedule, and expanding the Flea (Flexible, Local, Easy, Access) micro transit service to almost all parts of Union City east of I-880 with node stops at Union Landing Transit Center and Calaveras Landing bus stop. Flea service is expected to expand in August 2025.
M-3.C	Convert Bus Fleet The City shall convert the bus fleet to a zero-emission fleet as vehicle replacement funds become available through MTC and the Federal Transit Administration (FTA).	M-3.21	Public Works Department, Union City Transit	FY 20/21, FY 22/23, FY 24/25, and ongoing	Union City Transit is still in the process of procuring electric buses for fixed-route service along with related charging infrastructure. Getting the charging infrastructure has proved to be a challenge due to coordination with PG&E and Ava Community Energy (formerly EBCE). In addition, the Public Works Department is evaluating an update to its Maintenance Facility located on 7th Street in order to accommodate the Quarry Lakes Parkway project. Lastly, pursuing additional electric vehicles has proven challenging with several vehicle manufacturers and battery suppliers abruptly leaving the industry resulting in Union City Transit reconsidering gasoline vehicles until suppliers and vehicle manufacturers have some stability.	Union City Transit's fourteen battery-electric buses are currently scheduled to enter production in October 2025 to replace buses that have exceeded their twelve (12) year useful lives. The anticipated cost of Charging as a Service (CaaS) with Ava Community Energy was going to exceed Union City Transit's current fuel budget and would provide no cost savings. As a result, the electric vehicle charging infrastructure has been rolled into the Corporation Yard Master Plan, which is part of the Quarry Lakes Parkway (QLP) project. The project may potentially receive rebates from PG&E for the chargers. Due to the uncertainty of funding at the Federal level, Union City Transit may need to request a waiver from the California Air Resources Board for Compressed Natural Gas buses, which can be purchased using funds that won't be rescinded.
M-4.A	Identify Transportation Projects in the CIP Update The City shall identify infrastructure projects every two years as part of the Capital Investment Plan (CIP) to provide for the roadway facility improvements necessary to implement the Circulation Diagram and roadway improvements called for in the General Plan.	M-4.2, 4.7, 4.13, 4.14, 4.15, 4.16, 4.17	Public Works Department	FY 19/20 and every two years thereafter	The AC Transit Dumarton Express Corridor Improvement Project was completed in late 2023, which consisted of installing pre-emption devices on traffic signals to give priority to AC Transit Vehicles. Union City Transit also has a similar system in place. The Decoto Road Street Rehabilitation project, from the Alameda Creek bridge to Station Way, is planned to go to bid in the first half of 2024 with expected completion in the next several months. The Union City Blvd. Bike Lanes Project was awarded on 2/27/2024 and will begin construction in mid 2024 and be completed in approximately 18 months.	No projects have been added because the latest CIP has not been updated.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
M-4.B	Establish VMT Threshold The City shall adopt a vehicle miles travelled threshold to be used for CEQA analysis in place of level of service standards.	M-4.4	Economic and Community Development Department, Public Works Department	FY 19/20	In 2023, the City received some technical assistance through an ABAG/MTC program to develop a VMT threshold for Union City. The project was put on hold when the staff person working on the project left Union City for another position.	The City plans to establish a threshold for VMT once the Alameda Countywide Travel Demand Model ("Model) is updated to be consistent with Plan Bay Area 2050. The model is periodically updated to be consistent with the most recent land use and socio-economic data from of Association of Bay Area Governments (ABAG) and assumptions of the Metropolitan Transportation Commission (MTC)'s regional travel demand model. The most recent Model was completed in May 2019 and includes land use data and transportation assumptions that were updated for consistency with Plan Bay Area 2040. A more recent update to the Model that is consistent with Plan Bay Area 2050 is underway by the Alameda County Transpiration Commission.
M-4.C	Establish Impact Fee to Include Other Modes The City shall conduct an AB1600 nexus study to establish a transportation impact fee to ensure fair share contributions to transportation improvements that may include, but are not limited to streets, public transit, bicycles and pedestrian improvements.	M-4.6	Public Works Department	FY 21/22	An impact fee study is underway to update to all City development impact fees, including impact fees related to transportation impacts, which could be used for bicycle and pedestrian infrastructure.	An impact fee study is underway to update to all City development impact fees, including impact fees related to transportation impacts, which could be used for bicycle and pedestrian infrastructure.
M-4.D	Pavement Management Program The City shall review and update the Pavement Management Program every two years to ensure the ability to apply for grant funding through the Metropolitan Transportation Commission (MTC) to rehabilitate and provide the necessary ongoing maintenance of the roadway network.	M-4.9	Public Works Department	FY 19/20, and every two years thereafter	The City's Engineering Division plans to apply for the next grant cycle when offered by MTC in 2025.	The City's Engineering Division plans to apply for the next grant cycle when offered by MTC in 2025.
M-5.A	Station District Transportation Demand Management Strategies The City shall incorporate transportation demand management (TDM) strategies into the Decoto Industrial Park Study Area (DIPSA) Specific Plan Update to discourage the use of single-occupancy vehicles over time and encourage the use of public transit, bicycling and walking within the Station District.	M-5.1	Economic and Community Development Department	FY 20/21	The DIPSA Specific Plan was comprehensively updated and rebranded as the Station District Specific Plan (SDSP) in 2022 (Resolution No. 6026-22). The SDSP incorporates transportation demand management (TDM) policies for the Station District to address congestion, VMT, and parking demand by reducing automobile reliance. In addition, new projects within the Station District area are conditioned to incorporated TDM strategies into their projects.	Completed in 2022.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
M-6.A	Revise Parking Regulations The City shall review and revise, as appropriate, the parking requirements in the City Zoning Ordinance to identify opportunities for parking reductions, shared parking, unbundling, and other strategies that would reduce the land area dedicated to parking in the city while still meeting the community’s parking needs.	M-6.1, 6.2, 6.4, 6.5	Public Works Department and Economic and Community Development	FY 20/21	Parking regulations in the Zoning Ordinance were updated for consistency with the Station District Specific Plan update in 2022. The Specific Plan and Ordinance updates facilitate parking reductions in the Station District by creating a "maximum" parking standard in Mixed Use Marketplace (MMU), Station East- Residential (SEMU-R), and Station East Employment (SEE) Zoning Districts.	Completed in 2022.
M-6.B	Station District Paid Parking Program The City shall continue to implement and enforce a paid parking program in the Station District, monitor the parking, and make changes as necessary. The City shall designate preferential parking spaces for car share vehicles at the Intermodal Station.	M-6.7	Public Works Department City Manager's Office	Ongoing	The Station District Paid Parking Program was launched to direct BART commuter parking to City-owned lots and to make short-term on-street parking available in and around the Station District. Due to the COVID pandemic, demand for BART parking was substantially decreased and, to date, has not returned to pre-pandemic levels. The paid parking program will expand to the Station East area when the recently approved Station East Residential Mixed-Use development is constructed as well as other areas where new multi-family development has been approved subject to the City having adequate staffing to support the program.	The Station District Paid Parking Program was launched to direct BART commuter parking to City-owned lots and to make short-term on-street parking available in and around the Station District. Due to the COVID pandemic, demand for BART parking was substantially decreased and, to date, has not returned to pre-pandemic levels. The paid parking program will expand to the Station East area when the recently approved Station East Residential Mixed-Use development is constructed as well as other areas where new multi-family development has been approved subject to the City having adequate staffing to support the program.
M-6.C	Address Parking Issues in Business Parks The City shall study and recommend solutions for parking problems caused by warehouse conversion to more employment-intensive uses. Allowance for off-site parking, shared parking, and innovative transportation solutions shall be considered.	M-6.11	Economic and Community Development Department, Economic Development Coordinator	Ongoing	The City Council adopted Ordinance No. 915-23, which updated parking standards in the City's industrial areas.	Completed in 2023.
M-7.A	Maintain Truck Routes The City shall maintain designated truck routes that will minimize noise and other impacts on the community. The City shall periodically evaluate the established truck routes in response to changes in traffic patterns, traffic volumes, new land uses, level of usage, and adequacy of routes to serve local truck needs.	M-7.1, 7.2	Public Works Department	FY 22/23, and ongoing	No changes are proposed to the truck routes identified in the 2040 General Plan. There have been no changes in traffic patterns, traffic volumes, new land uses, level of usage, and adequacy of routes significant enough to require an update.	No changes are proposed to the truck routes identified in the 2040 General Plan. There have been no changes in traffic patterns, traffic volumes, new land uses, level of usage, and adequacy of routes significant enough to require an update.
SAFETY						
S-1.A	Maintain Codes and Regulations to Ensure Safety The City shall periodically review and revise building codes and regulations to incorporate the latest information and technology related to natural hazards, such as earthquakes and flooding.	S-1.1, 1.2	Economic and Community Development Department	November 2019 adoption for January 2020 implementation, minimum every three	The City Council adopted an update to the Building Code in November 2022 (Ordinance No. 910-22), which went into effect January 1, 2023 for consistency with the 2022 California Building Standards Code.	Completed in 2022. The Building Code will be updated again in 2025 for the next Building Code cycle, which goes into effect January 1, 2026.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
S-2.A	Comprehensive Emergency Management Plan The City shall work with the Alameda County Fire Department to regularly review and update the Comprehensive Emergency Management Plan.	S-2.2	City Manager's Office, as assigned	FY 19/20; every five years thereafter	Update on hold while working on updating Local Hazard Mitigation Plan will begin process to update CEMP upon completion of the LHMP project	In 2024, the City's Office of Emergency Services (OES) began an update to the City's CEMP, which includes an Annex for sheltering that will address planning around the needs of those with AFN and pets. We will address this item in the update of the CEMP plan which will begin in Spring 2025 and is projected to be completed by the end of the year.
S-2.B	Local Hazard Mitigation Plan The City shall prepare and update every five years a FEMA- and State approved Local Hazard Mitigation Plan.	S-2.3	City Manager's Office, as assigned	FY 22/23, and every 5 years thereafter	The City in partnership with the City of Newark, City of Fremont, and Special Districts ACWD & USD has started work on a multi-jurisdictional Local Hazard Mitigation Plan.	Completed in 2024. Union City, in partnership with the City of Newark, City of Fremont, and Special Districts Alameda County Water District (ACWD) and Union Sanitary District (USD), prepared a multi-jurisdictional Local Hazard Mitigation Plan and submitted the plan to Federal Emergency Management Agency (FEMA) and California Office of Emergency Services (Cal OES) for review and approval. The LHMP was completed and approved by FEMA and Cal OES in August 23, 2024. The next update is due by August 23, 2029.
S-2.C	Expand Multicultural Participation in CERT Program The City shall provide multicultural training presentations and handouts in multiple languages to expand participation in the Community Emergency Response Team (CERT) programs.	S-2.10	City Manager's Office, as assigned	FY 20/21	The CERT Program, in partnership with the Alameda County Fire Department, held an in-person CERT Academy in October 2023, which produced new active CERT members.	The CERT Program received funding to help with outreach and an intern was added to help with community outreach, marketing and updating the City's internal documentation. Union City staff are working with City of Newark CERT program to roll out monthly trainings in multiple languages. Union City staff will work with ACFD to look at offering CERT Academy in multiple languages in 2025.
S-2.D	Feasibility Study for Emergency Operations Center The City shall seek funding to prepare a feasibility study for modernization and/or relocation of the existing Emergency Operations Center to Fire Station 3 or other appropriate site.	S-2.4	City Manager's Office, as assigned	FY 20/21	The City is currently seeking grant funding to complete the Feasibility Study for an updated/new Emergency Operations Center.	Preparation of a feasibility study for modernization/relocation of the existing EOC will be part of the citywide Facilities Master Plan. There is no established timeline to begin this work. This project is currently pending, based upon staff's workload and funding.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
S-2.E	Adopt an Ordinance to Address Post-Disaster Recovery The City shall prepare and adopt an ordinance to address post disaster conditions regarding land use, sheltering, and rebuilding.	S-2.14	City Manager's Office, Economic and Community Development Department	FY 20/21	The City has not adopted an ordinance to address post-disaster recovery. However, the City will continue to support the CERT Program and community engagement for disaster preparedness.	The City has not adopted an ordinance to address post-disaster recovery. However, the City will continue to support the Community Emergency Response Team (CERT) Program and community engagement for disaster preparedness.
S-2.F	Establish Redundant Data The City shall establish redundant, offsite copies of crucial information and all City data to be able to maintain basic network functions during a disaster.	S-2.13	Administrative Services Department	Ongoing	The IT Department works with a third-party vendor to store the majority of the City's crucial information in a cloud-based storage system.	The IT Department works with a third-party vendor to store the majority of the City's crucial information in a cloud-based storage system and is an ongoing process.
S-2.G	Emergency Shelter Guidelines The City shall prepare guidelines for establishment of emergency shelters including the accommodation for those persons with Access and Functional Needs (AFN), and pets.	S-2.11, S-2.12	City Manager's Office, Economic and Community Development Department	FY 20/21	In April 2024, the City's OES will begin an update to the City's CEMP, which includes an Annex for sheltering that will address planning around the needs of those with AFN and pets. We will address this item in our update of the CEMP project which will begin in February 2025 and projected to be completed in November 2025.	In 2024, the City's Office of Emergency Services Released an RFP to update the Comprehensive Emergency Management Plan (CEMP) and selected contractor Howell Consulting. The City is currently in the process of updating the CEMP plan, which includes an Annex for sheltering that will address planning around the needs of those with disabilities and others with access or functional needs and pets.
S-2.H	Implementation of Assembly Bill (AB) 747 and Senate Bill (SB) 99 The City currently contracts with Alameda County Fire Department (ACFD) to provide fire and emergency response services. In partnership with the City, ACFD provides input into the City's Comprehensive Emergency Management Plan (CEMP) that describes how the City will effectively prepare for, respond to, recover from, and mitigate against all hazards. As part of the CEMP, the City shall include capacity-based analysis of its evacuation network, consistent with the statutory requirements of AB 747. At a minimum, this analysis shall identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. Finally, as part of subsequent updates to the CEMP, the City shall address evacuation of existing residential developments within hazard areas with limited accessibility (i.e., less than two points of access) consistent with SB 99.		City Manager's Office, Public Works, Economic and Community Development	Upon each subsequent CEMP update	In April 2024, the City's OES will begin an update to the City's CEMP and will work with Police Department and Fire and contractor to address the AB 747 and SB 99 requirements. The CEMP update project will begin in February 2025 and projected to be completed by November 2025.	In 2024, the City's Office of Emergency Services Released an RFP to update the Comprehensive Emergency Management Plan (CEMP) and selected contractor Howell Consulting. The City is currently in the process of updating the CEMP plan including updates focused on compliance with Assembly Bill (AB) 747 and Senate Bill (SB) 99. The City anticipates presenting the updated CEMP plan to City Council for adoption by the end of the calendar year.
S-3.A	Maintain Records of Geologic and Soils Reports The City shall file and maintain geologic and soils reports and information by parcel Number or street address, in accordance with the City's approved Records and Information Management Program Policy.	S-3.1, 3.2	Public Works Department; Building Department	Ongoing	The Engineering Division maintains an electronic map that shows each location for which a soils report is available. The map also links to the soils reports, which are indexed by parcel.	The Engineering Division maintains an electronic map that shows each location for which a soils report is available. The map also links to the soils reports, which are indexed by parcel.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
S-3.B	Work with ACWD to Install Resilient Water Infrastructure The City shall support efforts by the Alameda County\ Water District (ACWD) to design and install seismically-resilient backbone water pipelines in Union City and ensure the availability of potable water supply during an emergency.	S-3.3	Public Works Department	Ongoing	Phase 2 of the ACWD's Seismic Retrofit project is being finalized and is expected to start construction in mid to late 2024. The limits of the project extend from Central Avenue to Decoto Road. A portion of this project consists of making improvements at the water main as it crosses underneath the railroad tracks on Smith Street.	Phase 2 of the ACWD's Seismic Retrofit project is being finalized and is expected to start construction in mid to late 2024. The limits of the project extend from Central Avenue to Decoto Road. A portion of this project consists of making improvements at the water main as it crosses underneath the railroad tracks on Smith Street.
S-6.A	External Adaptation Coordination The City shall coordinate with other neighboring jurisdictions, regional agencies (e.g., Alameda County Flood Control and Water Conservation District, Alameda County Water District, Union Sanitary District), and community-based organizations, to identify, plan for, and implement adaptation strategies to address the potential impacts of climate hazards (e.g., sea level rise, flooding).	S-6.2	City Manager's Office, Economic and Community Development	Ongoing	The City partnered with Newark, Fremont, ACWD and USD to develop a Local Hazard Mitigation Plan (LHMP) that identifies, plans and develops action plans that address potential impacts of climate hazards from sea level rise and flooding.	The City, in partnership with the City of Newark, City of Fremont, and Special Districts Alameda County Water District (ACWD) and Union Sanitary District (USD), prepared a multi-jurisdictional LHMP, which was submitted to Federal Emergency Management Agency (FEMA) and the California Office of Emergency Services (Cal OES) for review and approval. The LHMP was completed and approved by FEMA and Cal OES in August 23, 2024. The next update is due by August 23, 2029.
S-6.B	Public Climate Hazard Education and Awareness The City shall develop a multi-pronged outreach and awareness strategy, partnering with regional and local jurisdictions and organizations to educate residents on their level of risk to climate hazards and actions they could take to become more climate resilient, including the promotion of existing incentive programs.	S-6.3	City Manager's Office, Economic and Community Development	Ongoing	This program is identified as an action item in the current version of the Local Hazard Mitigation Plan (LHMP) currently under review by FEMA and Cal OES. In addition, outreach to the community regarding climate hazards and resiliency will also be part of the Climate Action Plan update.	The Tri-City Local Hazard Mitigation Plan (LHMP) implemented a comprehensive public outreach strategy, utilizing a range of communication methods, including direct outreach (phone calls, emails, meetings) and broader channels (e-newsletters, website postings, newspaper articles), to engage a wide audience. The LHMP Planning Committee, consisting of city officials, stakeholders, and community members, ensured diverse perspectives were incorporated. Meetings were publicly noticed, and existing community events were leveraged to maximize participation.
S-7.A	Ensure Compliance with Hazardous Materials Regulations The City shall routinely review the following for compliance with Federal, State, and local laws, regulations, and ordinances: • Hazardous Materials Release Response Plans and Inventories, • Underground Storage Tanks, • Above Ground Petroleum Storage Tanks, • Hazardous Waste Generators • Onsite Treatment of Hazardous Waste, • California Accidental Release Prevention Program, and • California Fire Code Hazardous Materials Requirements Facilities shall be inspected in accordance with the required minimum frequency as defined in State law, with a goal of conducting more frequent inspections at higher hazard facilities.	S-7.1, 7.2	Environmental Programs Division; Economic and Community Development Department; Public Works Department	Ongoing	Implementation of updates to hazardous materials management regulations has not progressed due to other Division priorities and low staffing levels. The Division was recently audited by the State of California Environmental Protection Department and received an overall rating of "Satisfactory with Improvement Needed." The two existing staff are working diligently on significant program improvements based on the audit, such as a completely new CUPA Inspection and Enforcement Plan drafted in February 2024, and a new structure of quarterly enforcement action. CUPA inspection frequency was exceeded in 2022 due to outstanding effort by the Environmental Programs Inspector, but lagged in 2023. Inspection numbers in 2024 exceeded minimum inspection frequencies.	In 2024, Environmental Programs staff successfully implemented a hazardous materials management program through thorough inspections and enforcement. Due to these efforts, the review of hazmat permit submittals is current. Most facilities have been inspected within the required frequency, and the Environmental/CUPA (Certified Unified Program Agency) Division plans to complete inspections for all facilities by June 30, 2025, including enforcement actions for overdue facilities. A high-priority, high-hazard facility, as classified under the California Accidental Release Prevention (CalARP) program, is overdue for inspection, with completion expected between March and July 2025. Annual reviews of policies and procedures remain compliant.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
S-7.B	Hazardous Materials Area Plan The City shall conduct a complete review of its Hazardous Materials Area Plan every three years and submit certification to the California Office of Emergency Services (Cal OES) in a manner consistent with State law.	S-7.1	Environmental Programs Division, with review by: City Manager's Office; Economic and Community Development Department; Police Department; Fire	FY 20/21	The Hazardous Materials Area Plan was not reviewed annually as required in 2023 due to higher Division priorities and low staffing levels in the Environmental Programs Division. This deficiency was identified in the 2023 CUPA Evaluation Summary of Findings by the CalEPA. The Area Plan was reviewed and revised in February 2024. It is current with changes and improvements expected throughout the year as the Environmental Programs Division significantly revised its plans, policies and procedures as a response to the state CUPA audit. The Area Plan will be reviewed and updated in 2025.	The Hazardous Materials Area Plan was reviewed and revised in February 2024. It is current with changes and improvements expected throughout the year as the Environmental Programs Division significantly revised its plans, policies and procedures as a response to the state audit by the Certified Unified Program Agency (CUPA). The Area Plan will be reviewed and updated in 2025.
S-8.A	Review Community Noise Ordinance The City shall review and update the Community Noise Ordinance, as necessary.	S-8.13	Economic and Community Development Department; Public Works Department	FY 21/22	No changes to the Noise Ordinance have been required. City staff addresses individual noise concerns on a case by case basis.	No changes to the Noise Ordinance have been required. City staff addresses individual noise concerns on a case by case basis.
PUBLIC FACILITIES AND SERVICES						
PF-1.A	Capital Improvement Program The City shall continue to update its Capital Improvement Program every five years to address the city's existing and projected public facility needs.	PF-1.6, 1.14	Finance Department, All City departments, City Council	FY 22/23 and every five years thereafter	The City's 5-Year Capital Improvement Plan (CIP) was adopted June 20, 2023 (Resolution No. 6146-23) for FY 2023-2024 through FY 2027-2028 .	The City's 5-Year Capital Improvement Plan (CIP) was adopted June 20, 2023 (Resolution No. 6146-23) for FY 2023-2024 through FY 2027-2028. No updates were completed in 2024.
PF-1.B	Fee Schedules Update The City shall annually review and update its development fees to ensure adequate funding to deliver and maintain the service levels set out in this General Plan.	PF-1.8, 1.9	Finance Department, All City departments, City Council	Annually	The City annually reviews and updates its fees through the Master Fee Schedule update process.	The City annually reviews and updates its fees through the Master Fee Schedule update process.
PF-2.A	Customer Service Improvements The City shall routinely assess how to improve customer service, including identification of strategies for enhancing customer service at City Hall and other City facilities. Strategies may include access to additional City services online and providing a "one-stop shop" or "concierge" service at City Hall.	PF-2.1, 2.2	City Manager's Office	Ongoing	Goal B. Governance and Organization Effectiveness, of the City's Strategic Plan, work is planned to Increase staff efficiency and responsiveness by improving the design of and access to self-service options for the public and employees (e.g., human resources portals, permit system, customer service portals); work is planned for FY 23-24 and FY 24-25.	The City regularly provides customer service training for all front counter and public facing staff. Further, the City continues to migrate information to the City's website for easy public access. Work is ongoing to automate permitting systems making it easier for applicants to apply and obtain Planning, Building and Public Works permits.
PF-2.B	Comprehensive Operational Audit The City shall complete a comprehensive operational audit on city policies, procedures, service provision and productivity.	PF-2.4, 2.5	City Manager's Office	2020, every 5 years thereafter	The City Manager's Office continually audits City policies, procedures, service provisions, and productivity in response to both internal and external factors.	The City Manager's Office continually audits City policies, procedures, service provisions, and productivity in response to both internal and external factors.
PF-2.C	Develop Renewable Energy Sources at Municipal Facilities The City shall continually seek out opportunities and grant funding for the development of renewable energy sources, such as the installation of photovoltaic systems, at municipal facilities.	PF-2.14, 2.15	Public Works Department	Ongoing	City staff continually seeks out grants for upgrades to City facilities including opportunities for renewable energy sources.	City staff continually seeks out grants for upgrades to City facilities including opportunities for renewable energy sources.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
PF-3.A	Update City Website to Promote Bay-Friendly Landscaping The City shall update the City website to provide information regarding bay-friendly landscaping, including examples of bay-friendly gardens.	PF-3.8	Economic and Community Development Department	FY 20/21	City staff regularly posts the most up-to-date Landscape guidance on the City's website; including the "Landscape Standards Policy Statement." The Policy Statement features the Bay-Friendly Basics Landscape Checklist, which includes required practices that address established principles for protecting the environment. Also, the City's Clean Water Program website was reviewed and updated in 2023. It contains current links for rain gardens, rain barrels, storm water requirement forms, and links to the Alameda County Clean Water Program website.	Completed in 2022.
PF-6.A	Public Education Program on Waste Reduction, Recycling, Composting, and Green Purchasing The City shall establish a public education campaign to encourage residents, schools, institutions and businesses to reduce, reuse, recycle, and compost appropriately, and purchase recycled and nontoxic products.	PF-6.5	City Manager's Office – Recycling and Solid Waste Division	Ongoing	Effective July 1, 2021, the City commenced collecting a fee to assist with funding regulatory obligations pursuant to SB 1383. This act requires public education and outreach to encourage the diversion of organics (compostable materials) from landfill disposal. In October 2021, the City added Chapter 7.24 - Organics Reduction and Recycling Ordinance, to the Union City Municipal Code adopting the countywide Organics Reduction and Recycling Ordinance which mandates various provisions of SB 1383. The City accepted FY 2022-2023 SB 1383 grant funds from CalRecycle in March 2024. The City's Franchise Agreements for landfill, compost, and recycle collection services include public education and outreach obligations which the City manages in concert with its efforts to support the State's landfill regulations such as AB 939, AB 341, AB 1826 and SB 1383. Outreach includes issuing residents and businesses newsletters; annual comprehensive Services Guides; periodic postcards and more and are available for customers to download from: www.UnionCityRecycles.org . Other direct outreach activities include providing technical assistance to multi-family properties and commercial businesses and conducting lid flipping campaigns which include leaving notices on landfill, compost, and compost collection carts and bins.	The City continues to promote its waste reduction and recycling programs provided to residents and businesses primarily through the two collection services Franchise Agreements. Marketing and promotional efforts conducted include distribution of sector specific (i.e., single-family, multi-family and commercial) quarterly newsletters, postcards, advertisements, newspaper articles, and bill inserts (commercial sector). In addition, the City opened its community compost hub in 2024, which provides all residents and businesses the opportunity to acquire free compost seven days a week. The City's programs and services are promoted through signs at the compost hub and QR codes to the City's website pages which are kept up to date.
PF-8.A	Expand High-Speed Internet The City shall pursue opportunities to expand high speed internet in Union City, including implementing the installation of dark fiber in the Station District, studying the feasibility of expanding dark fiber citywide, and pursuing the ability to connect to BART's lit fiber network.	PF-8.1, 8.3	City Manager's Office, Economic and Community Development Department	Ongoing	Upgrade data connections between City facilities as necessary is in progress. IT and Public Works staff are working to evaluate the cities available conduit and deploy citywide fiber to City intersections and facilities.	Construction for the high-speed Internet program has commenced along Union City Blvd, with the replacement of an existing interconnect cable with fiber optic cables from Smith Street to Lowry Road. A central hub has been established at the Mark Green Sports Center. Progress is ongoing for a secondary high-speed wireless connection to the hubs, with two of the three hubs now connected. There are no updates regarding dark fiber for the Station District, and no further action will be pursued regarding BART's fiber connection.
PF-8.B	Standards for Broadband Infrastructure The City shall develop and adopt standards for broadband infrastructure installation, including the development of: <ul style="list-style-type: none">• A dig once, open trench and shadow conduit standard;• A preferred business model for management and use of city owned telecommunication assets, which may include a master lease agreement;• Standards for new construction or major remodels;• Standard specifications for conduit and broadband facilities, permitting procedures and master plans.	PF-8.6	City Manager's Office, Public Works Department, Economic, Information Technology, and Community Development Department	2020	New City policies for broadband infrastructure installation are being evaluated for future standards.	New City policies for broadband infrastructure installation are being evaluated for future standards.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
PF-8.C	Standards for Small Cell Sites The City shall establish design standards and a legal framework for accommodating small cell technology in the public rights-of-way.	PF-8.8	City Manager's Office, Public Works Department	2020	In July 2021, "Small Cell" design guidelines were prepared and presented to cellular providers. To date, the City has entered into Master License Agreements with three providers.	Completed in 2021.
PF-8.D	Broadband Asset Management The City shall develop a detailed geodatabase of City owned traffic signal and street light conduits and existing fiber optic networks and information regarding ownership.	PF-8.5	City Manager's Office, Public Works Department	2020	The City has added the location of all streetlights to the City's GIS system. The new system allows pole details to be documented and small cell installation information to be tracked.	Dark fiber updated in goal ED – 4. A
PF-8.E	Explore Creation of Internet Connectivity Fee The City shall explore the creation of an internet connectivity fee to help fund the expansion of broadband access throughout the city.	PF-8.3	City Manager's Office, Finance Department	2021	Due to the other Department priorities, this project has not begun.	Due to the other Department priorities, this project has not begun.
PF-8.F	Cybersecurity Plan The City shall develop a cybersecurity plan to protect City infrastructure and government data against cyberattacks.	PF-8.10	City Manager's Office, as assigned	FY 20/21	Cybersecurity Manager position has been filled on July 3, 2023: Dwayne Thaele is Union City's Cybersecurity Manager. Tasks completed included: -Cybersecurity Awareness Training program and policy for all Union City employees -Cybersecurity Roadmap created -Cybersecurity Assessments and Maturity Model completed -Cybersecurity Risk Register Created -Migration to new Advanced Fortinet Networking Infrastructure underway -Disaster Response & Business Continuity Planning policy underway -AI Usage Policy is created and under review	Union City has made significant progress in advancing and implementing our Cybersecurity Plan in 2024, including the following key achievements: • A formal Cybersecurity Awareness Training program and policy were established for all employees, with 60 minutes of annual instruction delivered. • A new Generative AI Usage policy was introduced. • The Cybersecurity Roadmap was updated to reflect changing priorities and resource availability. • ITS completed its Annual Cybersecurity Assessment and Maturity Model, now aligned with NIST CSF 2.0. The Cybersecurity Risk Register has been updated to reflect current risks. • The transition to the new Advanced Security Fortinet Networking Infrastructure is nearly complete. • ITS implemented new Endpoint and Identity Managed Detection and Response services.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
PF-9.A	Police Department Strategic Plan The City shall maintain and implement a comprehensive Police Department Strategic Plan, based on incremental time periods of three to five years, unless designated otherwise, and shall update the plan periodically as plan items are accomplished or achieved.	PF-9.1-9.8	Police Department	2021, and updated every three to five years, as appropriate	The Police Department completed the second year of it's 5-Year Strategic Plan, which emphasized transparency, accountability, and increased communication. Highlights include the 2023 inauguration of a District Policing Model, a pivotal step in fostering community engagement, identifying emerging crime trends, and optimizing resource deployment.	The Police Department completed the third year of it's 5-Year Strategic Plan, which emphasizes transparency, accountability, and increased communication. Highlights include the 2023 inauguration of a District Policing Model, a pivotal step in fostering community engagement, identifying emerging crime trends, and optimizing resource deployment. District Policing breaks the city into smaller areas, known as Districts, to improve the City's ability to interact with and understand the needs of the community.
PF-9.B	CALEA Certification The City Police Department shall seek, earn, and maintain national accreditation by the Commission on Accreditation of Law Enforcement Agencies (CALEA). Being an accredited agency ensures formalization of essential management procedures, fair and nondiscriminatory personnel practices, enhanced crime prevention, increased efficiency of police service delivery to the community, solidified interagency cooperation and coordination, and increased community and staff confidence in the agency.	PF-9.1-9.8	Police Department	2019, and ongoing	The Police Department continues to pursue other priorities. The Police Department's updated Strategic Plan does not include the pursuit of CALEA Certification as a goal.	The Police Department did not pursue CALEA Certification as a priority in 2024. Further, the Police Department's updated Strategic Plan does not include the pursuit of CALEA Certification as a plan goal.
PF-9.C	Periodic Staffing Studies The City Police Department shall conduct periodic staffing studies to determine staffing needs to meet best-practice obligations. These studies, beyond baseline personnel-per-one-thousand staffing ratio formula, shall focus on actual workload demands and community priorities to determine staffing needs to meet those obligations.	PF-9.1	Police Department	2019, and ongoing	The Police Department continues to complete regular staffing studies, per our 2022-2026 Strategic Plan. These studies have proven beneficial as UCPD boasted the lowest vacancy rate in the county among comparable organizations.	The Police Department continues to complete regular staffing studies, per our 2022-2026 Strategic Plan. These studies have proven beneficial as UCPD boasted the lowest vacancy rate in the county among comparable organizations.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
PF-9.D	Assess Police Department Facilities and Equipment Needs Biannually with the preparation of the City budget, the City shall assess local police facilities and equipment needs and develop strategies that strive to maintain the service standards established in Policy PF-9.1.	PF-9.2	Police Department, City Council	2019, and ongoing	Aligning with Goal C, Strategy 13, the Police Department has purchased essential equipment which enhances community needs. These items include the Peregrine analysis program and Flock ALPR system. UCPD continues to assess and propose additional enhancements.	Aligning with Goal C, Strategy 13, Goal C. Economic, Community Development and Public Safety of the City of Union City's Strategic Plan, the Police Department has purchased essential equipment which enhances community needs. These items include the Peregrine analysis program and Flock ALPR system. UCPD continues to integrate the Peregrine analysis program and the Flock ALPR system into our strategic policing model. UCPD continues to assess and propose additional enhancements.
PF-12.A	Evaluate Feasibility of Building a New Library The City shall evaluate the feasibility of funding the construction of a new, state-of-the-art library to implement the Alameda County Library Facilities Master Plan.	PF-12.1	City Manager's Office, Public Works Department	2022	The first step in the process is preparation of a Facilities Master Plan. There is no established timeline to begin this work. This project is currently pending.	The first step in the process is preparation of a Facilities Master Plan. There is no established timeline to begin this work. This project is currently pending, based upon staff's workload and funding.
PF-12.B	Fund Extended Library Hours The City shall fund extended hours of operation at the library, subject to budgetary constraints.	PF-12.2	City Manager's Office	2020, and every two year budget cycle thereafter	Based on current budgetary constraints, extension of library hours is not recommended.	Based on current budgetary constraints, extension of library hours is not recommended.
RESOURCE CONSERVATION						
RC-3.A	Green Infrastructure Plan The City shall prepare, adopt, and implement a Green Infrastructure Plan in compliance with NPDES Stormwater Municipal Regional Permit (MRP 2.0) requirements.	RC-3.4, 3.5	Public Works Department	2019	The City's Green Infrastructure Plan was prepared in compliance with NPDES Stormwater Municipal Regional Permit (MRP 2.0) requirements and was adopted in September 2019.	The City's Green Infrastructure (GI) Plan was prepared in compliance with NPDES Stormwater Municipal Regional Permit (MRP 2.0) requirements and was adopted in September 2019. The GI Plan must be updated every five years. The City needs to secure funding and hire a consultant, which may require an RFP process.
RC-4.A	Maintain Inventory of Historical Resources The City shall maintain an inventory of historical resources.	RC-4.2, 4.4	Economic and Community Development Department	Ongoing	An Historical Resource Inventory is maintained by the City (i.e., Union City Cultural Resources Survey) and is updated on a project-by-project basis. The City's Landmark and Historic Preservation Ordinance, updated through Ordinance No. 670-06 § 3, in 2006, provides guidance to designate and preserve historic resources.	An Historical Resource Inventory is maintained by the City (i.e., Union City Cultural Resources Survey) and is updated on a project-by-project basis. The City's Landmark and Historic Preservation Ordinance, updated through Ordinance No. 670-06 § 3, in 2006, provides guidance to designate and preserve historic resources.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
RC-4.B	Cultural Resources Study Requirement If a project requires activities that have the potential to impact cultural resources, the City shall require the applicant to retain a qualified archaeologist meeting the Secretary of the Interior’s (SOI) Professional Qualification Standards (PQS) in archaeology and/or an architectural historian meeting the SOI PQS standards in architectural history to complete a Phase 1 cultural resources inventory of the project site (NPS 1983). A Phase 1 cultural resources inventory should include a pedestrian survey of the project site and sufficient background archival research and field sampling to determine whether subsurface prehistoric or historic remains may be present. Archival research should include a records search conducted at the Northwest Information Center (NWIC) and a Sacred Lands File (SLF) search conducted with the Native American Heritage Commission (NAHC). The technical report documenting the Phase 1 cultural resources inventory shall include recommendations to avoid or reduce impacts to cultural resources. These recommendations shall be implemented and incorporated in the project.	RC-4.6, 4.7, 4.8	Economic and Community Development Department	Ongoing	Projects that have the potential to impact cultural resources are addressed on a case by case basis through the City's development review process as part of the California Environmental Quality Act (CEQA) review.	Projects that have the potential to impact cultural resources are addressed on a case by case basis through the City's development review process as part of the California Environmental Quality Act (CEQA) review.
RC-6.A	High-Efficiency or Alternatively-Powered Water Heater Replacement Program The City shall provide educational material and information on the City website and through the Building Division on high-efficiency and alternatively-powered water heater replacement options available to current homeowners considering water heater replacement. The City shall streamline the permitting process for high efficiency and alternatively-powered water heat replacement, and develop appropriate financial incentives by working with energy utilities or other partners. Replacement water heaters could include high efficiency natural gas (i.e., tankless) or other alternatively-powered water heating systems that reduce or eliminate natural gas usage such as solar water heating systems, tankless or storage electric water heaters, and electric heat pump systems.	RC-6.9	Economic and Community Development Department	FY 22/23	A handout was prepared that addressed alternatively powered water heater replacements, which is available from the Building Division or on-line.	Completed in 2023.
RC-7.A	Update the Climate Action Plan The City shall periodically update the Climate Action Plan to address municipal operations, maintain compliance with GHG reduction targets set forth by the California Air Resources Board, integrate climate adaptation, and assess and modify existing CAP implementation programs.	RC-7.1, 7.2	Economic and Community Development Department	2020 and every five years thereafter	An update the to City's Climate Action Plan is planned to begin in Fall 2024. The update has been delayed due to several vacancies in the Planning Division.	In late 2024, ECD staff issued an RFP to bring on a consultant to assist staff in preparing the CAP. The City also hired a Civic Spark Fellow to assist on the update. The City is taking a diligent and strategic approach, ensuring that the CAP Update not only meets local climate objectives but also aligns with broader regional and state policies. As part of this effort, the City is closely monitoring the development of the Bay Area Regional Climate Action Plan (BARCAP) to identify opportunities for better integration between local actions and regional priorities. Additionally, staff is staying attuned to state-level requirements, including those introduced by SB 272, and is working to enhance their understanding of the Regional Shoreline Adaptation Plan (RSAP) to determine how it may inform or influence the CAP update.
SPECIAL AREAS						

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
SA-1.A	Expand Priority Development Area The City shall work with the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) to expand the Intermodal Station District Priority Development Area (PDA) boundary to encompass the entire Station District.	SA-1.1, 1.3	Economic and Community Development Department	FY 20/21	The 2040 General Plan modified the boundaries of the former Decoto Industrial Park Study Area (DIPSA) Specific Plan area, which was the precursor to the Station District Specific Plan. In 2020, Union City's PDA was expanded for consistency with this expanded boundary and was also incorporated into the Station District Specific Plan.	Completed in 2020.
SA-1.B	Funding for Station District Public Improvements The City shall identify and aggressively seek grant funding and other external sources of public funding to finance infrastructure and circulation improvements within the Station District, including: <ul style="list-style-type: none">• Construction of an east entrance to the BART station, including a pedestrian crossing of the Oakland Subdivision railroad tracks;• Construction of a pedestrian crossing of the Niles Subdivision railroad tracks to link the Core Station District with Station East;• Improved lighting, sidewalks and pedestrian amenities throughout the Station District, especially along Decoto Road and 7th Street, and within any new developments;• Construction of new streets within the Station East area;• Replace public parking within the Station District that may be removed as a result of redevelopment;• Construction of Quarry Lakes Parkway; and• Construction of a passenger rail station at Union City BART.	SA-1.3, 1.7, 1.9	City Manager's Office, Economic and Community Development Department, Administrative Services Division, and Public Works Department	Ongoing	In Summer 2022, the City secured the permits to construct the at-grade crossing from the California Public Utilities Commission and Union Pacific Railroad. The funding sources for design and construction of the at-grade crossing are a grant from the Alameda CTC and 2011 Redevelopment Bonds. Since 2022, City and Union Pacific (UP) staff have met monthly to discuss design submittals, preemption calculations, and the anticipated project schedule. No work has begun on the pedestrian crossing over the Niles Subdivision. The Station East Mixed Use Residential project was approved in 2021 in the Station East area. The project proposes new streets and related street improvements and improvements along Decoto Road and 7th Street. The project is in the process of obtaining approvals from the Public Works Department and other entities for this work. No parking was removed as a result of the new development. Design work for Quarry Lakes Parkway is underway. Phase 1 of the Southern Alameda County Integrated Rail Analysis (SoCo Rail) Study, completed by the Metropolitan Transportation Commission (MTC), identified the Union City Intermodal Station as the preferred location for a "rail to rail" connection between the Altamont Commuter Express (ACE) and BART. Phase 2 of the project is currently underway and entails project development. Union City staff is coordinating with ACE and MTC staff on the project design.	Union Pacific (UP) and the California Public Utilities Commission (CPUC) approved the City's request to phase the Station District Public Improvements project. This allows the At-Grade Pedestrian Crossing at BART component to go to bid in early 2025, while the Decoto Road Oakland Subdivision work undergoes agency approval. Additionally, the City plans to replace concrete panels at the Oakland Subdivision as a stand-alone project in Summer 2025. Funding for the project includes \$3 million from the Safe Routes to BART (SR2B) grant, \$3 million from Regional Measure 3 (RM 3), and \$1.17 million from Local Funds (Measure BB & RDA Bonds). The developer of the Station East Mixed Use Residential Project has completed remedial and rough grading, and is collaborating with Public Works to phase the installation of the storm and sewer systems ahead of future roadwork.
SA-1.C	Update DIPSA Specific Plan The City shall review and update the Decoto Industrial Park Study Area (DIPSA) Specific Plan for consistency with the General Plan.	SA-1.1, 1.14	City Council, City Manager's Office, Economic and Community Development Department	FY 21/22	The Station District Specific Plan was adopted by City Council in October 2022 (6026-22). The DIPSA Specific Plan was comprehensively updated and rebranded as the Station District Specific Plan.	Completed in 2022.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
SA-1.D	Evaluate Impact Fees in the Station District The City shall re-evaluate impact fees that could be a source of funding for capital improvements in the Station District and assess the need for new fees to address the infrastructure and service impacts of high-density development in the Station District. Alternative sources of funds should be considered, such as infrastructure bonds, if appropriate.	SA-1.7	City Council, City Manager's Office, Finance Department, Economic and Community Development Department, Public Works Department	Ongoing	An impact fee study is underway to update to all City development impact fees, including fees that apply to the Station District such as the DIPSA Infrastructure Fee.	An impact fee study is underway to update to all City development impact fees, including fees that apply to the Station District.
SA-1.E	Station District Streetscape Master Plan The City shall develop a streetscape master plan for the Station District that outlines a unified design theme consisting of landscaping, sidewalks, pedestrian street crossings, and lighting.		Economic and Community Development Department, Public Works Department	FY 19/20 through 20/21	The Station District Specific Plan, which was adopted in October 2022, provides details and guidance on streetscape design.	Completed in 2022.
SA-2.A	Issue RFPs for Station District Development When appropriate, the City shall issue developer requests for proposals to implement General Plan objectives for the Core Station District.	SA-2.9	City Manager's Office	As needed	In June 2021, the City issued a Notice of Availability (NOA), as required by the Surplus Lands Act, for sale of the Gateway site located within the Station District Specific Plan area. In December 2021, the City entered into an Exclusive Negotiating Agreement (ENA) with City Ventures for development of the site, which is still valid.	No RFPs were issued for Station District development in 2024. The City is still in an Exclusive Negotiating Agreement with City Ventures for the Gateway site.
SA-3.A	Evaluate Development of Restoration Site The City shall evaluate the development potential of and constraints on the Restoration Site and identify steps for redevelopment and reuse of the property.	SA-3.1	City Council, City Manager's Office, Economic and Community Development Department, Public Works Department	FY 22/23	As part of the Draft 2023-2031 Housing Element update, Policy HE-1.C was added to support the City's goal of developing the Restoration Site, which states "The City shall facilitate development of a mix of high-density residential and office uses on the City-owned Restoration Site by issuing a developer request for proposals and partnering with developers on site remediation to maximize development potential of the site. The City is working on next steps regarding a "Request for Proposals" to bring on an environmental consultant to prepare CEQA documentation to remove the contaminated soil as part of another project.	In 2024, the City entered into a Memorandum of Understanding with San Joaquin Regional Rail Commission (SJRRC) regarding the Union City Intermodal Station, Phase 3/Intercity Rail Station Project. The project proposes a new Altamont Commuter Express (ACE) stop at the Intermodal Station and includes removal of a portion of the Restoration site to facilitate a layover yard for the trains. City staff worked with SJRRC to engage an environmental consultant to prepare CEQA documentation for the project .

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
SA-3.B	Issue RFPs for Station District Development When appropriate, the City shall issue developer requests for proposals to implement General Plan objectives for the Restoration Site.	SA-3.1, 3.2, 3.3	City Manager's Office	As needed	See discussion under SA-3. A.	To date, the City has not issued any RFPs for development of the Restoration site.
SA-4.A	Capital Improvements in the Station East Area The City shall strive to provide capital improvements in the Station East area identified in the DIPSA Specific Plan, General Plan, and other planning documents.	SA-4.21, 4.22	City Council, Economic and Community Development Department, Public Works Department	Ongoing	Improvements for the At-Grade Pedestrian Crossing To East Plaza project are included in the Capital Improvement Plan for fiscal years 2023/2024, 2024/2025, and 2025/2026.	Union Pacific (UP) and the California Public Utilities Commission (CPUC) approved the City's request to phase the Station District Public Improvements project. This allows the At-Grade Pedestrian Crossing at BART component to go to bid in early 2025, while the Decoto Road Oakland Subdivision work undergoes agency approval. Additionally, the City plans to replace concrete panels at the Oakland Subdivision as a stand-alone project in Summer 2025. Funding for the project includes \$3 million from the Safe Routes to BART (SR2B) grant, \$3 million from Regional Measure 3 (RM 3), and \$1.17 million from Local Funds (Measure BB & RDA Bonds). The developer of the Station East Mixed Use Residential Project has completed remedial and rough grading, and is collaborating with Public Works to phase the installation of the storm and sewer systems ahead of future roadwork.
SA-8.A	Cooperate to Address Flood Control The City shall cooperate with the Alameda County Flood Control and Water Conservation District on any infrastructure improvements to remove the Horner/Veasay Area from the flood plain.	SA-8.1	Public Works Department, Economic and Community Development Department	Ongoing	The City works cooperatively with the Alameda County Flood Control and Water Conservation District on projects that impact their facilities. Additionally, the City works with applicants on new development located in flood zones to ensure compliance with applicable requirements to minimize flood risk.	No infrastructure projects are planned for the Horner/Veasay Area. New construction in the area is required to meet the requirements in the City's Flood Plain Ordinance, as well as meeting all requirements of the Federal Emergency Management Agency (FEMA) .
SA-8.B	Ensure Compliance with Amortization The City shall ensure compliance with the terms of the amortization to cease operation for the following properties that have nonconforming uses in conformance with the dates listed below: • APN 482-0020-007 (Williams) - September 3, 2023 • APN 482-0027-007-19 (Goncalves) - September 3, 2023 • APN 482-0022-001-02, 482-0022-007, and 482-0022-009-01 (Bertelson) - September 3, 2023 • APNs 482-0020-008-02 and 482-0020-002-03 (Kirby) - January 28, 2024	SA-8.4	City Manager's Office and Economic and Community Development Department	2023 and 2024	The Planning Division will begin outreach in 2024 to impacted property owners letting them know that the Amortization agreements that they entered into 10 years ago will be expiring and they will need to cease activities related to truck parking and outdoor storage.	Due to other Planning Division priorities, outreach to property owners has not occurred.
SA-10.A	Evaluate Lighting Levels in the Decoto Neighborhood The City shall conduct an evaluation of existing lighting levels in the Decoto Neighborhood and shall identify opportunities for enhanced lighting.	SA-10.6	Public Works Department	FY 20/21	The conversion of LED streetlights was initially planned to be carried out by the city's streetlight maintenance contractor. However, a decision was later made to engage a consultant to assess the lighting levels along the high-injury network, as identified in the Local Roadway Safety Plan (LRSP), with a focus on the Decoto neighborhood. In FY 24/25, the city will prepare a RFP to solicit contractors for the project.	A request for proposal to retain the services of a consultant to assess the lighting levels in the Decoto Neighborhood is underway and being spearheaded by the Principal Civil Engineer.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
SA-11.A	Update Old Alvarado Design Guidelines The City shall review and update the Old Alvarado Design Guidelines to reflect the development that has occurred since the Guidelines were developed and to provide guidance for areas outside of the Smith Street commercial core including UCB between the Mark Green Sports Center and Bettencourt Way, the Horner Street corridor, and the residential neighborhoods located to the west of Union City Boulevard generally between Marsten Avenue and Cambridge Way, including the Diamond Mines site, and to the east of Union City Boulevard north of Smith Street between Vallejo Street and Watkins Street.	SA-11.1, 11.2, 11.3, 11.5	Economic and Community Development Department	FY 21/22	Amendments were made to Title 18 of the Union City Municipal Code (Ordinance 917-23) to establish objective design and development standards for zoning districts that allow multi-family and/or mixed-use residential development as a permitted or conditional use. The purpose of the amendments is to ensure high-quality design, provide property owners and developers with certainty, streamline the development review process, and comply with recent state housing laws. The objective development standards were incorporated as a new section (Section 18.24.050: Building and site design standards) of Chapter 18.24. The new standards apply to the Village Mixed Use (VMU) zoning district, which encompasses the Historic Alvarado District.	Completed in 2023.
SA-11.B	Signage and Branding Program for Historic Alvarado District City shall work with property owners and businesses in the Historic Alvarado District on developing and implementing a signage and branding program for the area.	SA-11.7	Economic and Community Development Department	Ongoing	In 2022, the Public Works Department was moving forward with finalizing the agreement with a vendor to manufacture and install the approved Historic Alvarado wayfinding signage. Due to changes in State law, the City was no longer able to enter into a “Design/Build” agreement with the vendor due to the cost of the work and the Public Works Department was required to rebid the project. Due to other infrastructure projects moving forward and a lack of staffing, this project has not been rebid.	Project needs to be re-assessed among other City priorities and funding demands.
SA-11.C	Review Permitted Uses in the Zoning Ordinance The City shall review the Zoning Ordinance to determine if new types of commercial uses should be permitted to strengthen the Smith Street Commercial Core (e.g., wine bars, entertainment uses).	SA-11.8, 11.9	Economic and Community Development Department	FY 19/20	A new zoning district called “Village Mixed Use (VMU)” was developed and applied to the Historic Alvarado District. This work was done as part of the Housing Element Zoning updates (Ordinance 903-22). The VMU Zoning District was based on other mixed use zoning districts and added additional commercial uses beyond what was previously allowed.	Completed in 2022.
SA-12.A	Union Landing Retail Analysis The City shall prepare a retail analysis to evaluate the changing retail environment and develop strategies to address how Union Landing can adapt. The analysis should consider, among other topics: • Union Landing’s position in the Interstate 880 corridor; • The changing retail environment for big-box-anchored tenants in centers such as Union Landing; • Maintaining Union Landing as a sales tax generator and a regional destination; • Adjusting the permitted and conditionally permitted uses and development standards to be competitive in the changing retail marketplace; and • Strategies to target a supportive mix of tenants when working with 16 different property owners.	SA-12.1, 12.3, 12.7, 12.8, 12.9, 12.10	Economic and Community Development Department	FY 19/20	In 2021, the City hired Kosmont Companies to prepare a Retail Study for Union Landing to analyze local and subregional retail sector trends as well as the City’s existing zoning regulations to ensure that the center was well-positioned. The study informed amendments to Union Landing Commercial (CUL) Zoning District. Some notable trends referenced in the study include: • Entertainment uses, fitness centers and open space have become new anchor tenants for large shopping centers. • Service businesses such as restaurants / drinking places expanded most in 15 years and now surpassed retail establishments in U.S. Union Landing has less than 5% of space devoted to service businesses and about 15% for restaurants. • Consumers are more interested in seeking experiences during shopping trips. .□	Completed in 2021.

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
SA-12.B	Update CUL Zoning Provisions The City shall review and consider updating the standards, allowed uses, and sub-area designations in the Union Landing Commercial (CUL) Zoning District to reflect current conditions and changing markets.	SA-12.1, 12.4, 12.8, 12.9	Economic and Community Development Department	FY 20/21	In summer 2021, the Union Landing Commercial (CUL) Zoning District was amended. The amendments modified the list of permitted and conditionally permitted uses to provide more consistency within subareas, to better reflect current market trends, and to re-designate uses so they are permitted and do not require discretionary review. The amendments updated development type descriptions to provide experience-oriented uses and the addition of breweries and wineries with on-site tasting and food service measuring up to 5,000 sq. ft. were added as a permitted use. The update also included provisions related to trash and recycling facilities, property maintenance, and outdoor dining.	Completed in 2021.
SA-12.C	Guide for Intensification of Union Landing The City shall work with property owners and tenants to prepare a plan to guide intensification efforts at Union Landing, including a plan for additional development, parking, urban design, plazas and gathering spaces, and pedestrian and automobile circulation improvements to ensure that Union Landing changes over time in order to remain competitive.	SA-12.1, 12.11, 12.13, 12.14	Community Development Department, Public Works Department	FY 24/25	When this ambitious goal was identified, market conditions supported intensification of the center. However, in the current retail climate including shrinkage of retail square footage, high interest rates, high materials and labor cost, and the decline of retail centers along the I-880, these conditions have made intensification opportunities challenging. As the retail marketplace continues to transform, investor interest in intensifying the center could gain traction. However, until market conditions improve to support intensification, this goal is on hold.	In 2024, staff spoke with some of the larger property owners in the Union Landing shopping center regarding any expansion/intensification plans. The feedback we received was there was not interest to expand/intensify at this time.
SA-12.D	Union Landing Sign, Wayfinding, and Branding Program The City shall prepare a comprehensive sign, wayfinding, and branding program for Union Landing.	SA-12.16, 12.18	City Manager's Office, Economic and Community Development Department, Public Works Department	FY 19/20	A new branding/logo and color pallet was implemented in 2022 and was incorporated into the Gateway Area refresh project described above. Banners reflecting the updated branding were also installed in 2022.	Completed in 2022.
SA-13.A	Rezone Calaveras Landing The City shall rezone Calaveras Landing consistent with the Regional Retail Commercial land use designation.	SA-13.1, 13.4	Economic and Community Development Department	FY 20/21	The proposed rezoning of the Calaveras Landing Shopping Center from Special Industrial (MS) to Community Commercial (CC) is currently underway.	Completed in 2024. The site was rezoned from MS to CC to better align with the existing land uses and the site's General Plan designation of Regional Retail Commercial (CRR).

Identifier	Program	Implements Policy	Responsible Department/ Division	Time Frame	Updated Status for 2023	Updated Status for 2024
SA-13.B	Calaveras Landing Sign, Wayfinding, and Branding Program The City shall prepare a comprehensive sign, wayfinding, and branding program for Calaveras Landing.	SA-13.3, 13.3	City Manager's Office, Economic and Community Development Department, Public Works Department	FY 20/21	City staff will continue to work with the Union Landing Property Owners Association, to identify “place-making” opportunities to make the center a place that shoppers and visitors will enjoy as a clean and a desirable destination.	No work has been completed on this project. Unlike Union Landing which has a Property Business Improvement District (PBID), Calaveras Landing is privately owned. Signage improvements and branding updates to Union Landing were paid for by the PBID. In 2025, staff plans to reach out to the property owner(s) regarding this policy.
SA-13.C	Calaveras Landing Retail Analysis Building off the study conducted for Union Landing (see Program SA-12.A), the City shall prepare a retail analysis to evaluate the changing retail environment and develop strategies to address how Calaveras Landing can adapt. The analysis should consider, among other topics: <ul style="list-style-type: none">• Calaveras Landing’s position in the Interstate 880 corridor;• The changing retail environment for big-box-anchored tenants;• Enhancing Calaveras Landing as a sales tax generator and a regional destination; and• Adjusting the permitted and conditionally permitted uses and development standards to be competitive in the changing retail marketplace.	SA-13.1	Economic and Community Development Department	FY 21/22	Due to other City priorities, it is anticipated that work on this program will begin in FY 24/25.	Due to other City priorities, it is anticipated that work on this program will begin in FY 25/26.
SA-14.A	Seek Grant Funding for Access Improvements at the Four Corners The City shall continue to seek grant funding to address issues such as transit access, traffic circulation, and pedestrian access between the Four Corners shopping centers.	SA-14.1, 14.2	Economic and Community Development Department, Public Works Department	Ongoing	The City is always seeking grant funding for public improvements including the development of bicycle, pedestrian, and transit facilities.	The City is always seeking grant funding for public improvements including the development of bicycle, pedestrian, and transit facilities.
SA-14.B	Four Corners Signage and Branding Program The City shall develop a signage and branding program for the Four Corners shopping area.	SA-14.1	Economic and Community Development Department	FY 22/23	Due to other Department priorities, it is anticipated that work on this program will begin in FY 24/25.	Due to other City priorities, this project has not begun.

Please Start Here

General Information	
Jurisdiction Name	Union City
Reporting Calendar Year	2024
Contact Information	
First Name	Francisco
Last Name	Gomez Jr.
Title	Housing and Community Development Manager
Email	franciscog@unioncity.org
Phone	5106755322
Mailing Address	
Street Address	34009 Alvarado-Niles Road
City	Union City
Zipcode	94587

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Jurisdiction	Union City	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	10
Low	Deed Restricted	0
	Non-Deed Restricted	10
Moderate	Deed Restricted	0
	Non-Deed Restricted	10
Above Moderate		19
Total Units		49

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	15	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	34	4
Mobile/Manufactured Home	0	0	0
Total	0	49	4

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	49	49

Housing Applications Summary	
Total Housing Applications Submitted:	3
Number of Proposed Units in All Applications Received:	155
Total Housing Units Approved:	75
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	3	155

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	80
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	50
Sites Rezoned to Accommodate the RHNA	0

Reporting Period		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037		2038		2039		2040		2041		2042		2043		2044		2045		2046		2047		2048		2049		2050		2051		2052		2053		2054		2055		2056		2057		2058		2059		2060		2061		2062		2063		2064		2065		2066		2067		2068		2069		2070		2071		2072		2073		2074		2075		2076		2077		2078		2079		2080		2081		2082		2083		2084		2085		2086		2087		2088		2089		2090		2091		2092		2093		2094		2095		2096		2097		2098		2099		2100		2101		2102		2103		2104		2105		2106		2107		2108		2109		2110		2111		2112		2113		2114		2115		2116		2117		2118		2119		2120		2121		2122		2123		2124		2125		2126		2127		2128		2129		2130		2131		2132		2133		2134		2135		2136		2137		2138		2139		2140		2141		2142		2143		2144		2145		2146		2147		2148		2149		2150		2151		2152		2153		2154		2155		2156		2157		2158		2159		2160		2161		2162		2163		2164		2165		2166		2167		2168		2169		2170		2171		2172		2173		2174		2175		2176		2177		2178		2179		2180		2181		2182		2183		2184		2185		2186		2187		2188		2189		2190		2191		2192		2193		2194		2195		2196		2197		2198		2199		2200		2201		2202		2203		2204		2205		2206		2207		2208		2209		2210		2211		2212		2213		2214		2215		2216		2217		2218		2219		2220		2221		2222		2223		2224		2225		2226		2227		2228		2229		2230		2231		2232		2233		2234		2235		2236		2237		2238		2239		2240		2241		2242		2243		2244		2245		2246		2247		2248		2249		2250		2251		2252		2253		2254		2255		2256		2257		2258		2259		2260		2261		2262		2263		2264		2265		2266		2267		2268		2269		2270		2271		2272		2273		2274		2275		2276		2277		2278		2279		2280		2281		2282		2283		2284		2285		2286		2287		2288		2289		2290		2291		2292		2293		2294		2295		2296		2297		2298		2299		2300		2301		2302		2303		2304		2305		2306		2307		2308		2309		2310		2311		2312		2313		2314		2315		2316		2317		2318		2319		2320		2321		2322		2323		2324		2325		2326		2327		2328		2329		2330		2331		2332		2333		2334		2335		2336		2337		2338		2339		2340		2341		2342		2343		2344		2345		2346		2347		2348		2349		2350		2351		2352		2353		2354		2355		2356		2357		2358		2359		2360		2361		2362		2363		2364		2365		2366		2367		2368		2369		2370		2371		2372		2373		2374		2375		2376		2377		2378		2379		2380		2381		2382		2383		2384		2385		2386		2387		2388		2389		2390		2391		2392		2393		2394		2395		2396		2397		2398		2399		2400		2401		2402		2403		2404		2405		2406		2407		2408		2409		2410		2411		2412		2413		2414		2415		2416		2417		2418		2419		2420		2421		2422		2423		2424		2425		2426		2427		2428		2429		2430		2431		2432		2433		2434		2435		2436		2437		2438		2439		2440		2441		2442		2443		2444		2445		2446		2447		2448		2449		2450		2451		2452		2453		2454		2455		2456		2457		2458		2459		2460		2461		2462		2463		2464		2465		2466		2467		2468		2469		2470		2471		2472		2473		2474		2475		2476		2477		2478		2479		2480		2481		2482		2483		2484		2485		2486		2487		2488		2489		2490		2491		2492		2493		2494		2495		2496		2497		2498		2499		2500		2501		2502		2503		2504		2505		2506		2507		2508		2509		2510		2511		2512		2513		2514		2515		2516		2517		2518		2519		2520		2521		2522		2523		2524		2525		2526		2527		2528		2529		2530		2531		2532		2533		2534		2535		2536		2537		2538		2539		2540		2541		2542		2543		2544		2545		2546		2547		2548		2549		2550		2551		2552		2553		2554		2555		2556		2557		2558		2559		2560		2561		2562		2563		2564		2565		2566		2567		2568		2569		2570		2571		2572		2573		2574		2575		2576		2577		2578		2579		2580		2581		2582		2583		2584		2585		2586		2587		2588		2589		2590		2591		2592		2593		2594		2595		2596		2597		2598		2599		2600		2601		2602		2603		2604		2605		2606		2607		2608		2609		2610		2611		2612		2613		2614		2615		2616		2617		2618		2619		2620		2621		2622		2623		2624		2625		2626		2627		2628		2629		2630		2631		2632		2633		2634		2635		2636		2637		2638		2639		2640		2641		2642		2643		2644		2645		2646		2647		2648		2649		2650		2651		2652		2653		2654		2655		2656		2657		2658		2659		2660		2661		2662		2663		2664		2665		2666		2667		2668		2669		2670		2671		2672		2673		2674		2675		2676		2677		2678		2679		2680		2681		2682		2683		2684		2685		2686		2687		2688		2689		2690		2691		2692		2693		2694		2695		2696		2697		2698		2699		2700		2701		2702		2703		2704		2705		2706		2707		2708		2709		2710		2711		2712		2713		2714		2715		2716		2717		2718		2719		2720		2721		2722		2723		2724		2725		2726		2727		2728		2729		2730		2731		2732		2733		2734		2735		2736		2737		2738		2739		2740		2741		2742		2743		2744		2745		2746		2747		2748		2749		2750		2751		2752		2753		2754		2755		2756		2757		2758		2759		2760		2761		2762		2763		2764		2765		2766		2767		2768		2769		2770		2771		2772		2773		2774		2775		2776		2777		2778		2779		2780		2781		2782		2783		2784		2785		2786		2787		2788		2789		2790		2791		2792		2793		2794		2795		2796		2797		2798		2799		2800		2801		2802		2803		2804		2805		2806		2807		2808		2809		2810		2811		2812		2813		2814		2815		2816		2817		2818		2819		2820		2821		2822		2823		2824		2825		2826		2827		2828		2829		2830		2831		2832		2833		2834		2835		2836		2837		2838		2839		2840		2841		2842		2843		2844		2845		2846		2847		2848		2849		2850		2851		2852		2853		2854		2855		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Jurisdiction	Union City	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022- 01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	862	-	-	-	-	-	-	-	-	-	-	17	845
	Non-Deed Restricted		1	6	10	-	-	-	-	-	-	-		
Low	Deed Restricted	496	-	-	-	-	-	-	-	-	-	-	17	479
	Non-Deed Restricted		2	5	10	-	-	-	-	-	-	-		
Moderate	Deed Restricted	382	-	-	-	-	-	-	-	-	-	-	34	348
	Non-Deed Restricted		17	7	10	-	-	-	-	-	-	-		
Above Moderate		988	-	3	19	-	-	-	-	-	-	-	22	966
Total RHNA		2,728												
Total Units			20	21	49	-	-	-	-	-	-	-	90	2,638
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low-Income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		431		-	-	-	-	-	-	-	-	-	-	431

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted
LI Deed Restricted
LI Non Deed Restricted
MI Deed Restricted
MI Non Deed Restricted
Above Mod Income

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Union City	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
<div><div>Housing Programs Progress Report</div><div>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</div></div>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HE-1.A Maintain Vacant land Inventory (6th Cycle Housing Element)	Update vacant land inventory upon development of any site inventory Property.	Ongoing	The City maintains an inventory of vacant Housing Element sites, which can be accessed on the City’s website The City continues to update the inventory as projects are approved and sites are rezoned.
HE-1.B No Net Loss Procedure (6th Cycle Housing Element)	Comply with State law.	Ongoing, as development projects are approved	<div>Consistent with Government Code Section 65683, the City Council makes findings related to the potential impact on the City’s ability to meet its unmet regional housing needs allocation when approving applications to rezone sites included in the lower- and moderate-income sites inventory or develop a lower- or moderate-income housing element site with fewer units or at a higher income than what is assumed for the site in the Housing Element sites inventory.</div> <div>The City made no-net-loss findings associated with a reduction in units for the Station East Residential/Mixed-Use Development. Specifically, on July 23, 2024, the City Council adopted Resolutions 6337-24 (EIR Addendum), 6638-24 (TTM), and 6339-24 (SDR), and on August 13, 2024, the City Council adopted Ordinance 924-22. The City found that there is adequate capacity to meet its RHNA at all income levels.</div>

HE-A.e Monitor Publicly-Owned Land (5th Cycle Housing Element)/HE-2.C - Monitor Publicly Owned Land (6th Cycle Housing Element)	The City shall continue to monitor the status of available land owned by Caltrans and other public agencies and actively work with developers that may wish to develop such properties for housing. The City shall regularly review the inventory of City-owned surplus, vacant, or underused land, no longer needed for current or foreseeable future public operations, that should be considered for sale or lease for development of affordable housing and/or shelters. City shall issue a Notice of Availability or other competitive application processes to solicit affordable development proposals that incorporate innovative designs and housing options. If the publicly owned sites included in the Housing Element sites inventory are not developed with the anticipated number of lower-or moderate-income units within two years of the specified timeframe (see Programs HE-1.C and HE-1.E), the City shall make not net loss fundings or find replacement sites consistent with Government Code Section 65863.	Ongoing; Monitor at least annually	The City monitors publicly-owned land on an annual basis and will continue to do so in order to identify surplus property to help with the development of housing where at least 25% of the units will be affordable to lower income households. Goal is to provide 435 lower-income, 570 moderate-income, and 200 above-moderate income housing units on City-owned land.
HE-A.f Secondary Dwelling Unit Information Program (5th Cycle Housing Element)	The City shall promote the development of secondary dwellings units by continuing to provide informational handouts at the Planning Division public counter and posting information on the City's website.	Ongoing	An informational handout on Accessory Dwelling Units (ADU) is posted on the City's website and is available at the Planning Division Counter. The City routinely updates its accessory dwelling unit ordinance (and related handouts) in response to changes in State law.

HE-1.C Restoration Site (6th Cycle Housing Element)	300 lower-income units and 370 moderate-income units, as feasible.	Ongoing, Secure remediation funding and begin remediation of the site in 2023, obtain agency permits and conduct environmental review in 2024-25, complete remediation of the site in 2026-2028, issue Request for Proposals (RFP) in 2028, complete site entitlements in 2028-29, and begin site grading and construction in 2029	The City worked on a "Request for Proposals" to bring on an environmental consultant to prepare CEQA documentation to remove the contaminated soil as part of another project.
HE-1.D Marketplace Mixed Use Property Owner Coordination (6th Cycle Housing Element)	Accelerate housing activity in the Marketplace Mixed Use subarea during the timeframe of the Housing Element.	Annually	Staff is finalizing an annual schedule for outreach to property owners for the redevelopment of shopping centers within the Marketplace subarea of the Station District. The intent of this program is to accelerate housing activity in the Marketplace Mixed Use subarea during the timeframe of the Housing Element. The goal is to complete outreach by the end of 2025 with the property owners of the Marketplace subarea and the Station District.
HE-1.E Gateway Site (6th Cycle Housing Element)	135 Lower-Income Units and 200 Moderate-Income and 200 Above Moderate-Income Units, as feasible.	Ongoing	The City is in an Exclusive Negotiating Agreement with the developer for the Gateway site and has begun work on a Purchase and Sale Agreement. The City continues to meet with the developer and provide support so that the project can continue to move forward.
HE-1.F Objective Design Standards (6th Cycle Housing Elements)	To streamline and increase predictability in the development review process.	FY23/24	<p>On September 27, 2022, the City Council adopted Ordinance 900-22, approving zoning text amendments (AT-22-001 & AT-22-002) to Title 18, Zoning, of the Union City Municipal Code (UCMC) to add objective design standards for single-family residences, accessory dwelling units (ADUs), and SB 9 projects.</p> <p>On September 26, 2023, the City Council adopted Ordinance 917-23, approving zoning text amendments (AT-23-004) to UCMC Title 18 to establish objective design for zoning districts that allow multi-family and/or mixed-use residential development as a permitted or conditional use.</p>

HE-1.G SB 35 Procedure (6th Cycle Housing Elements)	To establish procedures that accelerate housing production consistent with State law.	FY22/23	ECD staff has established written procedures to implement streamlined ministerial approval for SB 35 projects.
HE-1.H Development Standarads for Missing Middle Housing Types (6th Cycle Housing Element)	To establish development standards that facilitate 45 units of “missing middle housing” that is affordable by design to middle-income households in higher opportunity and higher income single-family neighborhoods.	FY24/25	On September 26, 2023, the City Council adopted Ordinance 917-23, approving zoning text amendments (AT-23-004) to UCMC Title 18 to facilitate the development of missing middle housing .
HE-1.I Modify Development Standards to Remove Constraints (6th Cycle Housing Element)	The City shall review and amend the Zoning Code to ensure the height, lot coverage, setback, open space, parking for studio units, and other development standards in the RM zones facilitate and do not constrain the development of multifamily housing.	FY23/24	On September 26, 2023, the City Council adopted Ordinance 917-23, approving zoning text amendments (AT-23-004) to UCMC Title 18 to update standards that apply to RM Zoning Districts to facilitate the development of multifamily housing .
HE-1.J Facilitate Site Consolidation (6th Cycle Housing Element)	400 lower-income units.	FY23/24	<p>Initial outreach to property owners who had parcels that could be consolidated in the Housing Element Sites inventory was completed as part of the 6th Cycle Housing Element process (i.e., FY 23/24).</p> <p>On July 26, 2024, the City of Union City (City) received a Preliminary Review application for the construction of a 100-percent affordable housing development project comprising 103 units on parcels located at 35124 & 35136 Alvarado Niles Road (site LM-3). The City completed a multidisciplinary review on the preliminary application materials and provided its comment to the applicant on September 10, 2024. The City is awaiting the submittal of a formal application.</p> <p>Staff will continue to be available to any property owners/development interests that seek parcel consolidation of any of the other identified sites (i.e., LM-6, LM-9, LM-13, and LM-15).</p>

HE-1.K Annual Review and Monitoring (6th Cycle Housing Element)	One public hearing per year to evaluate housing production and successful implementation of housing programs.	Ongoing	The City continues to prepare APRs regarding the City’s Housing Element. On March 11, 2025 , the City Council received an informational report on the City’s 2024 APR. The City will submit its second APR for the current (sixth cycle) Housing Element Planning Period to HCD and OPR by the April 1st deadline. In addition, the Community Development Department continues to refine the City’s permit tracking system to assist with addressing the new data reporting requirements under state law.
HE-B.a Affordable Housing Ordinance (5th Housing Element Cycle)/(HE-2.A 6th Cycle Housng Element)	The City shall continue to implement the Affordable Housing Ordinance. 375 lower-income housing units and 125 moderate-income housing units to expand housing mobility opportunities for lower- and moderate-income households	Ongoing	The City shall continue to implement the Affordable Housing Ordinance and shall ensure, through conditions of approval, that residential units that are required to sell or rent at below-market-rates and are included within a housing development are produced simultanesouly with market-rate housing. The Planning Division will monitor the effectiveness of the City’s AHO and look for any opportunities to create lower-income housing units and moderate-income housing units to expand housing mobility opportunities for lower-and moderate-income households.
HE-B.b Support Affordable Housing Development (5th Cycle Housing Element)/ (HE-2.B 6th Cycle Housing Element)	The City shall continue to provide financial and/or technical support to local non-profit organizations and the Alameda County Housing Authority to assist in the acquisition of properties, pursue grant funding, and leverage City funds for the development of affordable housing, including extremely low-income housing. 250 very low and 175 low-income housing units.	Ongoing	The City researches funding opportunities annually and pursues funding opportunities for affordable housing development as it is available. As projects arise, annual funding allocations are pursued as available through the coordination with non-profit partners and affordable housing developers. Currently, the City is working with the affordable housing developer MidPen Housing Corporation to begin construction of the Lazuli Landing Project. The Project is currently funded by Alameda County Measure A1 Base City and Regional Pool funding, Housing In-Lieu Funds generated by the City, Former Redevelopment Agency (RDA) Bond funding, land sale proceeds, Capital Improvement Program (CIP) funds, and was awarded an Affordable Housing and Sustainable Communities (AHSC) award in 2022. City staff is working with the developer to apply for Tax Credits that will help fully fund the Project so that construction can begin by the end of 2025.

HE-2.C Monitor Publicly Ownerd Land (6th Cycle Housing Element)	435 lower-income, 570 moderate-income, and 200 above moderate income housing units on City-owned land.	Annually	The City monitors publicly owned land on an annual basis and will continue to do so to identify surplus property to help with the development of housing where at least 25-percent of the units will be affordable to lower income households. The goal is to provide 435 lower-income, 570 moderate-income, and 200 above-moderate income housing units on City-owned land.
HE-B.d Preserve Affordable Units (5th Cycle Housing Element)	The City shall continue to implement existing City guidelines for the preservation of affordable units in City-bond and other publicly financed projects. The City shall monitor assisted projects that are eligible to terminate affordability controls and respond to any Notice of Intent or Plan of Action that may be filed on local projects, which are required at least 12 months prior to the proposed termination date. This period of time allows the opportunity for the City or a non-profit affordable housing organization to consider options to continue the affordability of the project. The City shall continue to cooperate with the owners of housing developments with units that have been set aside for lower-income households in accordance with the requirements of Federal subsidy programs and ensure that the owner has met the tenant noticing requirements as set forth by California State Government code Sections 65863.10 , 65863.11 and 65863.13. Within three years prior to the expiration of the owners' Federal set-side obligations, the City shall initiate negotiations to extend below-market-rate controls by offering City-provided incentives. The City shall restructure existing regulatory agreements, whenever possible, to allow the City or its designee the opportunity to purchase the property at the conclusion of the rent restrictions. Where permanent preservation of existing or new subsidized units is not possible, the City shall minimize displacement of current tenants by negotiating anti-displacement policy or relocation mitigation with the owner, whenever possible.	Ongoing	The City continues to conduct onsite monitoring visit and inspection of Wisteria Place Apartments, a 40 unit affordable, senior housing project that received Federal HOME funds. The City found Wisteria Place Apartments to be in compliance with the HOME regulations. The City completed another onsite monitoring visit to Wisteria Place in November 2023. The City continues to conduct desk audits of affordable units. No affordable units were converted to market rate during the planning period. The City will be planning to conduct another onsite monitoring visit at the beginning of 2026.

HE-2.D Accessory Dwelling Unit (ADU) Promotion (6th Cycle Housing Element)	120 ADUs, with approximately 25 percent in high resource areas to improve housing mobility.	Ongoing	<p>On May 11, 2021, the City Council adopted Ordinance 883-21, approving zoning text amendments (AT-21-005) to UCMC Title 18 to establish a stand-alone chapter for ADUs. The 2021 amendments made key modifications to the City’s ADU regulations, including, but not limited to, elimination of parking requirements; reduction of side- and rear-yard setbacks; clarification on the maximum ADU size limitations based on number of bedrooms; and permitting ADUs in multifamily developments.</p> <p>In response to legislative changes since 2021, Planning Division staff has proposed amendments to the City’s ADU ordinance, which is codified in UCMC Chapter 18.34. On February 6, 2025, the Planning Commission recommended approval of Zoning Text Amendment (AT-25-001) to the City Council. On March 11, 2025, the City Council will hold a public hearing and introduce an ordinance to rescind and replace Chapter 18.34. The proposed amendments are designed to bring the City’s ADU regulations into compliance with the most recent changes in state ADU law and support the subject implementation program by simplifying ADU regulations, address potential barriers to ADU development, promote streamlined approval processes, incorporate best practices, and align the City’s regulations with the flexible guidelines permitted under state law.</p>
HE-B.e Promote Affordable Housing (5th Cycle Housing Element)	The City shall place general information regarding affordable housing programs as well as promoting specific projects on the City website, in the City newsletter, at City Hall, in the local newspaper, and on local cable access. The City shall also continue to participate in annual housing fairs and other presentation and workshops to promote the City’s housing programs in the community.	Ongoing	Information on affordable housing opportunities is regularly updated and posted on the City's website and is made available at City Hall and community centers. The City maintains an affordable housing interest list and sends notifications to the list when new affordable housing opportunities arise. The City also continues to participate in presentations/meetings to promote the City's Housing programs. The City also hosts the Alameda County Housing portal on its website to ensure that residents are able to access new affordable housing developments throughout Alameda County. The City also posts multilingual documents provided by our partners on the website for different housing programs and affordable housing developments.
HE-2.E Religious Facility Housing Overlay (6th Cycle Housing Element)	50 units of affordable or transitional housing.	FY25/26	The City is working on the development of an overlay or other zoning mechanism to provide incentives for development on religious facility properties and will have that in place by FY 25/26. Staff is working on the best methods for outreach and how to provide technical assistance to these organizations once these incentives are implemented.

HE-2.F Housing Authority-owned Site in Decoto (6th Cycle Housing Element)	10 units of affordable housing.	Annually	City staff has met with HACA staff to start to look at ideas on how to develop the HACA-owned site. HACA had staff turnover but City staff is still engaged and will continue to work with HACA to start identifying opportunities on how the site can be developed. City staff meets quarterly with HACA to discuss the project. Currently, the project is on hold due to lack of funding and federal funding cuts to HACA. This impacts the viability of the project. City staff will continue to engage with HACA to address these challenges and explore opportunities for initiating an outreach process to identify potential project partners. Additionally, staff will maintain regular meetings throughout 2025 to advance the project.
HE-3.A Monitor and Preserve Affordable Units (6th Cycle Housing Element)	Preservation of 206 at-risk affordable units.	Ongoing	The City is in the process of establishing a formal review process for affordability units across the community. Staff is finalizing a comprehensive inventory to support outreach efforts and will initiate the outreach process by the end of 2025.
HE-C.a First Time Homebuyer Program (5th Cycle Housing Element) / HE-4.A (6th Cycle Housing Element)	Connect 15 Union City households with first-time homebuyer resources to increase awareness of housing mobility opportunities.	Ongoing	The City actively seeks new funding opportunities and promotes external homeownership programs, including CalHFA, Alameda County BOOST, and the Alameda County Downpayment Assistance Loan Program, through its website and partner-provided materials. The City collaborates with Alameda County on targeted outreach to increase homeownership access for historically marginalized groups/communities. Program updates and resources are disseminated via the City's website and printed materials at City Hall.
HE-C.c Section 8 Rental Assistance Program (5th Cycle Housing Element)	The City shall continue to support the Alameda County Housing Authority in its continuing administration of HUD Section 8 rental certificates and vouchers to assist very low-income Union City households.	Ongoing	The City continues to support the Housing Authority in its administration of HUD Housing Choice Vouchers. Currently, the City has 727 vouchers being utilized in Union City. The vouchers cover 323 seniors, 310 people with disabilities, and 523 female-headed households or dealing with domestic violence. In Alameda County, there are 6,981 Housing Choice Vouchers (HCV). There are also 3,522 applicants on the waitlist for the HCV program in Alameda County. The City will continue to provide information on the City website and outreach opportunities for Landlords to learn more about the HCV program .
HE-4.B Housing Choice Voucher Program (6th Cycle Housing Element)	Increase HCVs in Union City single family neighborhoods by 5 percent.	Ongoing	City staff is coordinating with HACA to identify programs that will support an educational campaign for landlords, with implementation targeted for 2026. The City will continue to share HACA resource links on its website and provide updates to subscribers of the affordable housing interest email list.

HE-C.d Homebuyer Education (5th Cycle Housing Element) / HE-4.C Homebuyer Education and Foreclosure Counseling (6th Cycle Housing Element)	Prevent foreclosures.	Ongoing	The City continues to support local HUD-approved counseling agencies by providing updated information on homebuyer education and foreclosure counseling. These resources are regularly posted on the City's website and made available at City Hall and community centers. Staff is also exploring opportunities to enhance multilingual outreach for these programs. Additionally, the City has posted three foreclosure program notices on its website and offers promotional materials at City Hall for residents.
HE-C.e Rental Assistance Program (5th Cycle Housing Element) / HE-4.D Rental Assistance Program (6th Cycle Housing Element)	Rental assistance to 170 households.	Annually	The City continues to provide rental assistance to very low and extremely-low income residents at the Tropics Mobile Home Park. In 2023, the City also provided Tenant Based Rental Assistance in partnership with the City of Fremont utilizing Federal HOME funds.
HE-4.E Multilingual Outreach on Affordable Housing Opportunities (6th Cycle Hosuing Element)	Increase access to information about affordable housing opportunities.	Ongoing	The City continues to provide outreach materials in multiple languages and works with developers and partners to ensure these resources are accessible to residents. These materials are available on the City's website, and staff is exploring additional ways to enhance access to information about affordable housing opportunities. The City also remains committed to participating in annual housing fairs, presentations, and workshops to promote housing programs within the community.
HE-D.a Housing Rehabilitation (5th Cycle Housing Element) / HE-5.A Housing Rehabilitation (6th Cycle Housing Element)	Rehabilitate 25 units per year.	Annually	The City continued to contract with Alameda County Healthy Homes Program to administer the Housing Rehabilitation Program. In 2024, the Healthy Home program was able to complete rehabilitation projects on 15 homes in Union City. The City expended approximately \$48,000 in CDBG funding to support this program.

HE-D.b Improvements in the Decoto and Old Alvarado Neighborhoods (5th Cycle Housing Element)	As appropriate, the City shall continue capital-improvement and housing-rehabilitation programs to upgrade infrastructure and housing in the Decoto and Old Alvarado neighborhoods.	Ongoing	HOUSING REHABILITATION: The Housing Rehabilitation Program is available citywide however minor home repair grants were provided during calendar years 2018 through 2020 to households living in Decoto and the Historic Alvarado District. CAPITAL IMPROVEMENTS - DECOTO 1. Future sidewalk and wheelchair ramp project in the Decoto District as part of the Lazuli Landing Project. AHSC award was received for the project from the State in March of 2022. 2. The Decoto Road paving project began in early 2023, which supports the residents and visitors to the Decoto Neighborhood. 3. Completed the construction of the South Decoto Street to I Street and 12th to 15th Street improvements (\$4 million) in 2016. 4. Completed Construction of the H Street–Green Street improvements (\$3.75 million) in 2020. 5. Completed Construction of Phase 1 of the Conversion of the Kennedy Community Center to the Kennedy Youth Center (\$4 million) 6. Initial stages of Kennedy Park rehabilitation of parking lot and larger park rehab. Major rehabilitation effort will begin in early 2026 as additional funding is identified to leverage the CDBG funds that have been allocated to the project. CAPITAL IMPROVEMENTS - ALVARADO 1. Rehabilitation of the Old Alvarado/Cesar Chavez Park. Rehabilitation construction began in Summer of 2022 and completion of full rehabilitation of the park was completed by the winter of 2023.
HE-D.c Code Enforcement (5th Cycle Housing Element) / HE-5.B Code Enforcement (6th Cycle Housing Element)	Respond to complaints within 10-14 days.	Ongoing	The City continues to utilize code enforcement to facilitate the rehabilitation of substandard residential properties. In 2024, a total of 279 code enforcement cases were successfully closed. City staff remains committed to responding to complaints within 10 to 14 days.
HE-E.a Support Fair Housing Counseling Services (5th Cycle Housing Element) / HE-6.A Support Fair Housing Counseling Services (6th Cycle Housing Element)	Provide fair housing services to 10 households annually and tenant/landlord counseling to 100 individuals each year.	Ongoing	The City continues to allocate CDBG and General Fund resources to ECHO Housing for fair housing counseling services. ECHO Housing also offers translation services and conducts outreach in multiple languages. Additionally, the City provides multilingual documentation on fair housing services for residents visiting City Hall.

HE-E.b Distribute Fair Housing Information (5th Cycle Housing Element) / HE-6.B Distribute Fair Housing Information (6th Cycle Housing Element)	Distribute information to 25 prospective home sellers, landlords, buyers, and renters.	Annually	The City regularly updates and shares information on fair housing laws and programs through its website, City Hall, local library, and community centers. To enhance accessibility, this information is available in multiple languages through printed handouts at City Hall and translated documents linked on the City’s website.
HE-6.C Enforce Tenant Protection Ordinance (6th Cycle Housing Element)	Protect tenants from displacement.	Annually	The City provides information on the Eviction Harassment and Protection Ordinance on its website and offers copies in multiple languages at City Hall. Additionally, City staff coordinates with ECHO Housing to provide tenant and landlord services for residents facing eviction or harassment.
HE-6.D Increase Opportunities in the Decoto and Historic Alvarado District Neighborhoods (6th Cyle Housing Element)	Prioritize improvement of public facilities and development of complete streets and transit amenities in the Decoto Neighborhood and Historic Alvarado District to encourage place-based revitalization and improve pedestrian safety in older, relatively lower-income neighborhoods.	Annually	The City prioritizes the improvement of public facilities and the development of complete streets and transit amenities in the Decoto Neighborhood and Historic Alvarado District to promote place-based revitalization and enhance pedestrian safety in these older, relatively lower-income areas. In 2024, the City completed a park upgrade in the Historic Alvarado District and identified a park project for the Decoto Neighborhood, with work scheduled to begin in late 2025.
HE-6.E Community Engagement and Capacity Building (6th Cycle Housing Element)	Build capacity and awareness of housing programs and services to historically underrepresented populations and residents with the greatest need.	FY24-25	The City is developing targeted outreach strategies to engage residents with the greatest need. Staff is working to build capacity and raise awareness of housing programs and services, particularly for historically underrepresented populations. The goal is to implement these strategies by the end of FY 2024-2025.
HE-7.A Zoning Ordinance Amendments for Special Needs Housing (6th Cycle Housing Element)	Ensure compliance with State law.	FY23/24; Ongoing	Due to othe Housing Element implementation projects moving forward, this project is scheduled to begin in FY 2024-2025.

HE-F.b Partnerships to Address Homeless Needs (5th Cycle Housing Element) / HE-7.B Partnerships to Address Homeless Needs (6th Cycle Housing Element)	Provide shelter and/or temporary housing assistance for 100 unsheltered persons annually.	FY22/23; FY23/24; Annually	<p>The City continues to collaborate with organizations providing homeless services, neighboring jurisdictions, and EveryOne Home to address homelessness in Union City. The City is exploring programs such as the State Homekey program to support the development of supportive housing for homeless residents and those at risk of homelessness.</p> <p>The City partnered with Hayward and Bay Area Community Services (BACS), to acquire and rehabilitate a single-family home for supportive housing. The City submitted an application for the State Homekey program and received a conditional award of Homekey funds in November 2023. In November 2024, the City worked with the State and its partners to finalize a Standard Agreement and Restrictive Covenant. The Homekey funds supported the acquisition and rehabilitation of the project, and the City explored additional funding sources, including federal HOME dollars, to subsidize supportive services.</p> <p>The City also operates the CAREavan program, a safe parking initiative for homeless individuals and families temporarily living in their cars. This collaborative effort, involving the City, the school district's Kids' Zone program, and local community and faith-based organizations, rotates between five locations, including the City's senior center. Since its inception in June 2016, the program has served more than 360 adults and 173 children, with an average of 30 cars (50 people) utilizing the program each night. The City allocates approximately \$85,000 annually for the overnight facility attendant.</p> <p>Additionally, the City participates in the bi-annual, county-wide homeless count, with the most recent Point-in-Time (PIT) count completed in January 2024. The most recent PIT report was released in May 2024.</p>
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HE-F.c Affordable Senior Housing (5th Cycle Housing Element)	As appropriate, the City shall continue to partner with the Housing Authority and non-profit developers to build affordable senior housing on targeted sites within proximity to amenities and key services for seniors.	Ongoing;	The City partners with the Housing Authority and local nonprofit developers to build affordable senior housing. More recently, the City’s priority has been building more affordable housing for families. HACA owns three adjacent vacant parcels in Union City within the Decoto neighborhood zoned for single family development. There is an opportunity to create affordable housing on these properties. As appropriate, the City shall continue to partner with the Housing Authority and non-profit developers to build affordable senior housing. The City is also working with HACA to meet quarterly in order to coordinate with staff to identify opportunities and how each organization can support new housing developments.
HE-F.d Reasonable Accommodation (5th Cycle Housing Element) / HE-7.C Reasonable Accomodation (6th Cycle Housing Element)	Provide accessible materials online and at City Hall and the Union City Public Library as resources for disabled persons.	FY23/24	The City has created a flyer on reasonable accommodation, which is available on the City’s website. Printed materials are also provided at City Hall and the Union City Public Library.
HE-F.e Development of Housing for Persons with Disabilities (5th Cycle Housing Element) / HE-7.D Development of Housing for Persons with	10 units for persons with disabilities to reduce displacement risk.	Ongoing	The City will continue to support applications for funding for as they arise.
HE-7.E Safe Parking Program (6th Cycle Housing Element)	Provide safe parking locations for 30 vehicles per night.	Ongoing, Annually	The City will cotinue to run this program and provide safe parking locations.
HE-7.F Scattered Site Housing for Persons Experiencing Homelessness (6th Cycle Housing Element)	Purchase 1-2 properties in partnership with BACS utilizing the Homekey funds, if awarded, to provide extremely low-income housing units for persons experiencing homelessness, with a goal of identifying the majority of sites in high resource census tracts.	2023, Ongoing	The City has worked closely with BACS and the City of Hayward to secure a conditional award from the Homekey program. The goal was to acquire one to two properties in partnership with BACS using Homekey funds to provide extremely low-income housing for individuals experiencing homelessness, with an emphasis on identifying sites in high-resource census tracts. BACS successfully secured one property for the City, and the approval process with HCD was completed to enter into a Standard Agreement. This agreement was finalized in November 2024. City staff worked with BACS to prepare the properties for lease-up, and the properties are expected to be fully leased by the end of FY 2024-2025.

HE-G.a Promote Weatherization Programs (5th Cycle Housing Element) 6th Cycle update	The City shall continue to post and distribute information on currently available weatherization programs and continue to work with neighboring jurisdictions in providing and sharing informaton regarding green/energy conservation innovations and resources.	Ongoing	Information on weatherization programs is regularly updated and posted on the City's website and is made available at City Hall and community centers.
HE-G.b Encourage Energy Efficient Appliance Upgrades (5th Cycle Housing Element)/HE-G.c Energy Upgrade California (5th Cycle Housing Element)	The City shall collaborate with PG&E, Alameda County Water District, and non-profit organizations to promote existing financial incentive programs to encourage voluntary replacement of inefficient appliances with new Energy Star appliances. The City shall leverage the Energy Upgrade California platform to promote Energy Star appliances and electronics. The City shall support regional efforts to implement Energy Upgrade California	Ongoing	The City continues to promote the Energy Upgrade program through its website, permit center, periodic workshops, and direct mail. The City continues to promote the Energy Upgrade program through its website, permit center, periodic workshops, and direct mail.
HE-8.A Promote Weatherization Programs (6th Cucle Housing Element)	Provide information and resources on the City website.	Ongoing	Information on weatherization programs is consistently updated and posted on the City's website and is also available at City Hall and local community centers.
HE-8.B Encourage Residential Energy Efficient Retrofits and Upgrades	Partner with utility providers and regional organizations to provide information and resources to residents.	Ongoing	The City will continue to explore opportunities to collaborate with utility providers and regional organizations to provide relevant information and resources to residents through the City's website. Additionally, the City continues to utilize outreach and educational materials from the Energy Upgrade California program, specifically developed for residential property owners.

HE-G.b Encourage Energy Efficient Appliance Upgrades (5th Cycle Housing Element)/HE-G.c Energy Upgrade California (5th Cycle Housing Element)	The City shall collaborate with PG&E, Alameda County Water District, and non-profit organizations to promote existing financial incentive programs to encourage voluntary replacement of inefficient appliances with new Energy Star appliances. The City shall leverage the Energy Upgrade California platform to promote Energy Star appliances and electronics. The City shall support regional efforts to implement Energy Upgrade California program for residential property owners. The City shall leverage Energy Upgrade California outreach and educational materials to encourage energy efficiency retrofits and the use of energy efficient, low-carbon, or renewable technologies.	Ongoing	The City continues to promote the Energy Upgrade program through its website, permit center, periodic workshops, and direct mail. The City continues to promote the Energy Upgrade program through its website, permit center, periodic workshops, and direct mail.
HE-8.A Promote Weatherization Programs (6th Cucle Housing Element)	Provide information and resources on the City website.	Ongoing	Information on weatherization programs is consistently updated and posted on the City’s website and is also available at City Hall and local community centers.
HE-8.B Encourage Residential Energy Efficient Retrofits and Upgrades	Partner with utility providers and regional organizations to provide information and resources to residents.	Ongoing	The City will continue to explore opportunities to collaborate with utility providers and regional organizations to provide relevant information and resources to residents through the City’s website. Additionally, the City continues to utilize outreach and educational materials from the Energy Upgrade California program, specifically developed for residential property owners.

Jurisdiction	Union City	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Union City	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	-	Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
N/A	\$0.00	\$0.00	Other (Please Specify in Notes)	None	There were no LEAP funds utilized for 2024. All were expended in 2023.
				None	
				None	
				None	
				None	
				None	
				None	
				None	
				None	
				None	
				None	
				None	
				None	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	0	
Low	Deed Restricted	0	
	Non-Deed Restricted	0	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	0	
Above Moderate		0	
Total Units		0	

Building Permits Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	10	
Low	Deed Restricted	0	
	Non-Deed Restricted	10	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	10	
Above Moderate		19	
Total Units		49	

Certificate of Occupancy Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	1	
Low	Deed Restricted	0	
	Non-Deed Restricted	2	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	1	
Above Moderate		0	
Total Units		4	



PLANNING COMMISSION MEETING

APRIL 3, 2025



Planning Commission Hearing

Item 6.B: 2024 General Plan and Housing
Element Annual Progress Reports Update

BACKGROUND



Local planning agencies are required to provide an annual progress report (APR) by April 1

General Plan – Tracks progress on “Implementation Programs”(Included in Chapter 10) and other GP related items

Housing Element – Tracks progress on meeting fair share of Regional Housing Need Allocation (RHNA) and other Housing related issues

GENERAL PLAN ANNUAL PROGRESS REPORT



BACKGROUND

Required:

- A. Degree to which approved General Plan complies with guidelines developed and adopted pursuant to Section 65040.2
- B. Overview of the City's General Plan status and progress
- C. Summary of recent, active General Plan and Zoning Ordinance amendments
- D. Progress adopting or amending General Plan or local open-space element, compliant with obligations to consult with California Native American tribes

2040 General Plan



2040 General Plan Elements

1. Economic Development
2. Health and Quality of Life
3. Land Use
4. Community Design
5. Mobility
6. Safety
7. Public Facilities and Services
8. Resource Conservation
9. Special Areas
10. Housing (*published separately*)

Economic Development Element



ED-1. A. Economic Development Strategic Plan Update

- Update currently underway
- Incorporates:
 - Updated demographic data and business sector trends
 - Analysis of employment patterns and non-residential land supply
 - Comprehensive stakeholder engagement and outreach
- The updated plan will outline:
 - New economic goals and strategic priorities
 - A detailed outcomes measurement framework
 - An actionable work plan to guide implementation
- Completion of the updated plan is anticipated by Fall 2025

Economic Development Element



ED - 4. A - High-Speed Internet Program

- Broadband Infrastructure Upgrades – Broadband/ capital improvement projects integration
- Future-Ready Connectivity – Cabling length of Union City Boulevard for advanced digital infrastructure
- Business Wireless Needs Assessment – Evaluating connectivity requirements for local businesses



ED - 5. A Warehouse Transformation Strategy

- Business License Tax Update – rates ensure warehouse uses contribute equitably - begins Spring 2025
- Streamlined Developer Relations – Business-friendly processes / support to support economic diversification

| Economic Development Element



ED - 7. A - Business Outreach Program

- Business & Property Owner Collaboration – Foster partnerships to enhance economic growth and community engagement
- Business Retention & Attraction – Implement strategies to support existing businesses and attract new investment
- Homelessness & Encampments – Coordinate with outside agencies (Union Pacific Railroad, etc.) to address impacts on businesses and properties
- Homeless Task Force Liaison – Serve as a bridge between Union City businesses and homelessness response initiatives

| Health and Quality of Life Element



HQL-2.A - Parks and Recreation Master Plan

- Staff reviewed proposals from four qualified consultants; Interviews to be held Spring 2025

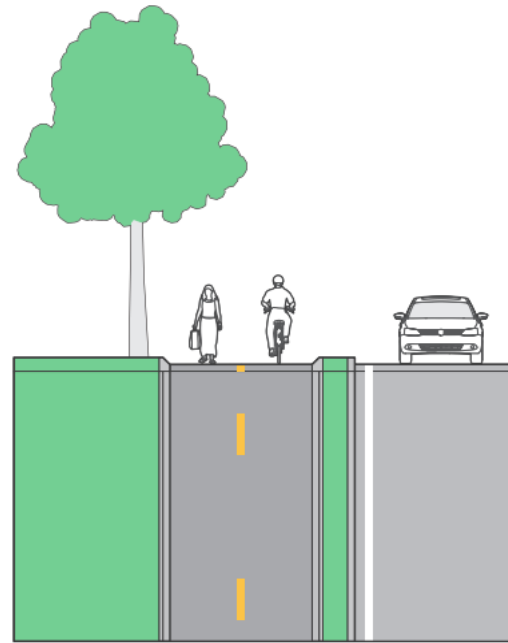


HQL-4.C - Public Service Needs Assessment and Funding Strategy

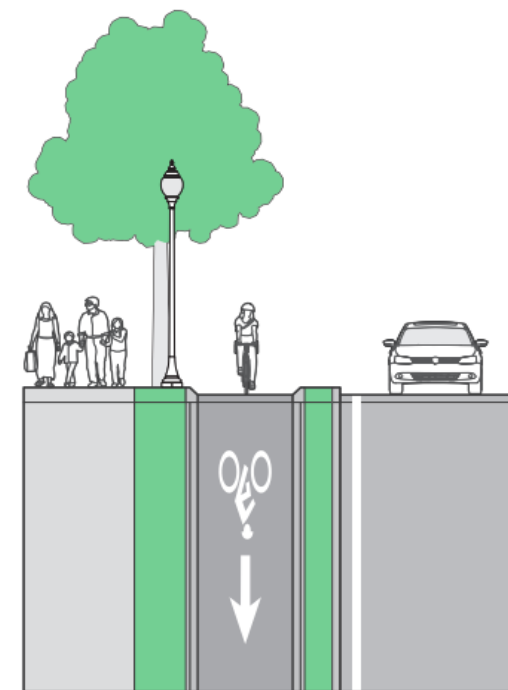
- Needs Assessment was utilized to establish priorities as part of the FY 24-25 CDBG Annual Action Plan update



- **CD-6.B - Mural Program**
 - Five utility boxes were transformed with vibrant murals to enrich Union City's streetscape
 - Mural Locations:
 - Perry Road & Decoto Road
 - Mission Boulevard & Decoto Road
 - Mission Boulevard & Whipple Road
 - Western Avenue & Alvarado-Niles Road
 - Alvarado-Niles Road & Dowe Avenue



Shared-Use Path



Separated Bike Lane

M-1.A - Complete Street Design Standards

- Integrating Complete Streets – The City applies Complete Streets design standards to street resurfacing projects where feasible
- Recent Projects – Upgrades on Dyer Street and Decoto Road incorporate multimodal improvements
- Upcoming Enhancements – bike lanes on Union City Boulevard and Quarry Lakes Parkway, will expand these standards with:
- Bike Signals – Enhancing cyclist safety at intersections.
 - Class I Bike Paths – Off-road pathways for cyclists and pedestrians.
 - Class IV Separated Bikeways – Dedicated bike lanes protected from vehicle traffic by barriers

| Mobility Element



M-3.B - Bus Service to Connect Employment Centers to Intermodal Station

- Union City Transit Service Update – In August 2024, Union City Transit adjusted its schedules to align with the updated BART timetable
- Key Service Improvements:
- Route 8 Integration – New Haven Unified School District (NHUSD) - sponsored service is now included in the public schedule
- FLEA Micro transit Expansion – Flexible, Local, Easy Access (FLEA) service now covers nearly all areas of Union City east of I-880, improving transit accessibility



M-2.B – ADA Transition Plan Improvements

- Enhanced Accessibility – wheelchair ramps Decoto Road upgraded (*Alameda Creek Bridge to Oakland Subdivision*); part of Decoto Road Pavement Overlay Project
- Ongoing Compliance & Safety Measures:
 - Private Development Standards – private projects are conditioned to meet ADA requirements
 - Sidewalk Replacement Program – initiatives to improve accessibility in the public right-of-way



S-2.B - Local Hazard Mitigation Plan & S-6 A – External Adaptation Coordination

- Regional Collaboration –Partnered with the City of Newark, City of Fremont, Alameda County Water District (ACWD), and Union Sanitary District (USD) to develop a multi-jurisdictional Local Hazard Mitigation Plan (LHMP)



S-2.G - Emergency Shelter Guidelines & S-2.H - Implementation of Assembly Bill (AB) 747 and Senate Bill (SB) 99

- Comprehensive Emergency Management Plan (CEMP) Update – City issued RFP; Consultant to update CEMP – projected completion 2025
- Legislative Compliance – CEMP incorporates Assembly Bill (AB) 747 and Senate Bill (SB) 99 to enhance emergency preparedness
Inclusive Sheltering Annex – provisions for ADA and pets



PF-9.D - Assess Police Department Facilities and Equipment Needs

- Technology Investments – UCPD procured key tools to strengthen public safety efforts:
- Peregrine Analysis Program – Data-driven decision-making; mitigate incidents
- Flock ALPR System – Automated license plate recognition technology to enhance investigative capabilities
- Ongoing Enhancements – UCPD continues to integrate technologies into policing and assess equipment needs

Resource Conservation



RC-7.A - Update the Climate Action Plan

- Advancing Climate Initiatives – launched update to Climate Action Plan (CAP) to address evolving environmental goals
- Consultant Selection – Proposals under review; anticipate consultant onboarding by Spring 2025
- Policy Alignment – CAP to align with local, regional, and state policies

Special Areas



SA-1.B – Funding for Station District Public Improvements

- Phased Project Approval – Union Pacific (UP) and California Public Utilities Commission (CPUC) approved City's request for phasing
- Project Timeline:
 - At-Grade Pedestrian Crossing at BART – Scheduled to go to bid in early 2025
 - Decoto Road Oakland Subdivision Work – Undergoing agency approval.
 - Concrete Panel Replacement (Oakland Subdivision) – Planned as a stand-alone project in Summer 2025.
- Funding Sources:
 - \$3 million – Safe Routes to BART (SR2B) grant
 - \$3 million – Regional Measure 3 (RM 3)
 - \$1.17 million – Local Funds (Measure BB & RDA Bonds)



UNION
CITY

|GP and Zoning Amendments

City-initiated amendments to General Plan Land Use Diagram and Zoning Map

- Several parcels were rezoned for consistency with the 2040 GP
- Zoning /GP Designations were aligned with current and historic property uses and property lines

Chevron/Power Market Project Approval

- **Project Scope** – Demolish existing fuel station and construction of a new Chevron/Power Market.
- **Zoning Amendment** – Rezoned from Union Landing Commercial (CUL) (where service stations are not permitted) to Community Commercial (CC) (where service stations are conditionally permitted)
- **General Plan Amendment** – Land use designation amended from Regional Retail Commercial to Retail Commercial, supporting smaller-scale commercial uses

Consultation with California Native American Tribes

SB18 (Chapter 905 of the Statutes of 2004):

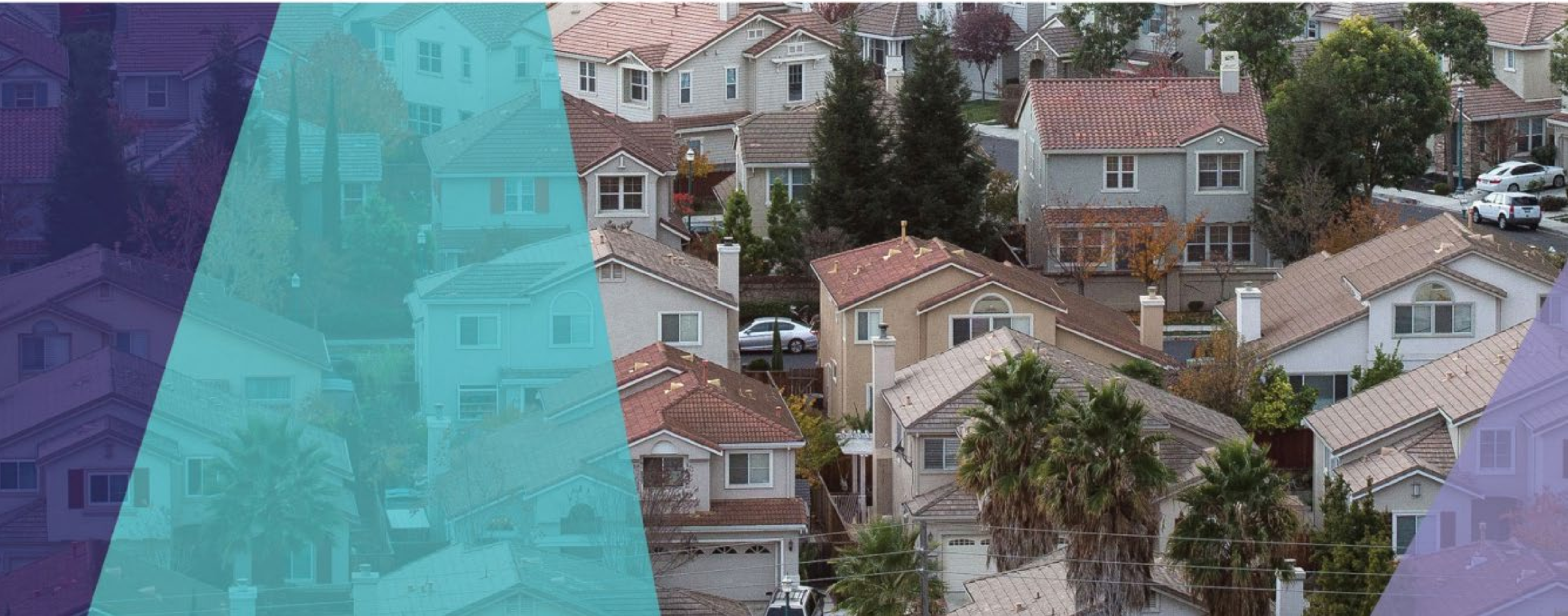
City-initiated Zoning and General Plan amendments

- Notices to Native American tribes; received any requests for consultation

Chevron/Power Market project

- Notices to 11 tribal representatives; Tribal Chair of the Confederated Villages of Lisjan (Ohlone) Nation, requested documents related to the project and to be notified if a discovery is made that may be of Native American origin; the City complied with these requests

| Housing Element Annual Progress Report



Housing Element Annual Progress Report



2024 Housing Element Annual Progress Report (APR)
Reports progress on housing development and housing related programs for 2024



Purpose of APR
Detailed reporting on progress of meeting City's share of the regional housing need allocation (RHNA) and housing related programs



Data tracked by APR

- Housing progress – entitled projects, building permits
- Housing programs
- Affordability, e.g., Very Low, Low, Moderate, and Above Moderate units

Housing Element Annual Progress Report

Progress on housing development -2024

- Building permits Issued - 49 units
 - 30 ADUs
 - 19 Above-moderate income units (single family residences)
- Applications Approved or Deemed Complete
 - Station East Mixed Use Residential Development
 - 47 rental apartments
 - 28 townhomes
 - Louie Ranch / Appian Way
 - 80 units including 72 single-family units and 4 duplexes



Housing Related Programs

HE-1.J - Facilitate Site Consolidation

- Property owner outreach for parcels suitable for consolidation in Sites Inventory
- Property owner 35124 & 35136 Alvarado Niles Road (site LM-3), proposes 100-percent affordable housing development project comprising 103 units

HE-5.B - Code Enforcement

- Continue utilization of code enforcement to facilitate rehabilitation
- 279 code enforcement cases successfully closed

| Housing Related Programs

HE-7.B - Partnerships to Address Homeless Needs

- **Homekey Program/Supportive Housing Initiative**
- **Homeless Count Participation**

Recommendation

Staff recommends that the Planning Commission hold a meeting to review the 2024 GP APR and HE APR and allow staff to provide clarity on any questions the Planning Commission may have.



PLANNING COMMISSION MEETING

APRIL 3, 2025