



**CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
ON THURSDAY, JUNE 5, 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, Praitna Gupta Garg

Alternates: Francisco Elizondo

2. APPROVAL OF MINUTES:

A. Planning Commission minutes for Regular Meeting of April 3, 2025

B. The minutes from the April 17, 2025 regular meeting will be in a following packet.

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:

- 1. Gurpreet S. Buttar, Use Permit (UP-23-004) and Administrative Site Development Review (ASD-23-010); Gurpreet S. Buttar is seeking Use Permit (UP-23-004) and Administrative Site Development Review (ASD-23-010) to construct an approximately 4,230 square-foot, two-story residence with an attached 1,039 square-foot garage, on a 57,858 square-foot vacant lot located at 467 Riviera Drive (APN: 087-0096-017-00), within the RS 6000-H (Single-Family Residential, Minimum Lot Size 6,000 Square Feet, Hillside Combining (-H) District) CEQA Determination: Staff is recommending this project be considered categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines.**

6. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS:

B. NEW REPORTS:

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 July 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.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested person must request the accommodation at least two working days in advance of the meeting by calling (510) 675-5319.



Agenda Item

ATTACHMENTS:

Description		Type
	PCMN-2025-0403	Attachment

**CITY OF UNION CITY
MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING
ON THURSDAY, APRIL 3, 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 Ignacio Romero, Commissioners Lee Guio, Pairsna Gupta Garg, Jo Ann Lew and Alternate Francisco Elizondo

ABSENT: Chairperson Seyi Mclelland

STAFF: Derek Farmer (Planning Manager); Natalie Dean (Associate Planner); Kris Kokotaylo (City Attorney); Farooq Azim, (City Engineer) and Tracey Barragan (Administrative Assistant III)

Please note: Due to technical difficulties the audio for the meeting did not record until the presentation for Item 6.B.1

2. APPROVAL OF MINUTES

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

The regular Planning Commission minutes for February 20, 2025 were accepted as written.

3. ORAL COMMUNICATIONS: None

4. WRITTEN COMMUNICATIONS: None

5. PUBLIC HEARINGS

A. CONTINUED HEARINGS: None

B. NEW HEARINGS: None

6. SUPPLEMENTAL STAFF REPORTS

A. CONTINUED REPORTS: None

B. NEW REPORTS:

1. 2024 General Plan and Housing Element Annual Progress Reports Update

Natalie Dean, Associate Planner provided an extensive PowerPoint presentation on the 2024 General Plan and Housing Element Annual Progress Reports.

Ms. Dean recommended the Planning Commission hold a meeting to review the 2024 General Plan and Housing Element Annual Progress Reports and allow staff to provide clarity on any questions the Planning Commission may have.

Ms. Dean also reported Francisco Gomez, the City's Housing Manager, was scheduled to attend the meeting remotely, but had an emergency. She continued that any questions on housing will be recorded by staff with Mr. Gomez to respond to inquiries tomorrow.

Commissioner Guio asked about Community Design, CD-6.B, Mural Program, and the five utility boxes that were updated and asked how many more utility boxes are planned for updates.

Ms. Dean reported some utility boxes received murals in prior years and a list can be provided. She stated that this program is ongoing, a Request for Proposal (RFP) is released each year, but she will have to get back to the Commission with verification on the status of completion.

Commissioner Guio asked about Safety, S-2.G Emergency Shelter Guidelines, and how many people can be accommodated in a potential emergency shelter.

Ms. Dean stated the City is in the process of interviewing consultants to work on a plan.

Commissioner Guio spoke to the funding for The Station District's public improvements. He understood \$3 million is coming from Safe Routes to BART. He understood BART is searching for more grants. He asked if the \$3 million in funding is secure for Union City.

Farooq Azim, City Engineer, confirmed the funds were accepted by the City with the funds in the bank.

Commissioner Guio asked about the Annual Element Progress Report for the Housing Element Implementation, HE-2.E, Religious Facility Housing Overlay (6th Cycle Housing Element) and spoke to development of housing on religious facility properties and asked for more information.

Derek Farmer, Planning Manager, reported the City has not received any applications for such a project. He stated HE-2.E is a program in the adopted Housing Element but the City has not moved forward on anything concrete for any specific site, and since a lot of religious facilities are located on large sites with a lot of different land uses, this is considered a way to increase potential housing, such as supportive housing.

Commissioner Lew asked about Economic Development, ED-1.A, Economic Development Strategic Plan, and what the City is looking for to keep the plan fresh and current through the next five years.

Ms. Dean advised the City hired a consultant who is busy preparing an analysis of Union City's demographics and employment patterns. Ms. Dean provided the following additional feedback: a comprehensive presentation was presented to the City Council in February 2025; it is likely the information will be updated in terms of new market trends, employment patterns, needs of the community and demographics; and ages of the population and future population growth will also be analyzed.

Ms. Dean referred Commissioner Lew to the City Council presentation which is available on the City website, but can also be provided to the Planning Commission.

Commissioner Lew referenced the Economic Development Strategic Plan and asked for more information about the ideas that may draw businesses to Union City.

Ms. Dean noted the strategies the Economic Development Department is considering to attract businesses are based on market trends, and Union City is trying to attract jobs; as an example, the warehouse transformation strategy is meant to be more accommodating to job generators and less accommodating to warehouses so it benefits the community.

Commissioner Lew asked if the City will continue to focus on diversity of the population or find a new focus.

Ms. Dean reiterated the consultant is breaking down the population, where the City is heading, level of education and the demographic information will also include ethnicity, language, ages etc. which will shape the Economic Strategic Plan.

Mr. Farmer commented for some of these questions staff will not have all of the detail, since this is a Citywide analysis. He stated any questions where staff did not have a complete answer will be deferred to the correct Department Head with staff to return at a later date with answers.

Commissioner Lew again referenced ED-1.A and asked if the City is using historical data to predict future trends.

Ms. Dean referred the question to Carmela Campbell, Economic & Community Development Director. She understood all resources and data available will be used to shape the plans.

Commissioner Lew suggested the City is spending a lot of money and resources on a consultant where the City already has data, such as the demographics. She expressed concern the City may end up paying for information already available.

Mr. Farmer clarified the Housing Element was adopted less than two years ago, and includes a complete demographic profile of the City, 2020 Census data and updated information on economic and population trends all part of what the State Department of Housing and Community Development (HCD) mandates in the Housing Element projections. Mr. Farmer added in most cases, the City has projections to the year 2040 and has the benefit of having updated the Housing Element and the General Plan which was updated five years ago.

Commissioner Lew did not like the idea the City will pay a consultant to get the information on their own independently when the City can provide that information to them.

Ms. Dean noted it is possible the consultant is using data the City already has on record.

Commissioner Lew wants staff to find out given the expense of the consultant. She asked about Community Design, CD-3.B, Masonry Wall Master Plan. She understood the City will 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. She asked who will pay for the fence replacement, the City or the property owner.

Mr. Farmer advised staff will have to return with an answer.

Commissioner Lew asked if the Masonry Wall Master Plan has been completed.

Ms. Dean advised the plan is not complete but as part of the development review process the City will work with property owners to replace wooden residential fences on major arterials on a project-by-project basis. Ms. Dean further explained the Master Plan is not complete since no funding has been identified.

Commissioner Lew expressed concern if the City did not have the funds property owners will be asked to pay when she was of the opinion is the City's responsibility. She questioned the City paying for a consultant to prepare a Master Plan but not pay for the replacement of the fence.

Mr. Azim clarified the Masonry Wall Master Plan is intended to identify where the retaining/sound walls are needed. He stated as an example, on Dyer Street, homes are located on both sides of the street and wooden fences are crumbling; the study will determine where masonry walls can be placed and where wooden walls can be resurrected. He is not sure whether the Master Plan will also determine who will pay for the wall; the homeowner will benefit by a sound wall separating the residence from traffic.

Commissioner Lew understood masonry walls were erected along Union City Boulevard.

Mr. Azim clarified that is because of new development where the developer is required to install the masonry walls. He stated Dyer Street involves older homes and masonry walls were not required at that time.

Commissioner Lew noted the fences back into landscape areas that the City maintains. She asked if the City will be responsible for the fence and landscape areas.

Mr. Azim commented they will have to review the tract maps for each subdivision as to the maintenance of the walls whether the responsibility of the homeowner or the City.

Commissioner Lew asked about Special Areas, SA-8.B, Ensure Compliance with Amortization, and asked if the City is required to restart the clock in order to force the effected businesses to cease operations or had the City lost its right to do so by not acting in a timely manner. She asked what rights the City has and how to move forward on this matter.

Ms. Dean explained the updated report for 2024 did mention due to other Planning Division priorities, outreach to property owners has not occurred. She stated outreach was to begin in 2024 to impacted property owners letting them know the amortization agreement they entered into will be expiring and they will need to cease activities related to truck parking and outdoor storage.

Mr. Farmer reported the City is working with the property owner at 4700 Horner Street, which is not on the list, but in the area and has outdoor storage; in that case, the City is working on a long-term land use plan which will be subject to the California Environmental Quality Act (CEQA), and will be brought to the Planning Commission at the appropriate time.

Commissioner Lew commented her question is related to the properties that are listed in SA-8.B, where the City took no action at all. She asked what rights the City still has and can property owners continue indefinitely with their businesses.

Mr. Farmer noted the City did not have a statute on legal non-conforming uses and in most cases unless the City takes action they will continue to look at the use as legal non-conforming moving forward. He stated the City Attorney or City Engineer can provide additional clarification.

Commissioner Lew reiterated her comments and asked if the City has to restart the clock in order to take action.

Mr. Farmer suggested typically not.

Commissioner Lew again asked if the City can do anything and possibly shut down the business.

Mr. Farmer understood the City cannot do anything if the business is in a legal non-conforming state of operation.

Commissioner Lew suggested the City renegotiate the date.

Mr. Farmer commented Commissioner Lew's comments are noted for the record.

Commissioner Lew otherwise referenced SA-13.B, Calaveras Landing Sign, Wayfinding and Branding Program, and commented anyone who shops regularly in the shopping center is likely aware of the significant number of day laborers in the parking lot waiting to be offered jobs. She asked if the City or Alameda County has considered organizing day laborers in a manner similar to the City of San Francisco.

Mr. Farmer advised staff will have to get back to Commissioner Lew since staff did not have an answer to the question.

Commissioner Lew commented on the use of consultants in place of City staff. She understood City staff will use consultants if staff lacks qualified experience to do the deliverables that need to be done. She stated as examples, the General Plan, Climate Action Plan (CAP) and Park and Recreation Master Plan have been prepared by consultants, and since the City did not have qualified employees for these deliverables she asked how the documents are reviewed and accepted.

Mr. Farmer commented in the case of the CAP, the City has the general planning staff and general operating staff in the Economic and Community Development and Public Works Departments who can interpret city policies and compliance with the City's General Plan. He stated a consultant has been brought on for the CAP for their specific knowledge of preparing a CAP and since the City did not have a CAP staff member. He stated the City relies on the CAP consultant to be qualified in terms of having the knowledge of different state and federal codes, if applicable, in order to prepare a CAP; staff is currently working to bring a CAP consultant on board and also consider a CAP Task Force, which will involve the City Council and the Planning Commission.

Commissioner Lew asked who on City staff is qualified to review the plans and accept the deliverables.

Mr. Farmer described the process as a combination of City staff and the consultant. He stated as an example, no one on planning staff has the technical capabilities to interpret a CAP which is the reason for the consultant to assist in that effort.

Commissioner Lew again asked how the plan will be determined acceptable.

Mr. Farmer explained they will have to rely on the expertise of the consultant team being brought on board.

Mr. Azim added in terms of the Public Works Department, traffic studies are very involved reports and City staff may not have the expertise and time to conduct a traffic count.

Mr. Azim added once staff receives a report, staff has enough expertise to review the report, ask questions and make corrections as needed. He continued that staff is in short supply, there is a lot of development ongoing and when a technical study is needed, consultants are retained.

Commissioner Lew suggested it is probably a good thing if they did not want to keep expensive staff on board all of the time.

Mr. Farmer stated the CAP was prepared in 2010. He reiterated the City is short-staffed and maintaining expertise levels in all areas of planning and engineering is not possible, which is why the City often reaches out to a qualified and experienced team.

Commissioner Lew expressed concern if the City did not have someone qualified on staff to review the CAP to ensure it is an acceptable plan before the City pays for it. She is aware that traffic studies are done well and she has a high regard for Public Works.

Commissioner Gupta Garg thanked staff for the reports. She commented in 2024, the Planning Commission provided comments about the formatting of the reports and she is pleased the reports are now clearer. She asked about Economic Development, ED 6.A, Retail Performance Monitoring, and acknowledged the project status as shown, but asked if other areas of the City are being tracked and how are they trending on retail performance.

Ms. Dean explained that Gloria Ortega, the City's Economic Development Manager is very involved with reaching out and building relationships with business owners throughout the years having worked with the Property Business Improvement District for Union Landing. She stated that Ms. Ortega regularly communicates with local businesses to find out their needs, and as the status notes in part: *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.*

Commissioner Gupta Garg clarified she is asking about other retail areas such as the Marketplace at Decoto Road, Calaveras Landing and other areas, and asked if these areas are being tracked.

Mr. Farmer suggested the Economic Development Manager respond to the question and get back to Commissioner Gupta Garg.

Commissioner Gupta Garg asked about Economic Development, ED-9.A, Green Business Support, and if the City offers any rebates to local businesses to move towards a green business. She also asked how Green Business Support ties into the CAP for the City.

Ms. Dean clarified the reporting on the Annual Progress Report is just intended to provide a briefing on the progress of the General Plan. She stated the Economic Development Strategic Plan is occurring and it is very complicated and not simple and straightforward. She has no spreadsheets with data and referred the question to the Economic Development Manager who again is in regular contact with local businesses and who constantly performs outreach and provides updates on the needs of businesses in Union City; as the Progress Report indicates, the plans are in process and moving forward and will be seen by the Planning Commission in the future.

Mr. Farmer recognized when this item is presented to the City Council all Department Heads are present, and stated the Planning Commission did not have the same luxury. He acknowledged when the Planning Commission considers the item in the future, it should have the answers it needs.

Commissioner Gupta Garg asked about Public Facilities and Services, PF-12.A, Evaluate Feasibility of Building a New Library, and commented the status has identified no established timeline to begin the project. She asked how the City established timelines.

Ms. Dean acknowledged the same question was raised in 2024, and the timeframe is in the adopted General Plan which cannot be changed in the comment column without amending the General Plan. She added this project is not a priority and in some cases, the City has the resources to move forward whereas for others it did not.

Commissioner Gupta Garg referenced Page 2 of Exhibit B, and the table of information, specifically, related to Density Bonus Applications and Units Permitted, as shown, and which has shown the Number of Units in Applications Submitted Requesting a Density Bonus, a total of 80 units. She asked if this number is the same for Appian Way Landing.

There was no staff response to the comment for the record.

Commissioner Gupta Garg again referencing Exhibit B, Table B, Regional Housing Needs Allocation (RHNA) Progress Permitted Units Issued by Affordability, and commented on her understanding every year the City must show its progress in meeting the RHNA. She understood Union City has 2,638 units remaining by income level. She asked of the City's confidence level in achieving the RHNA goal in seven years.

Mr. Farmer explained the City must comply with the Annual Housing Element Status Report and built in buffers for certain programs which can be adjusted as needed as long as the City demonstrates to HCD the City is making progress towards implementation of the programs and goals in the adopted Housing Element. He stated the challenge being this is an eight-year cycle, things change, economic development trends change and they must adjust on an annual (yearly) basis and get compliance from HCD moving forward; the comments can be referred to the City's Housing Manager who can provide additional clarification.

Commissioner Elizondo thanked staff for the comprehensive report. As to Economic Development, ED-6.A, Retail Performance Monitoring, he referred to the vacant TGI Fridays building at Union Landing, and asked of the status of potential business interest in taking over the lease. He expressed concern the property has become an attraction to the homeless population.

Ms. Dean understood the City did have an application for the site.

Mr. Farmer clarified the City did have interest in the TGI Fridays property, and there is interest in drive throughs although the building is not set up for drive throughs and staff is working behind the scenes with potential applicants although nothing can be disclosed since no application has been filed yet.

Commissioner Elizondo asked about Economic Development, ED4-A, High-Speed Internet Program. He understood the project is due to be complete in winter 2025. He asked staff to clarify.

Mr. Azim confirmed the project is approaching completion.

Commissioner Elizondo commented the area identified in the status column for the project is a high traffic area with the work occurring during the day and it has become messy. There is no traffic in the evenings and weekends. He suggested a different construction schedule be considered such as allowing work during the graveyard shift where the work can be done quicker, safer and more efficiently.

Mr. Azim confirmed different options were considered but work on weekends will increase costs for the project and he described the work schedule as a balancing act.

Vice Chairperson Romero recognized staff for their efforts in trying to deliver a big packet of work but suggested in the future the appropriate stakeholders more in tune with the work being presented be present which will benefit the Planning Commission and the general public in providing the best process possible.

Vice Chairperson Romero looked forward to a report from the Housing Manager and hoped a future presentation to the Planning Commission can be scheduled.

Mr. Farmer stated he will forward the recommendation for a presentation to the Economic & Community Development Director.

Vice Chairperson Romero suggested in the future the prioritization of projects be identified whether high, medium or low which will benefit the Planning Commission and others to make informed decisions.

Mr. Farmer acknowledged a similar comment was received when the reports were presented to the Planning Commission in 2024, and at that time, it was clarified the format of the reports are done in conjunction with the City Manager. He stated that comments about formatting and how the information is presented to the Planning Commission and City Council can be passed along but they may have to defer to the City Manager's Office and the City Council.

Vice Chairperson Romero asked about Mobility, M-2.B, ADA Transition Plan-related Improvements and noted the project itself takes care of the road between 11th Street and Fremont but asked if there are any plans for 11th Street to Mission Boulevard.

As the status for M-2.B, he notes: *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.*

Mr. Azim reported Phase One of the Decoto Pavement Overlay Project is from the bridge/creek up to 11th Street past Station Way and the tracks, and the developer of The Station District, Lennar Homebuilders, will install a new traffic signal at 9th Street and Decoto Road and also install left turn pockets to accommodate future increases in traffic. He added the traffic signal at 7th Street will also be updated, and as part of Phase Two, the City will pave the streets; The deadline for the project is 2028.

Vice Chairperson Romero asked about Special Areas, SA-1.B, Funding for Station District Public Improvements, and asked if the funding is secure for the entire project.

Mr. Azim reiterated the City received \$3 million as part of Safe Routes to BART, and the City also had \$3 million from Regional Measure 3 (RM3) funding and \$1.73 million from the City's local funds. He stated there are enough funds to go out to bid for the at-grade crossing, and the City has an estimate for the main walkway into BART on the east side. He added that depending on how the bids are received, if too high they may have to find other funding sources for additional work; If the bids are low there will be funds left over; Phase Two will include improvements at Decoto Road and Oakland Subdivision; Union Pacific Railroad requires the City to make improvements as part of conditions of approval

for the at-grade crossing and the Oakland Subdivision, Decoto Road and I Street closure will be part of Phase Two.

Vice Chairperson Romero asked about the Annual Element Progress Report, Housing element Implementation, HE-7.B, Partnerships to Address Homeless Needs (6th Cycle Housing Element) and asked for information on the count and what the City is doing to address the unhoused population.

Mr. Farmer stated the comments will be referred to the Housing Manager.

Vice Chairperson Romero asked of the status of new low-income housing to be built on Mission Boulevard between D and E Streets.

Mr. Farmer understood the Vice Chair is referring to Lazuli Landing, an approved project in the Housing Element but which has some external funding issues. He understood staff is working with various non-profits and with the funding to be put together prior to construction.

Mr. Azim confirmed the Lazuli Landing Project was approved around two years ago. Recently the developer approached staff and the funding is now in place with the work to start soon.

Vice Chairperson Romero referenced Centro de Servicios Resource Center which is located at 6th and H Streets and asked of the status of the project.

Mr. Azim understood a portion of a new building will be dedicated to Centro de Servicios.

Vice Chairperson Romero wants to know the status of Centro de Servicios' plans to move to a new location. He emphasized the importance of the resource center to the Decoto Road community and the desire for it to continue to provide services.

Mr. Farmer noted the comments will be noted in the record.

Vice Chairperson Romero again asked in the future when the annual reports are presented to the Planning Commission the people making the decisions also be present.

PUBLIC COMMENTS OPENED

There were no comments from the public.

PUBLIC COMMENTS CLOSED

Commissioner Guio thanked staff for the reports. He understood the challenges and commented because of the Regional Housing Needs Allocation (RHNA), the City has to create a plan showing it has available properties that can be developed but everything boils down to funding and finances, and while the City sets the stage, it is up to builders to pencil out a project and make a project work.

7. ECONOMIC DEVELOPMENT REPORTS: None

8. COMMISSION MATTERS

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

Mr. Farmer reported on March 25, 2025 the City Council conducted the second reading by title and formally adopted an ordinance approving Zoning Text Amendments (AT-25-001), to update the City's regulations concerning Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), for consistency with state law.

- B. Upcoming Applications for the Regular Planning Commission Meeting on April 17, 2025

Mr. Farmer reported the Planning Commission meeting of April 17, 2025 will include a discussion of the Planning Commission Bylaws with the meeting date to be confirmed later in the week to ensure staff and the Planning Commission have adequate time to present the item.

9. GOOD OF THE ORDER

Commissioner Guio reported an e-Waste Drop-Off event is scheduled at the James Logan High School parking lot on April 19, 2025 from 8:00 a.m. to 2:00 p.m.

Vice Chairperson Romero again thanked staff for the comprehensive reports and for helping him to Chair the meeting. He urged everyone to stay safe out there.

10. ADJOURNMENT: 8:47 P.M.



Agenda Item

ATTACHMENTS:

Description		Type
	Staff Report	Staff Report
	Attachment 1 - Draft Planning Commission Resolution	Resolution
	Exhibit A - Plans	Exhibit
	Desk Item w/Attachments	Attachment
	Presentation	Attachment



Agenda Item

DATE: JUNE 5, 2025

TO: PLANNING COMMISSION

FROM: CARMELA CAMPBELL, ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: UP-23-004, ASD-23-010

LEGAL OWNER: Gurpreet S. Buttar

REQUEST: Use Permit (UP-23-004) and Administrative Site Development Review (ASD-23-010) approval to construct an approximately 4,230 square-foot, two-story residence with an attached 1,039 square-foot garage, on a vacant lot located at 467 Riviera Drive

LOCATION: 467 Riviera Drive (APN 087 -0096-017-00)

SIZE OF PARCEL: 57,858 square feet (1.328 acres)

GENERAL PLAN: Residential (3 - 6 du/ac)

ZONING: RS 6000-H

SURROUNDING LAND USES:

Table 1 – Surrounding Land Uses			
Location	General Plan Designation	Zoning District	Land Use
North	Residential (3 - 6 du/ac)	RS 6000-H	Single-family Residence
South	Residential (3 - 6 du/ac)	RS 6000-H	Vacant Land
East	Residential (3 - 6 du/ac)	RS 6000-H	Vacant Land
West	Residential (3 - 6 du/ac)	RS 6000-H	Single-family Residence

ENVIRONMENTAL ASSESSMENT:

Staff is recommending this project be considered categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303, *New Construction or Conversion of Small Structures*, of the CEQA Guidelines.

LOCATION MAPS:



Figure 1 – Zoning Map of 467 Riviera Drive



Figure 2 – Location Map of 467 Riviera Drive

I. BACKGROUND & PROPOSAL

The property owner, Gurpreet S. Buttar, is seeking Use Permit (UP-23-004) and Administrative Site Development Review (ASD-23-010) approvals to construct a new 4,230 square-foot, two-story residence with an attached 1,039 square-foot garage, on a 57,858 square-foot (1.328 acres) lot that is currently vacant.

The applicant also plans to construct an attached accessory dwelling unit (ADU) to the proposed residence. The ADU requires only ministerial approval through the Building Permit process and is therefore not subject to discretionary review or approval by the Planning Commission. The ADU shown on the plans is for reference purposes only. The project plans are included as Exhibit A.

The subject property is located at 467 Riviera Drive. The project site has a zoning designation of RS 6000-H and is located in a cul-de-sac in the Seven Hills neighborhood. The property is Lot 17 of Tract 4945. The subdivision creating Tract 4945 was approved in 1982 and the lots were subsequently sold and developed in the 1980s/1990s timeframe by separate owners. The subject property is the last remaining undeveloped parcel along Riviera Drive within the tract. The lot is situated on a hillside that exhibits a gradual incline, increasing in steepness toward the eastern boundary (i.e., rear of the lot). The vacant lot is characterized by natural vegetation, including tall grasses and several mature trees and shrubs. There is a small cluster of native shrubs near the front (western portion) of the lot, and a cluster of trees located toward the rear (eastern boundary). Additionally, a single mature tree is located near the northwest corner of the property. No trees are proposed for removal.

The lot slopes downward from southeast to northwest, with the rear half of the site containing slopes between 25 and 50 percent. As a condition of approval for the Final Map of Tract 4945, this portion of the lot was placed under an open space easement. The open space easement is appurtenant to several parcels within the subdivision that are adjacent to the undeveloped, steep hillsides above the neighborhood.

Property owners are responsible for maintaining the portion of the easement that lies within their respective parcels. Per notes from the Final Map for Tract 4945, the open space easement “shall be maintained in its natural state and shall not be built upon, planted, graded or irrigated in any manner whatever” and that “a perpetually maintained fence shall be installed by owner.” The submitted plans show a fence in this general location.

II. PROJECT ANALYSIS

A. Permit Requirements

Per Union City Municipal Code (UCMC) Section 18.96.030, Use Permit (UP) approval is required for new construction in the Hillside Combining (-H) District to allow a case-by-case analysis of each development proposal. Administrative Site Development Review (ASD) approval is required for the development of the new residence, per UCMC Section 18.72.030.B.

As described above, a proposed, attached ADU is shown in the project plans for informational purposes only since the ADU is not subject to discretionary review.

B. Hillside Area Plan

Development of all areas of the City lying north and east of Mission Boulevard (the “Hillside Area”) is governed by the Hillside Area Plan. The proposed project is located on property that the Hillside Area Plan designates as “Existing Development.” Development in areas designated as “Existing Development” are not subject to the development policies of the Hillside Area Plan, including policies regarding visibility.

C. Project Design and Development Standards Compliance

Compliance with the RS 6000 District

The base zoning district of the project site is RS 6000. Table 2, below, compares how the project complies with or exceeds the relevant development standards of Chapter 18.32, Residential Districts, and other applicable Code requirements. A more in-depth discussion on project design follows.

Table 2 - Development Standards			
Development Regulation	Required	Projects Provides	Complies?
Front Setback	20 feet (min)	20 feet	Yes
Side Setback (right)	10 feet (max) *	11 +/- feet	Yes
Side Setback (left)	10 feet (max)*	15 feet	Yes
Rear Setback (south)	20 feet (min)	217 feet**	Yes
Height	30 feet (max)	28.3 feet***	Yes
Lot Coverage	50 percent (max)	8.6 percent	Yes
Parking	2 covered and enclosed spaces	3 side by side spaces and the potential for 2 additional tandem spaces	Yes

** Per §18.32.100, Side yards, of the Zoning Ordinance, the minimum side yard for residential uses shall be 10% of the width of the site; provided, that a side yard of not more than 10 feet shall be required and a side yard of not less than five feet shall be permitted.*

***The closest and farthest point from the residential structure to the boundary of the Open Space Easement is approximately 25 feet and 78 feet, respectively.*

****The height was measured from the lowest grade at the residential footprint, which is the garage slab to the highest point.*

Architecture

The siting of the proposed residence has been designed to blend in with the natural features and topography of the site. The project is consistent with all applicable criteria per UCMC Section 18.32.125, Design Criteria. The proposed design addresses the requirement of a combination of at least three materials and colors. The stone veneer covered entry covers an 88 square-foot front porch and the stone veneer above the entry spans the total height of the residence and is flush with the second story. The primary exterior material of the residence is stucco. The trim, garage color and slate-tiled roof will contrast with the lighter color of the body of the residence.

The proposed residence incorporates a contemporary design. The second story is inset to reduce perceived visual bulk and massing on all elevations and will feature a balcony enclosed on three sides. The proposed residence will also feature an attached, 1,608 square-foot rear deck, which is set back 15 feet from the side lot line in compliance with UCMC Section 18.32.045.

Floor Plans

The first story will consist of approximately 630 square feet of habitable area and will include an entry corridor, powder room, hallway access to the garage, and a staircase to the second floor. The garage will be attached to this story and will measure approximately 1,039 square feet.

The 3,600 square-foot second story will accommodate the principal living area, including a prayer room and hallway leading to two bedrooms with their own bathrooms, as well as laundry and powder rooms. The family room will provide primary access to the outdoor rear deck. The dining area and kitchen will be located off the family room. A smaller dining area will be located off of the kitchen and main dining area and will access a pantry and spice room on either side. The spice room will provide an access door to the rear deck. On the right at the top of the staircase will be a living area and master bedroom with a master bathroom, walk-in closet, and sliding door access to the street-facing balcony.

Compliance with the Hillside Combining District

In addition to Chapter 18.32 Residential Districts, the project is subject to UCMC Chapter 18.96, Hillside Combining District due to the site being located in the Hillside Combining

(-H) District. The purpose of the Hillside Combining District, in part, is to ensure that development in the Hillside area of the City occurs in a manner consistent with applicable policies of the open space, scenic, and seismic safety and safety elements of the General Plan and that development design responds to the topographic characteristics of the site.

Consistent with these provisions, the design of the proposed residence responds to the topographic characteristics of the parcel by siting the residence in the less steep portion of the site. The existing open space easement will ensure the majority of the site remains in its natural state.

Grading and Drainage Improvements

Development in the Hillside Combining District also requires concurrent approval of Grading & Drainage plans to ensure that modification to the site topography meets the grading guidelines listed in UCMC Section 18.96.065. A preliminary grading and drainage plan, labeled Sheet C2, is included in the attached project plans (Exhibit A). The onsite grading includes 312 cubic yards of cut and 167 cubic yards of fill. The excess dirt, totaling 145 cubic yards of material, will be disposed of at an approved facility. The three retaining walls, supported by piers, will be constructed along the rear of the first story, rear of the second story, and rear of the deck, measuring 7 feet 11 inches, 2 feet, and 5 feet 6 inches, in height, respectively.

See below for an overview of how the proposed grading complies with the grading guidelines included in Section 18.96.065:

A. Site grading should generally be limited to areas within the building footprint, under access roads and driveways, and where necessary due to unusual site conditions such as landslides.

Grading will occur within the building footprint and driveway area.

B. Buildings and roads should generally follow contours. On sloping sites, buildings should have multiple levels and be dug into and stepping down the hill.

The residence steps down with the natural topography of the site and utilizes retaining walls to minimize grading. See Sheet A11 for a cross-section of the proposed residence.

C. Where grading occurs, new slopes should be configured to retain the natural character of the site. New contour lines should be rounded to mimic natural contours. Graded slopes should undulate and should not result in flat planes.

The proposed residence has been sited to take advantage of the site's more level topography and less steep elevations, thereby minimizing grading and respecting the site's natural contours.

D. No artificial slope shall exceed the naturally occurring slopes in its immediate vicinity or a slope of 3:1, whichever is greater.

All artificial slopes will be less than the naturally occurring slopes in their immediate vicinity or a maximum slope of 3:1.

E. Graded areas shall be feathered so that there are no abrupt transitions between flat areas and graded slopes, or between graded and ungraded areas.

The project is conditioned to require that graded areas will be feathered to blend cut and fill slopes into the natural landscape, avoiding hard edges or sharp angles. Transitions between flat and graded areas will be gradual. See Condition #25.

F. Graded slopes shall be revegetated with native species found in similar natural areas of the Hillside area.

Graded slopes are required to be revegetated with species that are native to the Hillside area. See Condition of Approval #8.

Landscaping

See the landscape plan on Sheet L1 of Exhibit A for the location, sizes and species of the proposed landscaping. The landscaping would be irrigated with drip irrigation. Per Condition of Approval #8, prior to issuance of building permits, the property owner is required to provide a final landscape plan, prepared by a licensed landscape architect that is consistent with applicable provisions listed in Chapter 118.12, Water Efficient Landscape Ordinance, and the Landscape Standards Policy Statement.

Utilities

The fire hydrant closest to the lot does not currently provide the necessary water pressure required for firefighting purposes. To address this issue, the project proposes to install a new hydrant, which will be served from extension of an existing high-pressure water line located in the vicinity of the project site. This approach is acceptable to the Alameda County Fire Department and Alameda County Water District. See plans for the new high-pressure line and hydrant on Sheet A4 in Exhibit A.

Consistency with the General Plan

The project is generally consistent with the subject property's General Plan designation of Residential (3-6 du/ac), which allows single-family detached residences. The proposed development also aligns with the following General Plan policies:

- LU-1.2: *Promote infill and enhance Neighborhoods.* The project provides a new two-story residence on a currently vacant lot. The project offers a well-designed building and landscaping which will enhance the visual quality and residential character of the surrounding neighborhood. The project will also improve water infrastructure that will be beneficial for the surrounding neighborhood in fighting fires.

- **LU-4.6 *Appropriate Scale and Massing*.** The project has been designed to protect neighborhood character by complying with applicable design standards that include requirements for wall shifts, changes in material types, and second-story insets. The proposed residence is similar in scale and massing to surrounding single-family residences, which range in size from approximately 2,771 to 4,347 square feet (excluding garage square footage) on lots which range in size between 22,423 and 37,095 square feet.

Hillside Combining (-H) District

Section 18.96.070 of the Hillside Combining (-H) District includes the following development aspects for Planning Commission consideration of Administrative Site Development Review.

A. Adequacy of access.

The site takes access directly from the existing driveway off Riviera Drive which is a public road.

B. Proposed siting of buildings in relation to the topographic characteristics of the site. The proposed development should avoid and maintain major topographic features of the site such as ridgelines and knolls in their natural states.

The proposed residence is located along the lower portion of the site with relatively flatter topography and would not impact any major topographic characteristics such as ridgelines or steep slopes.

C. Proposed overall development design in terms of response to the visual sensitivity of the site. Major visual features of the site such as specimen trees and rock outcroppings should be maintained and incorporated into the development proposal where appropriate. Development rights should be transferred from areas with these features to other portions of the site.

The project is proposed within an existing single-family residential neighborhood. A portion of the site is encumbered by an open space easement, which requires it to be left in a natural state. There are no specimen trees or rock outcroppings impacted by the proposed development.

D. Relationship between proposed architectural treatment, site characteristics, and visual sensitivity of the area. Structures and site improvements should be designed to blend with and take advantage of the topography and visual resources of the site.

The proposed residence has been designed to blend in and take advantage of the topography of the site. The proposed residence is articulated and provides insets to help reduce perceived visual bulk and massing. The residence has been sited along the lot frontage, which minimizes visual impacts to the remainder of the site.

D. Noticing & Communication

Consistent with State law noticing requirements, public hearing notices were posted in the Argus newspaper on May 23, 2025, and were mailed to neighbors within 300 feet of the project site boundary on the same date. Staff has not received any public feedback regarding the project.

E. Conclusion

The City's Development Review Committee reviewed the proposal and recommended that the Planning Commission approve UP-23-004 and ASD-23-010, subject to conditions, making the specific findings listed in Section III, in support of the approval. It is further recommended that the Planning Commission adopt the attached Resolution confirming this action, which includes the draft findings and conditions of approval.

III. REQUIRED FINDINGS

Use Permit

Per Section 18.56.060 of the Zoning Ordinance, all of the following findings are required for approval of a use permit:

1. That the proposed location of the conditional use is in accord with the purposes of this title and the purposes of the district in which the site is located; and
2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity; and
3. That the proposed conditional use is consistent with the General Plan, any specific plans applicable, and will comply with each of the applicable provisions of this Title 18.

Administrative Site Development Review

Per Section 18.72.070 of the Zoning Ordinance, all of the following findings are required for approval of an administrative site development review.

1. Approval of this application is consistent with the General Plan and any applicable specific plans; and

2. Approval of this application is consistent with the purposes of Title 18 and the requirements of the RS 6000-H zoning district; and
3. Approval of this application is consistent with the purpose of administrative site development review as outlined in Section 18.72.010.

IV. ALTERNATIVES

1. Approval of Use Permit (UP-23-004) and Administrative Site Development (ASD-23-010) as proposed;
2. Approval of Use Permit (UP-23-004) and Administrative Site Development (ASD-23-010) with modified conditions;
3. Denial of Use Permit (UP-23-004) and Administrative Site Development (ASD-23-010) with stated findings; or
4. Continue the matter for further consideration.

V. RECOMMENDATION

Staff recommends that the Planning Commission approve Use Permit (UP-23-004) and Administrative Site Development (ASD-23-010) and adopt the attached Resolution confirming this action.

Prepared by

Natalie Dean, Associate Planner

Attachments

Attachment 1: Draft Planning Commission Resolution
Exhibit A: Project Plans

PLANNING COMMISSION RESOLUTION NUMBER # XX-25

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UNION CITY
APPROVING USE PERMIT (UP-23-004) AND ADMINISTRATIVE SITE
DEVELOPMENT REVIEW (ASD-23-010) TO CONSTRUCT AN APPROXIMATELY
4,230 SQUARE-FOOT, TWO-STORY RESIDENCE WITH AN ATTACHED 1,039
SQUARE-FOOT GARAGE ON A VACANT LOT LOCATED AT 467 RIVIERA DRIVE**

WHEREAS, Gurpreet S. Buttar, property owner, is requesting Use Permit (UP-23-004) and Administrative Site Development Review (ASD-23-010) approvals to construct an approximately 4,230 square-foot, two-story residence with an attached 1,039 square-foot garage on a 57,858 square-foot vacant lot; and

WHEREAS, the project site is located at 467 Riviera Drive (APN 087 -0096-017-00); and

WHEREAS, the project site has a General Plan designation of Residential (3 - 6 du/ac) and a Zoning designation of RS 6000-H (Single-Family Residential, Minimum Lot Size 6000 Square Feet, Hillside Combining District); and

WHEREAS, the project plans are labeled Exhibit A, attached hereto and made a part hereof; and

WHEREAS, pursuant to Section 65905 of the Government Code, a duly advertised public hearing was held before the Planning Commission of the City of Union City on June 5, 2025, to consider the application and at which time all interested parties had the opportunity to be heard. The Planning Commission considered a staff report dated June 5, 2025, and all written and oral testimony before making a decision on the project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Union City does hereby find as follows:

California Environmental Quality Act

1. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303, *New Construction or Conversion of Small Structures*, of the CEQA Guidelines; and

Use Permit

2. The proposed location of the conditional use is in accord with the purposes of Title 18 and the purposes of the RS 6000-H Zoning District. The proposed location of the use is in accord with Title 18, which seeks to promote and protect the public health, safety, morals, comfort, convenience and the general welfare of the people, to protect the character and maintain the stability of residential areas within the City, and to promote the orderly and beneficial development of such areas. The design of the residence will enhance the have second story insets, wall shifts, and variations in color and materials to break up scale and massing and addressing potential impacts to neighborhood

character. The location of the project is in accord with the purpose of the Hillside Combining (-H) district, which seeks, in part, to ensure that development in the Hillside area of the City occurs in a manner consistent with applicable policies of the open space, scenic, and seismic safety and safety elements of the General Plan and that development design responds to the topographic characteristics of the site. The design of the proposed residence responds to the topographic characteristics of the parcel by siting the residence in the less steep portion of the site. The existing open space easement, comprising the majority of the site, will ensure the majority of the site remains in its natural state; and

3. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The project site is within an existing, developed residential neighborhood. Also, as required to meet the service needs of the project, the applicant is providing new water infrastructure to adequately serve the firefighting requirements for the proposed residence that will also benefit adjacent and nearby residents in the neighborhood; and
4. The proposed conditional use is consistent with the General Plan, any applicable specific plans, and will comply with each of the applicable provisions of Title 18. The proposed project site is designated for residential use under the Union City General Plan, permitting a density of three to six dwelling units per gross acre and is consistent with the following General Plan policies:
 - LU-1.2: *Promote infill and enhance Neighborhoods*. The project provides a new two-story residence on a currently vacant lot. The project offers a well-designed building and landscaping which will enhance the visual quality and residential character of the surrounding neighborhood. LU-4.6 *Appropriate Scale and Massing*. The project has been designed to protect neighborhood character consistent with design criteria that include requirements for wall shifts, changes in material types, insets to second stories so that the development provides appropriate scale and massing. The surrounding single-family residences range in size from approximately 2,771 to 4,347 square feet on lots ranging between 22,423 and 37,095 square feet; therefore, the size of the proposed residence is consistent and appropriate with the scale and massing of surrounding residences.
 - The land use designation is further supported by the Hillside Area Plan, which mandates residential development within the Hillside Area comply with standards set forth in the Hillside Combining (-H) District of Title 18; the project has been designed according to the geotechnical reports and requirements for grading and blending with the sites topography. The project also adheres to the development standards in Title 18 of the Union City Municipal Code, including the RS 6000-H Zoning District. to ensure consistency with the City's goals for orderly development,

preservation of hillside character, promotion of the public's general welfare, and standards of good design and appearance; and

Administrative Site Development Review

5. The approval of this application is consistent with the General Plan and any applicable specific plans. The application is consistent with the General Plan and Hillside Area Plan, which is referenced by the General Plan as the guide and regulations for hillside development. Both plans designate the project site as a residential use allowing three (3) to six (6) units per acre. The Hillside Area Plan requires residential development to be consistent with the Hillside Combining (-H) Zoning District (UCMC Section 18.96). The Hillside Area Plan designates the project site as "Existing Development", which is generally not subject to the development policies regarding visibility of the Hillside Area Plan; and
6. The approval of this application is consistent with the purposes of Title 18 and the requirements of the RS 6000-H zoning district. The project, as conditioned, is consistent with the purpose of Title 18, which seeks to promote and protect the public health, safety, morals, comfort, convenience, and the general welfare of the people, to protect the character and maintain the stability of residential areas within the city, and to promote the orderly and beneficial development of such areas. The proposed project, as conditioned, complies with the relevant development standards of the RS 6000-H District, and
7. The approval of this application is consistent with the purpose of administrative site development review as outlined in Section 18.72.010, which seeks to promote orderly, attractive and harmonious development and the stability of land values and the general welfare, by preventing uses or the erection of structures having unsightly, undesirable or obnoxious qualities not properly related to their sites and traffic circulation, or which would not meet the specific intent clause or performance standard requirement of the zoning title. The project complies with the Hillside Combining (-H) Zoning District by designing the residence so that grading is minimal and in accord with the recommendations of the Geologic And Soil Investigation Report .The project also meets the requirements of the RS 6000-H zoning district by providing a new two-story residence with new landscaping on a vacant lot in an existing neighborhood. The residence will be designed to provide appropriate scale and massing to maintain neighborhood character and maximize privacy.

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Union City hereby approves Use Permit (UP-23-004) and Administrative Site Development Review (ASD-23-010), subject to the following conditions of approval.

CONDITIONS OF APPROVAL

PLANNING DIVISION

For additional information regarding, contact Natalie Dean, Associate Planner, 510-675-5382, or email Natalied@unioncity.org.

1. All actual site improvements shall be made and maintained with adherence to the plans in Exhibit A, except as they may be modified by other conditions of approval listed below.
2. This application shall expire one year from the date of Planning Commission approval unless building permits have been issued and construction diligently pursued.
3. The applicant and/or property owner shall include an annotated copy of the approved Planning Commission Resolution with each set of detailed construction plans submitted for plan check review. Notations to the plans shall be made to clearly indicate how all conditions of approval will be or have been complied with. Construction plans shall not be accepted without the annotated final conditions of approval included as a note sheet with each set of plans.
4. The applicant and/or property owner shall apply for and take out all required building and fire permits prior to beginning any on-site work. Plans submitted to the Building Division and Fire Department must demonstrate compliance with all applicable local and State requirements.
5. Plans submitted for Building Permit issuance shall show the proposed location of the mailbox for the residence subject to the standards of the United States Postal Service.
6. The applicant and/or property owner shall be responsible for ensuring that all contractors and subcontractors have obtained a valid City of Union City business license for the duration of the project.

Building Materials and Finishes

7. Prior to the issuance of building permits, the applicant and/or property owner shall submit samples and details of color palettes and all exterior materials, including but not limited to roof materials, siding materials, trim materials, exterior doors and windows, and exterior lighting fixtures for review and approval by the Economic & Community Development Department. The color samples shall be provided in a binder with paint and material schemes along with full-size brush-outs as opposed to paint chips. Color swatches shall also be painted on the residence for review and approval by the Economic and Community Development Department prior to full painting. The applicant shall use an integral color coat for the final color coat on all stucco walls. Any future amendments or changes to the approved color or materials schemes shall be submitted to the Economic and Community Development Department for review and approval.
8. ***Landscaping***

9. Prior to the issuance of building permits, the applicant and/or property owner shall submit a final landscape package, which is consistent with the preliminary landscape package, and addresses “a” and “b” below. The landscape package shall also be consistent with Union City Municipal Code (UCMC) Chapter 18.112, *Water Efficient Landscape*, and the Landscape Standards Policy Statement. The property owner shall be responsible for maintaining all irrigation and landscaping and shall replace any dead or dying vegetation on the entire site for the life of the project. The landscaping project shall be completed prior to issuance of a Certificate of Occupancy. Property owners and occupants shall be responsible for ongoing maintenance of required landscaping in accordance with the approved landscape plan for the life of the project. The final landscape plan may be subject to review and approval by the City’s consulting Landscape Architect. Additional fees for consultants’ review and inspection are required to be paid with the building permit fees. A final inspection of the installed landscaping and irrigation shall be completed prior to the issuance of the Certificate of Occupancy.
 - a. Trees shall be 24” box size.
 - b. Graded slopes are required to be revegetated with species that are native to the Hillside area.
10. Plans submitted for building permit issuance shall show the placement and design of all proposed fencing and shall include height and design details of the fencing as measured from grade. Any fencing shall meet the requirements listed in UCMC Section 18.32.040, Walls, fences, and hedges. Any fencing measuring 7 feet or more requires a building permit.

Fees

11. Prior to issuance of building permit, the applicant/property owner shall pay all applicable fees, including the Affordable Housing In-Lieu Fee, Capital Facilities Fee, and Park Facilities Fee, that are in effect at the time of Building Permit issuance.
12. Prior to issuance of building permits, the applicant and/or property owner shall pay the General Plan Cost Recovery Fee in effect at the time of Building Permit issuance. The current fee is \$1.00 per \$1,000.00 of construction valuation per City Council Resolution Number 3379-07.

BUILDING DIVISION

For additional information, contact Valerie Avendano, Building/Code Compliance Coordinator, 510-675-5384, or email at ValerieA@unioncity.org.

13. A survey by a CA Licensed Surveyor is required prior to Building Permit issuance.

14. Building permit plan submittal shall include calculations to justify the structural design.
15. Building permit plan submittal for Retaining Walls 4 feet and higher shall include structural calculations.
16. Note on plans submitted for building permits that the applicant/property owner shall maintain the property to be free of litter, weeds, debris, etc., both before and after issuance of building permits. Daily litter and debris collection rounds shall be conducted on the site and an adequate number of trash receptacles shall be provided to minimize litter accumulation.
17. Note on plans submitted for building permits that the applicant/property owner shall comply with the Construction and Demolition Ordinance 576-01 to divert recyclable debris away from landfills. The applicant and/or property owner shall submit a completed Construction and Demolition Waste Management Plan with their application for a construction or demolition permit.
18. Note on plans submitted for building permits that the applicant/property owner shall not locate construction debris boxes within the public right-of-way (ROW), driveways or on adjacent private properties.
19. The project shall comply with the California Building and Fire Codes and current local ordinances in effect at the time of building permit submittal.

FIRE DEPARTMENT

For additional information, please contact Bonnie Terra, Division Chief, (510) 693-3436 or email at Bonnie.Terra@acgov.org.

20. Plans submitted for building permit issuance shall show that the building shall be equipped with a fire sprinkler system throughout.
21. The public fire hydrant serving the property shall be upgraded to provide the required water flow for this project. The applicant shall work with Alameda County Water District (ACWD) on the connection of the hydrant to the ACWD high pressure line. This shall be done at the owners' costs.
22. The upgraded fire hydrant shall be in service prior to the start of vehicle combustible construction on the site.

PUBLIC WORKS DEPARTMENT

For additional information, contact Farooq Azim, City Engineer at FarooqA@unioncity.org.

23. The applicant/property owner shall secure an encroachment permit from the Public Works Department for all work in the public right-of-way including utility trenches. The applicant shall be responsible for any repairs needed adjacent to the development, including paving, curbs and gutters, sidewalks, as required by the City Engineer.

24. Prior to submittal of a building permit application, the applicant/property owner shall apply for a Grading Permit and submit a grading plan showing the existing and proposed grades. The existing grades to be shown shall also include those on the adjacent properties in the vicinity of the property lines. The grading plan shall show the proposed elevations along the perimeter of the lot, at the building pad, including at finished floor elevation, and along the drainage routes on the lot that show how the storm water is conveyed to the front of the property.
25. Prior to Grading Permit issuance, the applicant/property owner shall pay a Grading Permit fee and post a bond based upon the amount of Cut and Fill shown on the grading plan.
26. Submitted grading plans shall show graded areas feathered to blend cut and fill slopes into the natural landscape, avoiding hard edges or sharp angles. Transitions between flat and graded areas will be gradual.
27. The applicant/property owner shall install all electrical and communications utilities underground and will work with pertinent utilities to get such services to the property.
28. The applicant/property owner shall pay a Plan Check and Inspection fee, the amount of which shall be determined based upon a detailed engineer's construction cost estimate acceptable to the City Engineer for all on-site civil work, including grading, storm drain system, retaining walls, utilities, concrete and fences, etc.
29. The applicant/property owner shall pay a Traffic Signalization Fee in effect at the time of Grading Permit issuance.
30. The applicant/property owner shall pay all Public Works Department fees, except Encroachment Permit fees, prior to the issuance of the Grading Permit.
31. The applicant/property owner shall have a licensed Land Surveyor precisely locate and stake the proposed locations of the fence at the property lines along the two neighboring properties on either side of the lot.
32. The applicant/property owner shall ensure that the storm drain system proposed around the structure, consisting of valley gutters, inlets and pipes is maintained properly in the long term, including the removal of mud, rocks and weeds, to allow it to function perpetuity, as designed.
33. The applicant/property owner shall submit a Geotechnical Report with the Grading Permit submittal that will provide recommendations for constructing the foundation system for the new structure and any retaining walls on the lot. A supplement to the report shall also confirm the absence of any active fault line through the property.

34. The applicant/property owner shall ensure that the geotechnical engineer observes the work and can certify that all geotechnical aspects of the project were completed per the recommendations in the geotechnical report.
35. The applicant/property owner shall ensure that the design makes provisions to collect and convey underground water from underneath the structure, which is a common occurrence in the hills, especially during and after the wet months.
36. The applicant/property owner shall include a copy of these Public Works conditions on the approved grading plan.
37. The applicant/property owner shall submit a signed and dated 'Applicability of C.3 and C.6 Stormwater Requirements' checklist demonstrating that the project meets the requirements of the Municipal Regional Stormwater Permit (MRP) for approval by City Staff.
38. The applicant/property owner shall contact the Alameda County Water District, Engineering Department, at (510) 659-1970 to determine water service and permit requirements and contact Union Sanitary District at (510) 477-7500 to determine sewer service and permit requirements.
39. The applicant/property owner shall ensure that construction activity on-site shall comply with UCMC Section 9.40.053, and is limited to the following hours:

Monday through Friday	8:00 a.m. to 8:00 p.m.
Saturday -	9:00 a.m. to 8:00 p.m.
Sundays & Holidays -	10:00 a.m. to 6:00 p.m.

Stormwater "During Construction" Best Management Practices

40. The applicant/property owner shall ensure that all contractors, subcontractors and suppliers are aware of all current storm water pollution prevention measures and their implementation requirements.
41. The applicant/property owner shall ensure that concrete/gunite supply trucks or concrete/plaster and finishing operations discharge washout water into a designated cleanout area that is designed to prevent pollutants from entering the storm water and/or sanitary sewer system.
42. The applicant/property owner shall ensure that discharge restrictions shall also apply to the operation of general construction machinery including masonry cutting equipment, and the washing of tools, brushes, containers, etc. These operations shall not be performed in the street, gutter, or where pollutants can enter the storm water system. Failure to comply with the approved construction requirements will result in the issuance of correction notices, citations, or project stop work orders.
43. The applicant/property owner shall install filter materials (sandbags, filter fabric, straw wattle, etc.) at the storm drain inlet nearest the downstream side of the

project site prior to start of work. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Filtered particles shall be disposed of in an appropriate manner based upon content.

44. The applicant/property owner shall gather all construction debris on a regular basis and place it in a dumpster or other container, which is emptied or removed at a minimum on a weekly basis. When appropriate, tarp shall be used on the ground to collect falling debris, paint over-spray, etc. that could contribute to storm water pollution.
45. The applicant/property owner shall ensure that trash enclosures and/or recycling containers, paved outdoor storage, staging, or lay down areas shall be designed and constructed to prevent pollutants from entering the storm drain system.
46. The applicant/property owner shall create a contained and covered area on site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides or any other materials used on the project site that have the potential of becoming a pollutant and/or being discharged to the storm drain system.
47. The applicant/property owner shall ensure that dirt, gravel, debris and green waste shall be removed from the sidewalk, street pavement, and storm drains adjoining the project site. During wet weather, the applicant should avoid excavation and other activities that lead to pollutants entering storm water such as driving vehicles on unpaved areas, etc.

ENVIRONMENTAL PROGRAMS

For additional information, contact Andy Block, Environmental Programs Manager at AndyB@unioncity.org.

48. The applicant/property owner is hereby advised that unauthorized discharge of any kind to the storm water system, which includes the streets and gutters, is prohibited, and that such discharges, whether intentional or not, are subject to penalties up to \$20,000 per violation per day. This applies both to the construction phase and the operational phase.

I HEREBY CERTIFY that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission of the City of Union City held on June 5, 2025, by the following vote:

AYES

NOES

ABSTAIN

ABSENT

MOVED:

SECONDED:

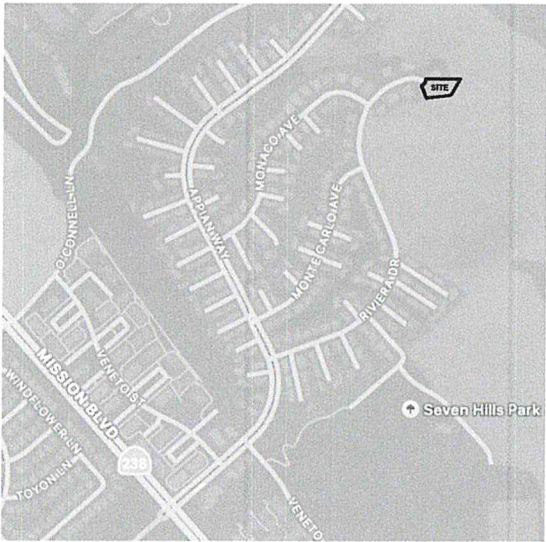
APPROVED

SEYI MCLELLAND, CHAIRPERSON

ATTEST:

CARMELA CAMPBELL, SECRETARY

SINGLE FAMILY RESIDENCE
MR. & MRS. GURPREET BUTTAR
467 RIVIERA DRIVE
UNION CITY, CA 94587
APN: 087-096-017



VICINITY MAP
N.T.S.

SCOPE OF WORK:	
• NEW SINGLE FAMILY CUSTOM HOME	
• ATTACHED 3 CAR GARAGES	
• ATTACHED ADU	

PROJECT DATA:	
USE	AREA SQ FT
MAIN HOUSE	
LIVING	
1ST FLOOR LIVING	630
2ND FLOOR LIVING	3,600
TOTAL LIVING AREA	4,230 + 753 (ADU) = 4,983
NON-LIVING	
GARAGE	1,039
PORCH/PATIO/BALCONY	225
TOTAL NON-LIVING AREA	1,264 + 28 (ADU) = 1,292
OPEN DECK	1,608
TOTAL FOOTPRINTS	4,978 SQ FT
LOT SIZE	57,858 SQ FT/ 1.33 ACRES
LOT COVERAGE	8.60%
MAX. RIDGE HEIGHT	30'-00" FT (FROM FINISH GRADE)
CURRENT HEIGHT	28'-03" FT (FROM FINISH GRADE)
AREA DISTURBED	LESS THAN ONE ACRE
CONSTRUCTION TYPE	V-B
OCCUPANCY	R-3/U
SITE	467 RIVIERA DR. UNION CITY, CA 94587
APN	087-096-017
OWNER	GURPREET S. BUTTAR
LAND USE	RESIDENTIAL
ZONING	RS 6000-H

PLAN DATA	
OWNER	GURPREET BUTTAR 467 RIVIERA DRIVE UNION CITY, CA 94587 P: (510) 299-8770 GOLDIEBUTTAR@GMAIL.COM
CONTRACTOR	BHATTI BUILDERS PO BOX 2833, CERES, CA 95307 P: (209) 450-9547 ABHATTIPLANS@GMAIL.COM
CIVIL/STRUCTURAL ENGINEER	IBC ENGINEERING 8824 OLD COUNTRY ROAD GRANITE BAY, CA 95661 P: (925) 594-2302 INDYCHADHA@YAHOO.COM
SURVEYOR	CARNES & EKPARIAN, INC. 9505 SUGAR BABE DRIVE GILROY, CA 95020 P: (408) 722-5915 DREXYL@CE-PLS.COM
SOIL ENGINEER	TRI NGUYEN ENGINEERING GEOTECHNICAL CONSULTANTS 881 MOSS DRIVE, SAN JOSE, CA 95116 P: (510) 277-2945 NTTRI1215@GMAIL.COM
TRUSS CALCULATIONS	TRUSS ENGINEERING INC. 477 ZEFF RD. MODESTO, CA 95351 P: (209) 527-6387 TRUSSEENGINEERING@ATT.NET
T-24	THE ENERGY CONSULTING CO. 6367 SWAINLAND ROAD OAKLAND, CA 94611 P: (510) 387-2756 TITLE24PRO@COMCAST.NET

SHEET INDEX	
LABEL	TITLE
A1	TITLE SHEET
A2	SITE TOPO
A3	SITE PLAN
A4	SITE PLAN ACWD
A5	FIRST FLOOR PLAN DIMENTIONED
A6	SECOND FLOOR PLAN DIMENTIONED
A7	FIRST FLOOR PLAN
A8	SECOND FLOOR PLAN
A9	FIRST & SECOND FLOOR REFERENCE PLAN
A10	ROOF PLAN
A11	CROSS SECTION
A12	ELEVATIONS FRONT & REAR
A13	ELEVATIONS LEFT & RIGHT
C1	GENERAL NOTES
C2	GRADING & DRAINAGE PLAN
C2A	UTILITY PLAN
C3	EROSION CONTROL PLAN
C4	EROSION CONTROL NOTES & DETAILS
L1	LANDSCAPING PLAN
RW1	RETAINING WALL PLAN
RW2	RETAINING WALL DETAILS

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abhattiplans@gmail.com

REVISION TABLE	
NUMBER	DATE
REVISION BY	DESCRIPTION

TITLE SHEET

SINGLE FAMILY RESIDENCE
MR. & MRS. GURPREET BUTTAR
467 RIVIERA DRIVE
UNION CITY, CA 94587
APN: 087-096-017

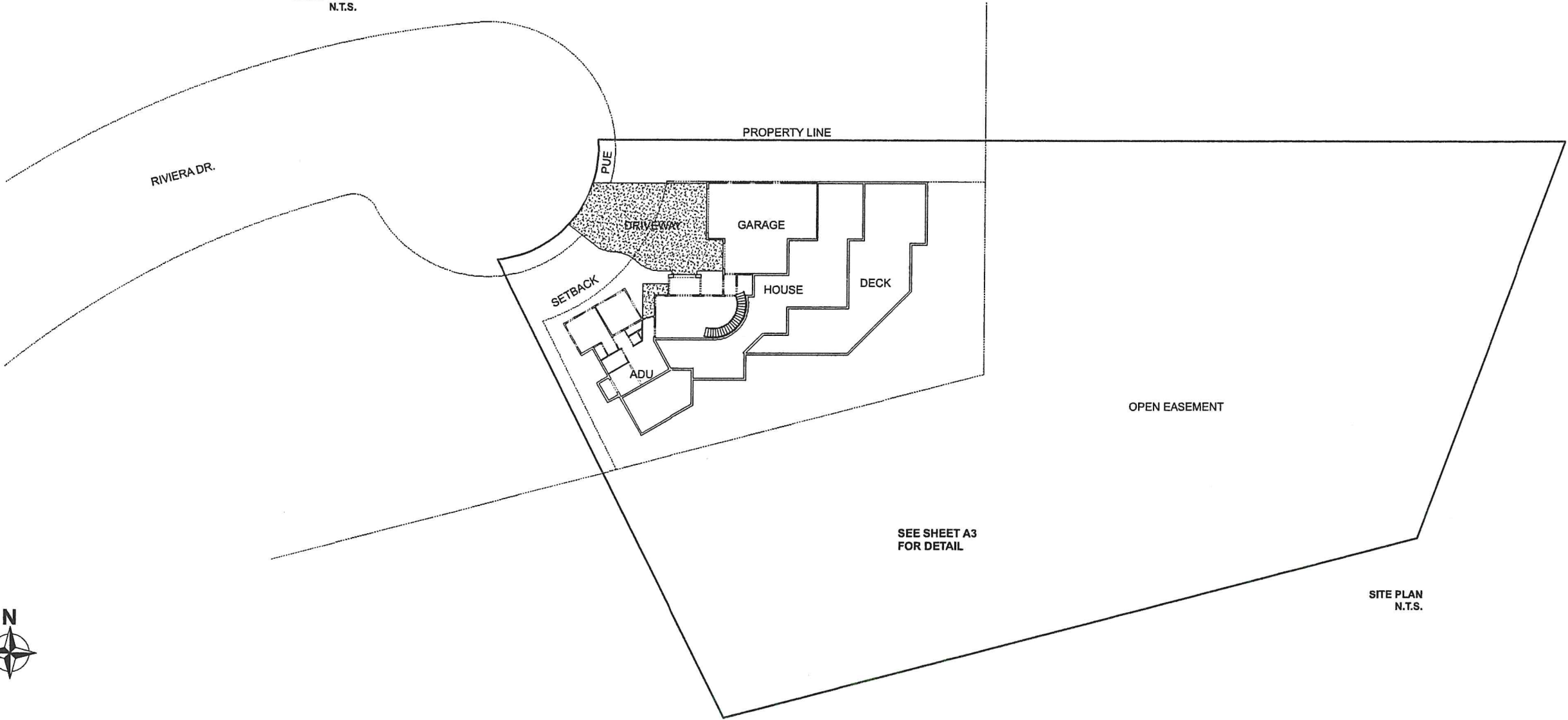
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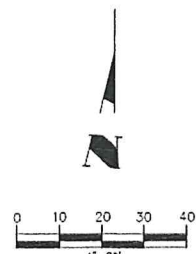
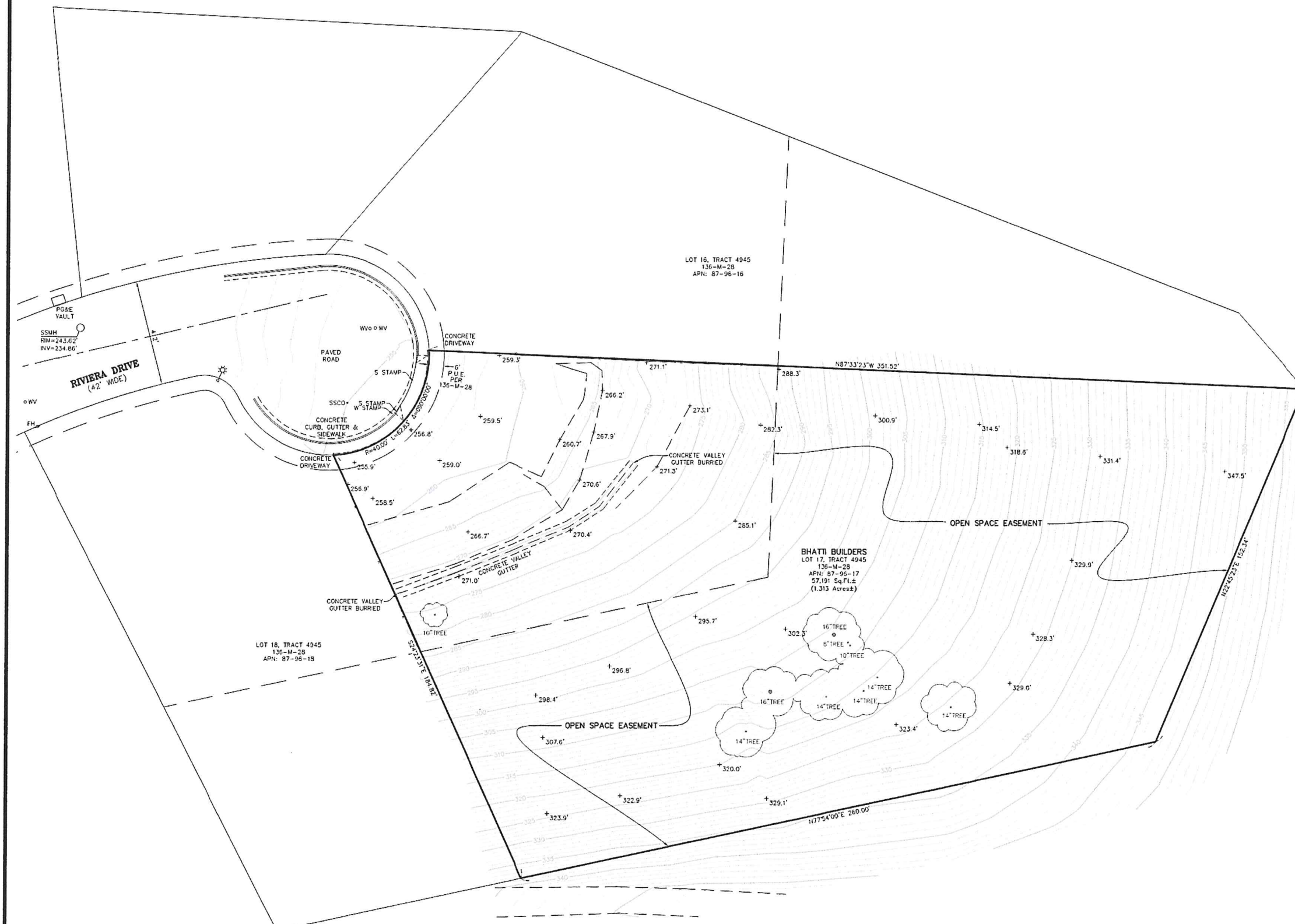
5/12/2025

SCALE:

SHEET:

A1





LEGEND

---	PROPERTY BOUNDARY
---	LOT LINE
---	EASEMENT LINE
---	PAVEMENT
---	CONCRETE/UP OF GUTTER
X	FENCE
---	FLOW LINE

ABBREVIATIONS

FH	FIRE HYDRANT
PO	POWER POLE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
WV	WATER VALVE

- NOTES**
- (1) A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY GARY D. CARNES, LAND SURVEYOR. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
 - (2) TREE SPECIES AND DRIP LINES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
 - (3) ALL DISTANCES & DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 - (4) THE UNDERGROUND UTILITIES SHOWN ON THIS MAP, IF SHOWN, ARE APPROXIMATE AND BASED ON EVIDENCE AT THE SURFACE.
 - (5) BUILDING DIMENSIONS SHOWN ON THIS MAP, IF SHOWN, ARE MEASURED FROM THE TRIM, STUCCO OR SIDING AT RIGHT ANGLES TO THE PROPERTY LINES.

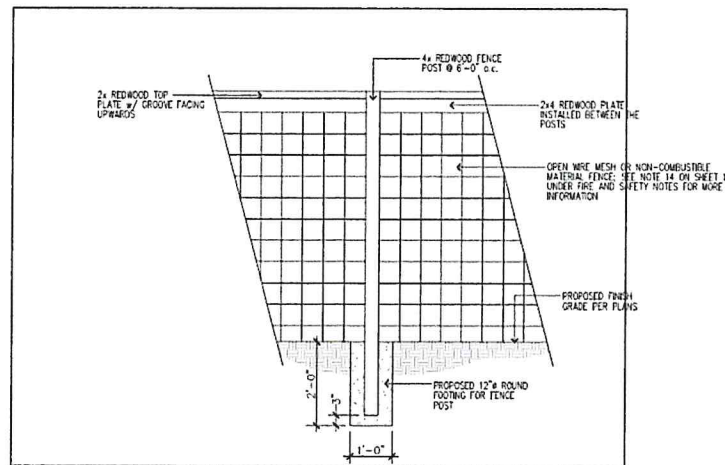


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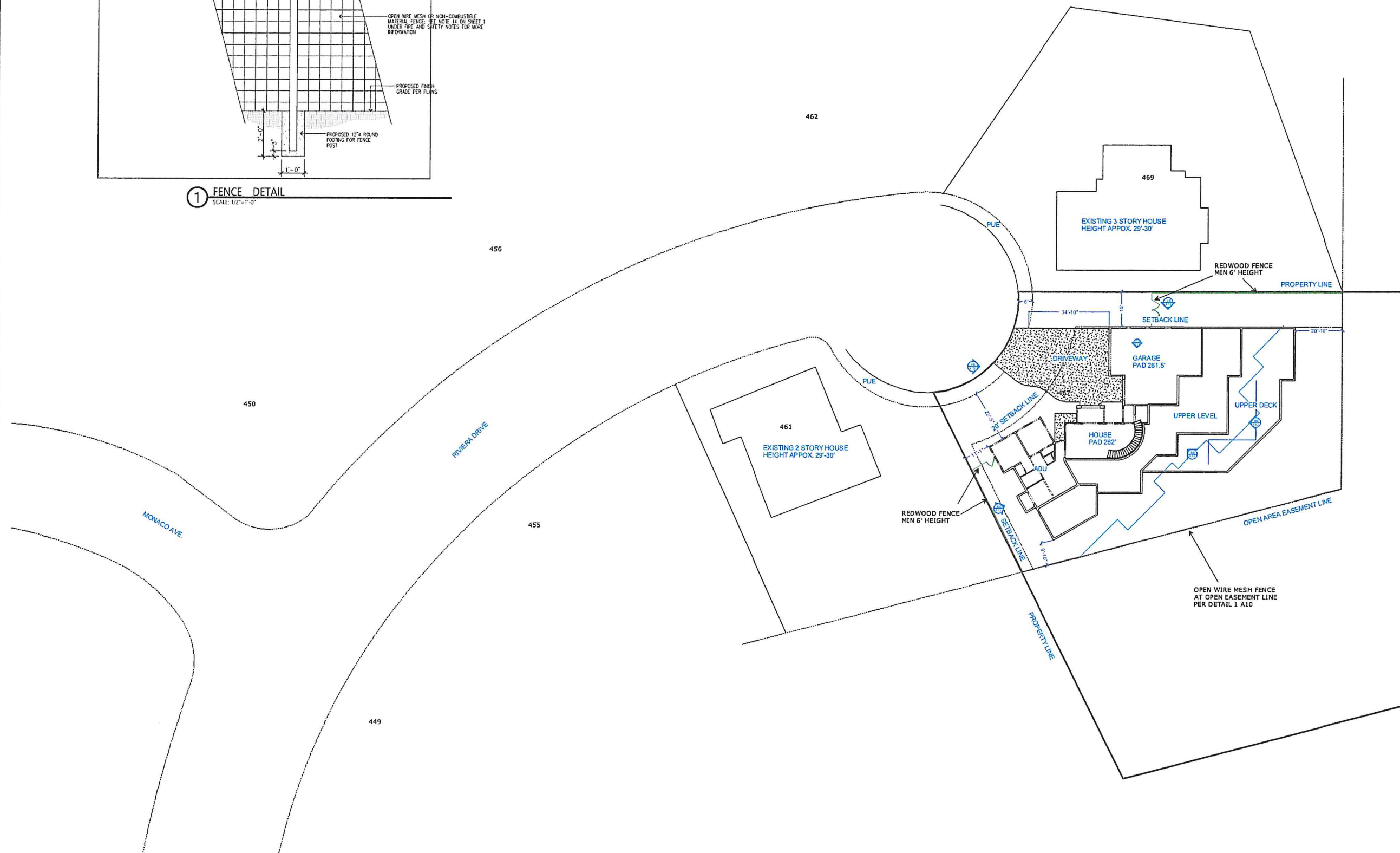
SITE TOPO

SINGLE FAMILY RESIDENCE
MR. & MRS. GURPREET BUTTAR
467 RIVIERA DRIVE
UNION CITY, CA 94587
APN: 087-098-017

DATE:
5/12/2025
SCALE:
SHEET:
A2



1 FENCE DETAIL
SCALE: 1/2" = 1'-0"



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REVISION TABLE	
NUMBER	DATE
REVISION BY DESCRIPTION	

SITE PLAN

SINGLE FAMILY RESIDENCE
MR. & MRS. GURPREET BUTTAR
467 RIVIERA DRIVE
UNION CITY, CA 94587
APN: 087-096-017

DATE:

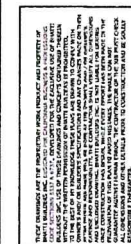
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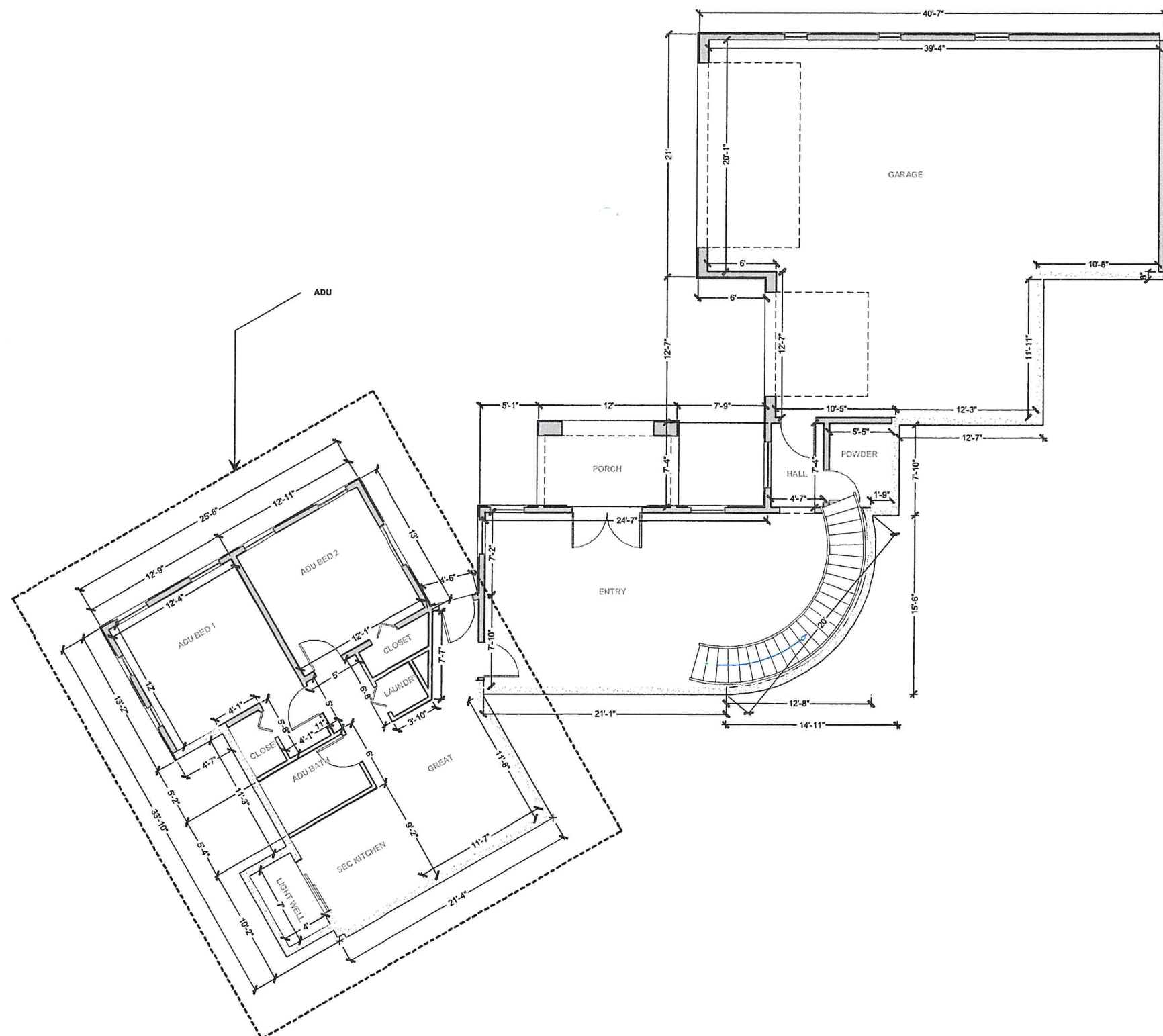
SHEET:

A3

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SINGLE FAMILY RESIDENCE
MR. & MRS. GURPREET BUTTAR
467 RIVIERA DRIVE
UNION CITY, CA 94587
APN: 087-096-017

A4



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REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISION

FIRST FLOOR PLAN DIMENTIONED

SINGLE FAMILY RESIDENCE
MR. & MRS. GURPREET BUTTAR
467 RIVIERA DRIVE
UNION CITY, CA 94587
APN: 087-096-017

DATE:

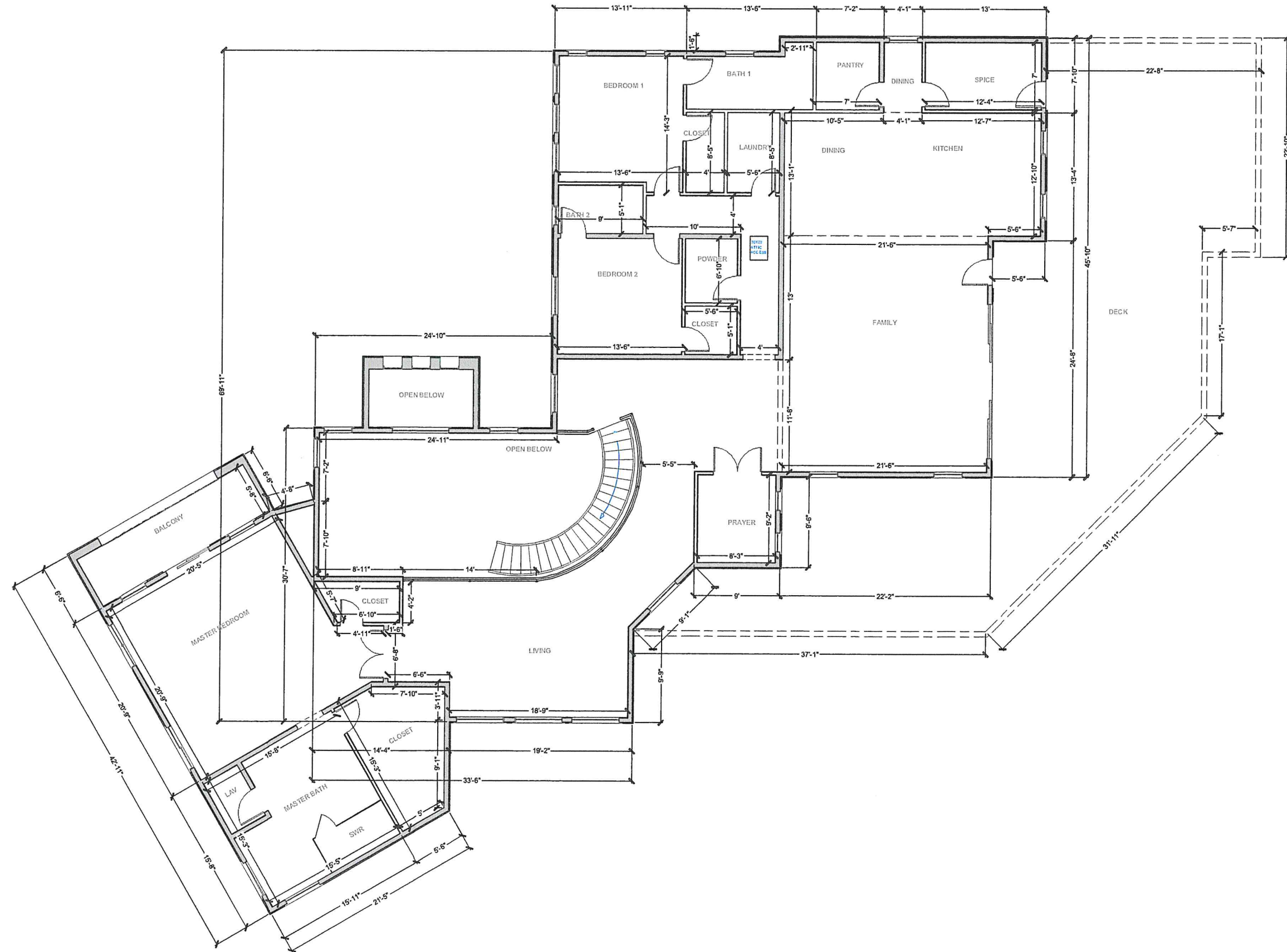
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SCALE:

1/4"=1'

SHEET:

A5



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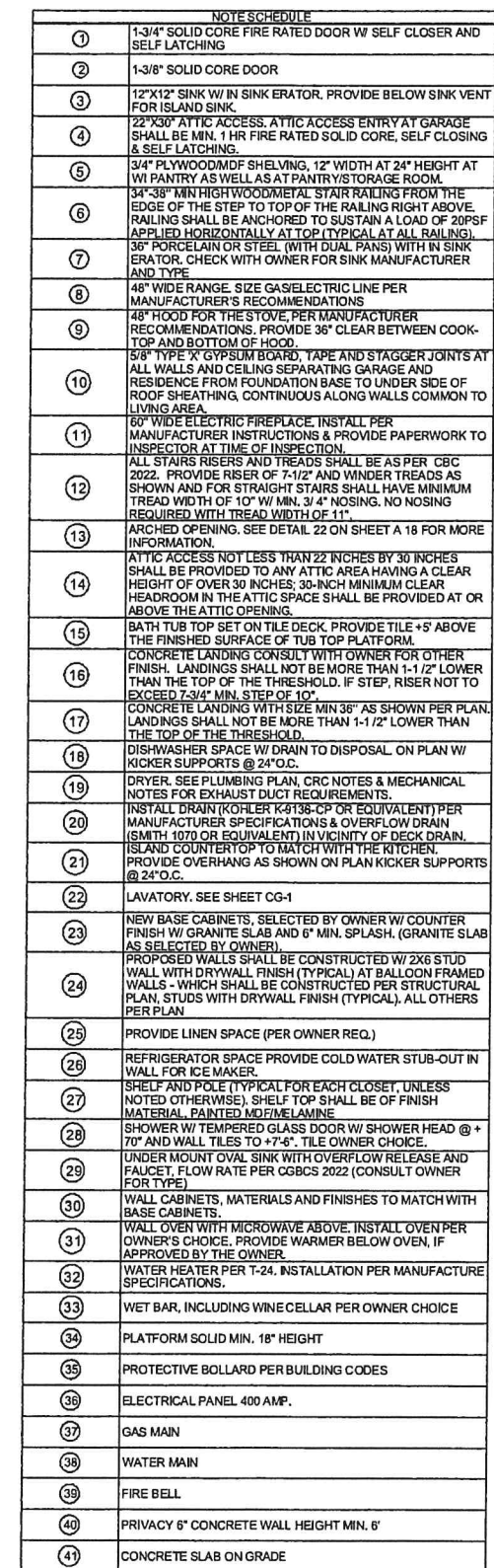
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ahahbhatti@gmail.com

REVISION TABLE	
NUMBER	DESCRIPTION

SECOND FLOOR PLAN DIMENTIONED

SINGLE FAMILY RESIDENCE
MR. & MRS. GURPREET BUTTAR
467 RIVIERA DRIVE
UNION CITY, CA 94587
APN: 087-096-017

DATE:
5/12/2025
SCALE:
1/4"=1'
SHEET:
A6



DESIGNED BY:



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Aman Bhatti

[illegible]

FIRST FLOOR PLAN

SINGLE FAMILY RESIDENCE
MR. & MRS. GURPREET BUTTAR
467 RIVIERA DRIVE
UNION CITY, CA 94587
APN: 087-096-017

DATE:

5/12/2025

DATE

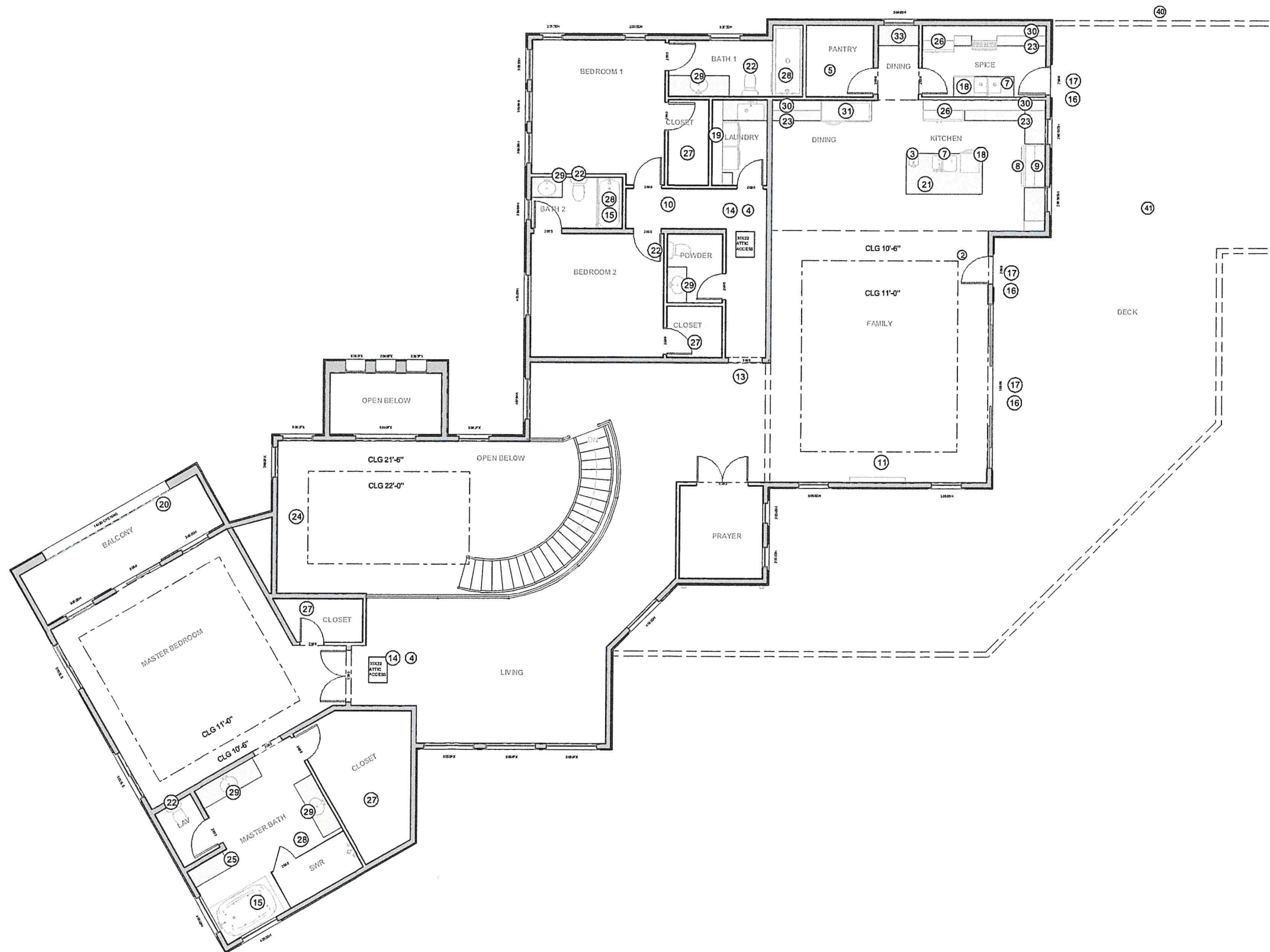
SCALE:

$$1/4"=1'$$

SHEET:

A7

A7



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REVISION TABLE		DESCRIPTION
NUMBER	DATE	DESCRIPTION

SECOND FLOOR PLAN

SINGLE FAMILY RESIDENCE
MR. & MRS. GURPREET BUTTAR
487 RIVIERA DRIVE
UNION CITY, CA 94587
APN: 087-096-017

DATE:

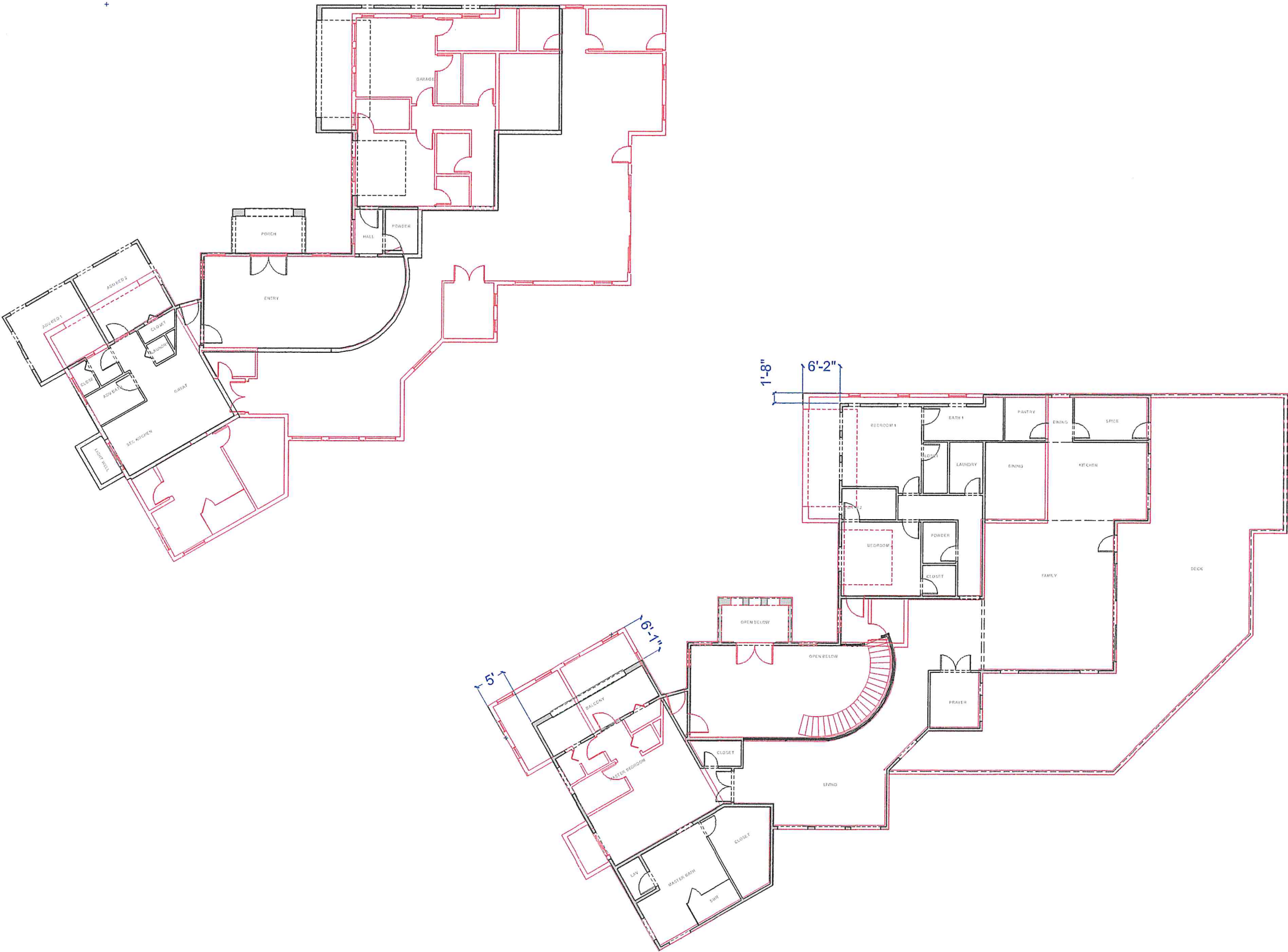
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SCALE:

1/4"=1'

SHEET:

A8



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Bhathi

REVISION TABLE	
NUMBER	DESCRIPTION

FIRST & SECOND FLOOR REFERENCE PLAN

SINGLE FAMILY RESIDENCE
MR. & MRS. GURPREET BUTTAR
467 RIVIERA DRIVE
UNION CITY, CA 94587
APN: 087-096-017

DATE:

5/12/2025

SCALE:

1"= 6'

SHEET:

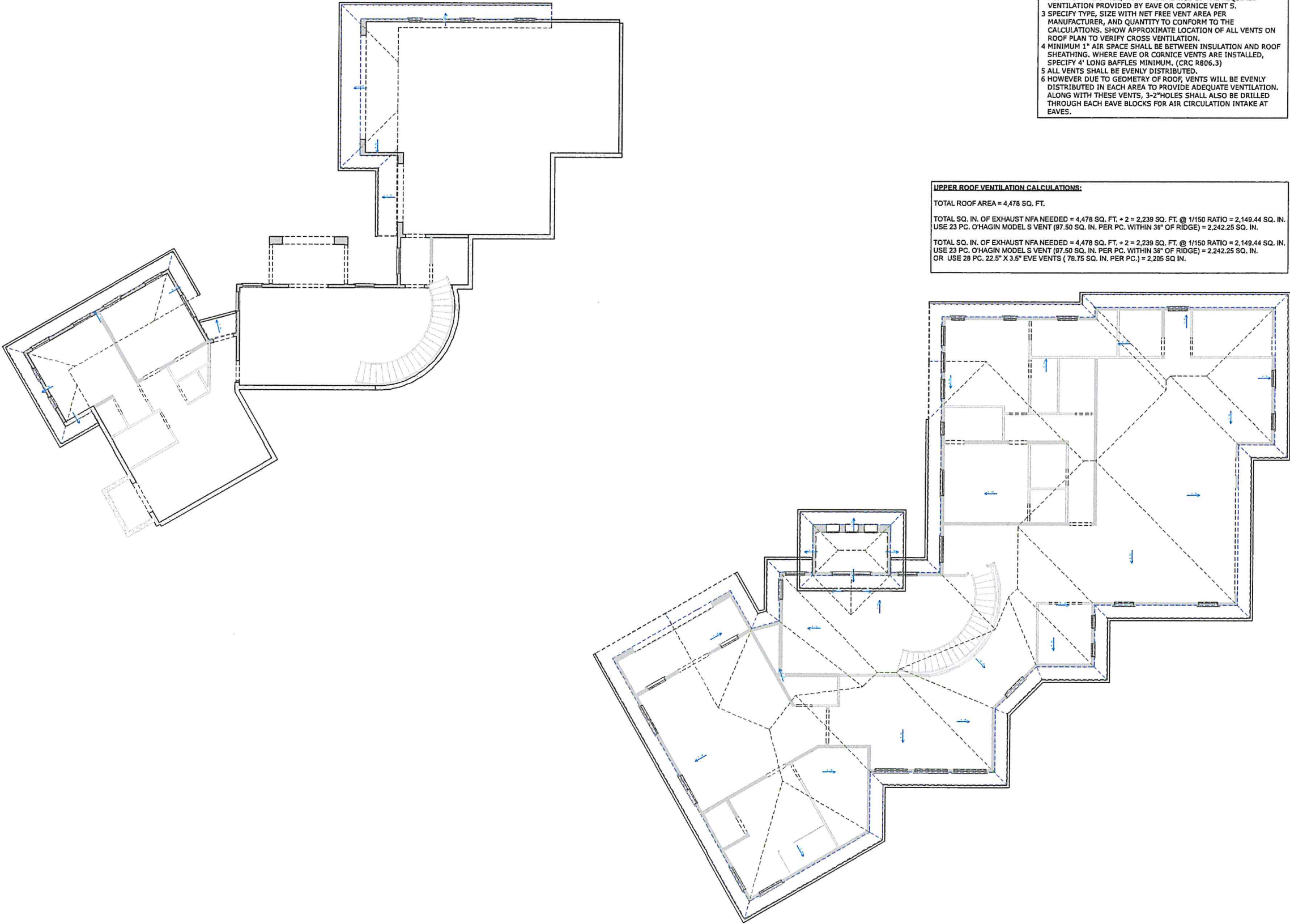
A9

LOWER ROOF VENTILATION CALCULATIONS:
TOTAL ROOF AREA = 360 SQ. FT.
TOTAL sq. in. OF EXHAUST NFA NEEDED = 360 SQ. FT. + 2 = 180 SQ. FT. @ 1/150 ratio = 172.08 SQ. IN.
USE 2 PC. O'HAGIN MODEL S VENT (87.50 SQ. IN. PER PC. WITHIN 36" OF RIDGE) = 195 SQ. IN.
TOTAL sq. in. OF INTAKE NFA NEEDED = 360 SQ. FT. + 2 = 180 SQ. FT. @ 1/150 ratio = 172.08 SQ. IN.
USE 2 PC. O'HAGIN MODEL S VENT (87.50 SQ. IN. PER PC. WITHIN 36" OF RIDGE) = 195 SQ. IN.
OR USE 3 PC. 22.5" X 3.5" EVE VENTS (78.75 SQ. IN. PER PC.) = 236.25 SQ. IN.

ROOF TRUSS NOTES:
1 ACTUAL DIMENSIONS MAY VARY.
2 THE TRUSS MANUFACTURE SHALL INSPECT THE SITE AFTER DEMOLITION OF THE ROOF.
3 ALL CONTINGENCIES SUCH AS DIMENSIONS, CLEARANCES, PLATE LINES, SHEATHING AND PITCH MATCHES SHALL BE VERIFIED IN THE FIELD BY TRUSS MANUFACTURER AND TRUSS SHALL BE BUILT TO FIT THE EXISTING CONDITIONS.
4 ROOFING SHALL BE INSTALLED PER MFG SPECIFICATION AND R905.3. 30LB FELT UNDERLAYMENT SHALL COMPLY W/ R905.3.3.

ROOF VENTILATION:
1 PROVIDE ROOF VENTILATION FOR ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY WITH ADEQUATE CROSS VENTILATION IN ACCORDANCE WITH THE CRC SECTION R806.1. PROVIDE CALCULATIONS TO VERIFY THE MINIMUM NET FREE VENTILATION AREA CONFORMS TO THE REQUIREMENTS OF CRC R806.2.
2 1/300 IS PERMITTED PROVIDED THAT AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENT S.
3 SPECIFY TYPE, SIZE WITH NET FREE VENT AREA PER MANUFACTURER, AND QUANTITY TO CONFORM TO THE CALCULATIONS. SHOW APPROXIMATE LOCATION OF ALL VENTS ON ROOF PLAN TO VERIFY CROSS VENTILATION.
4 MINIMUM 1" AIR SPACE SHALL BE BETWEEN INSULATION AND ROOF SHEATHING. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, SPECIFY 4' LONG BAFFLES MINIMUM. (CRC R806.3)
5 ALL VENTS SHALL BE EVENLY DISTRIBUTED.
6 HOWEVER DUE TO GEOMETRY OF ROOF, VENTS WILL BE EVENLY DISTRIBUTED IN EACH AREA TO PROVIDE ADEQUATE VENTILATION. ALONG WITH THESE VENTS, 3-2"HOLES SHALL ALSO BE DRILLED THROUGH EACH EAVE BLOCKS FOR AIR CIRCULATION INTAKE AT EAVES.

UPPER ROOF VENTILATION CALCULATIONS:
TOTAL ROOF AREA = 4,478 SQ. FT.
TOTAL sq. in. OF EXHAUST NFA NEEDED = 4,478 SQ. FT. + 2 = 2,239 SQ. FT. @ 1/150 RATIO = 2,149.44 SQ. IN.
USE 23 PC. O'HAGIN MODEL S VENT (87.50 SQ. IN. PER PC. WITHIN 36" OF RIDGE) = 2,242.25 SQ. IN.
TOTAL sq. in. OF EXHAUST NFA NEEDED = 4,478 SQ. FT. + 2 = 2,239 SQ. FT. @ 1/150 RATIO = 2,149.44 SQ. IN.
USE 23 PC. O'HAGIN MODEL S VENT (87.50 SQ. IN. PER PC. WITHIN 36" OF RIDGE) = 2,242.25 SQ. IN.
OR USE 28 PC. 22.5" X 3.5" EVE VENTS (78.75 SQ. IN. PER PC.) = 2,205 SQ. IN.



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REVISION TABLE	
NUMBER	DATE

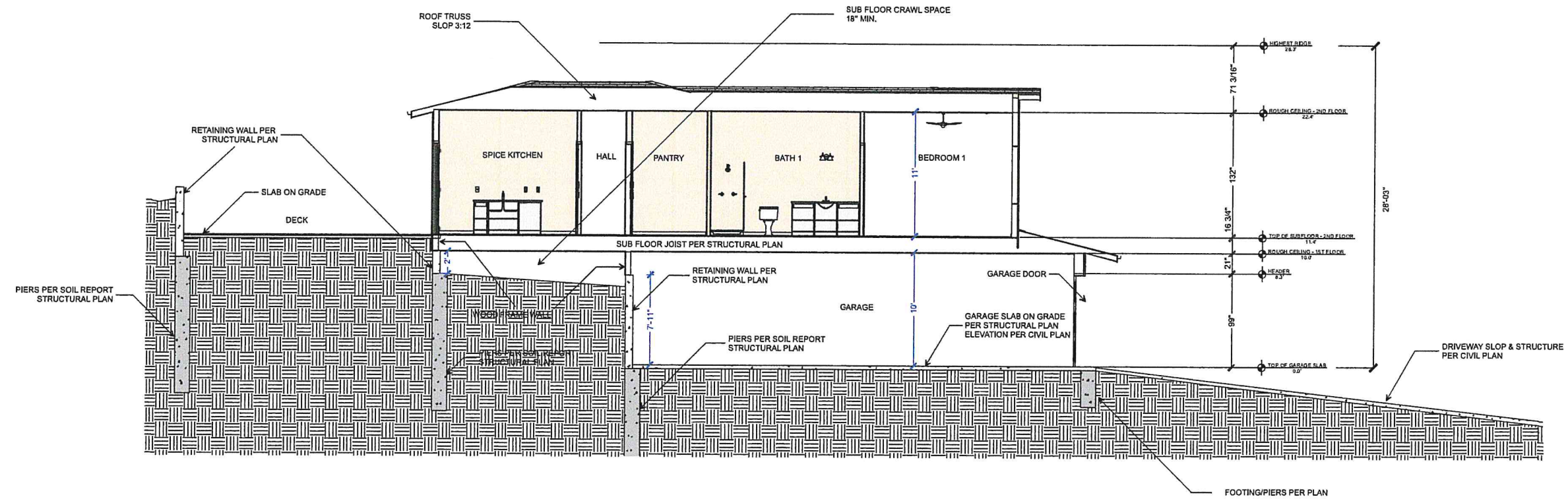
ROOF PLAN

SINGLE FAMILY RESIDENCE
MR. & MRS. GURPREET BUTTAR
467 RIVIERA DRIVE
UNION CITY, CA 94587
APN: 087-096-017

DATE:
5/12/2025

SCALE:
1"= 6'

SHEET:
A10



CS
A11 CROSS SECTION

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REVISION TABLE	
NUMBER	DESCRIPTION

CROSS SECTION

SINGLE FAMILY RESIDENCE
MR. & MRS. GURPREET BUTTAR
467 RIVIERA DRIVE
UNION CITY, CA 94587
APN: 087-096-017

DATE:

5/12/2025

SCALE:

1/4"=1'

SHEET:

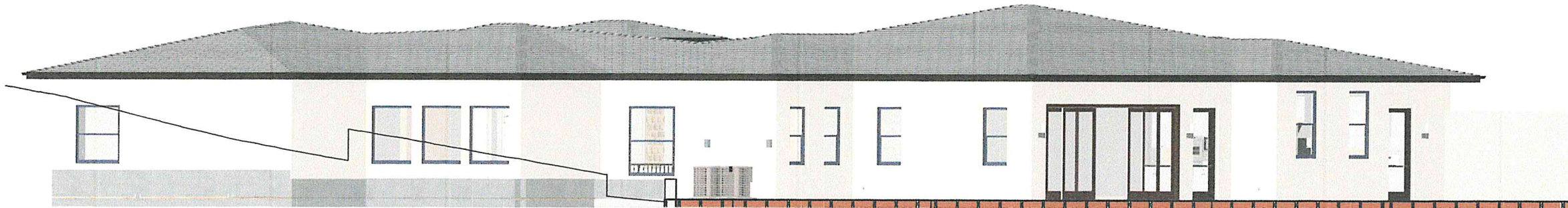
A11



FE
A12 FRONT ELEVATION



BE
A12 BACK ELEVATION



BR
A12 BACK RIGHT ELEVATION

- 1 BODY - BM SWISS COFFEE OC-45
- 2 TRIM - BM CHARCOAL SLATE HC-178
- 3 ACCENT - BM BLUE DANUBE 2662-30
- 4 STONE VENEER - GENSTONE NORTHERN SLATE
- 5 ROOF TILE - EAGLE DARK CHARCOAL 4595
- 6 WINDOWS/SLIDER JELD-WEN VINYL CHARCOAL EXT.
- 7 EXTERIOR WALLS: "LA HABRA STUCCO" LIGHT SAND ACRYLIC FINISH

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REVISION TABLE		DESCRIPTION
NUMBER	DATE	DESCRIPTION

ELEVATIONS FRONT & REAR

SINGLE FAMILY RESIDENCE
MR. & MRS. GURPREET BUTTAR
467 RIVIERA DRIVE
UNION CITY, CA 94587
APN: 087-096-017

DATE:

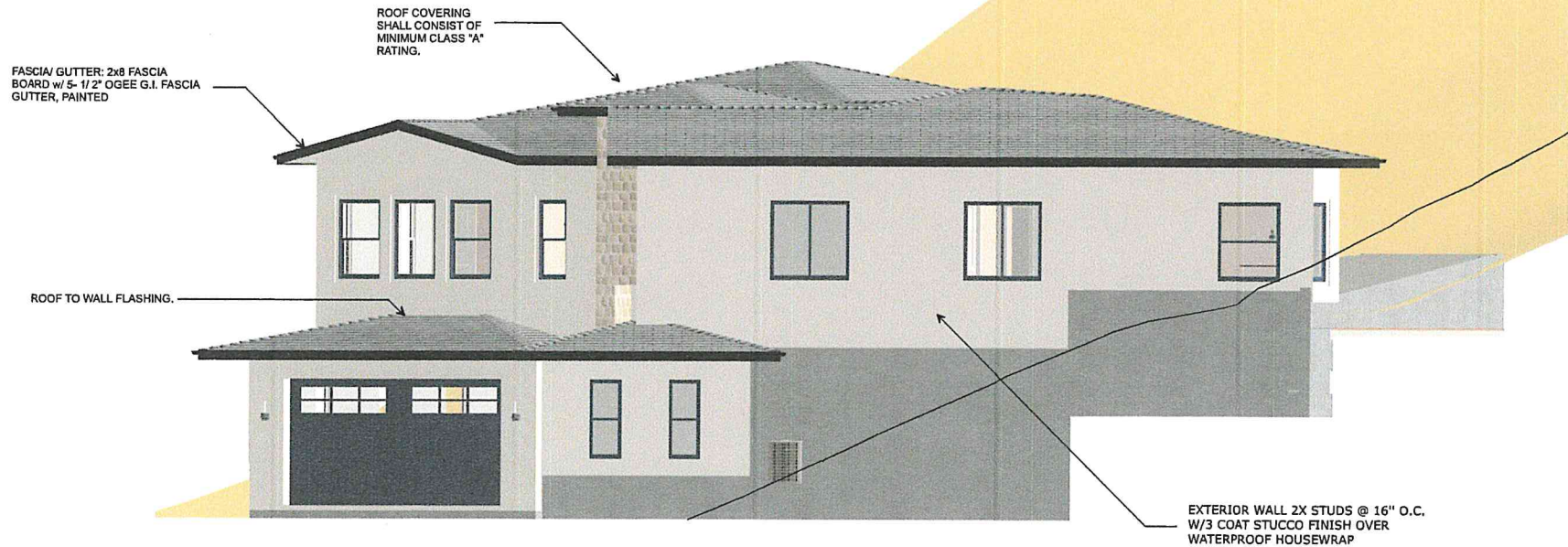
5/12/2025

SCALE:

1/4"=1'

SHEET:

A12



RE
A 13 RIGHT ELEVATION

EXTERIOR ELEVATION REQUIREMENTS:

FLASHING/COUNTER FLASHING
PROVIDE FLASHING AND COUNTER FLASHING PER CRC R903.2 AT CHIMNEYS, PARAPETS, BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, ROOF TO WALL INTERSECTIONS, AND ANY OTHER VERTICAL TO HORIZONTAL INTERSECTIONS TO PROVIDE A WEATHER AND WATER TIGHT JOB. FLASHING AND COUNTER FLASHING TO MIN. 2, GA. GALV. METAL. PAINT TO MATCH ADJACENT MATERIALS (AT ROOF PENETRATIONS, LOUVERS, ETC.).

EXTERIOR PLASTER/STUCCO
LATH AND PLASTER (STUCCO) TO COMPLY WITH CRC CHAPTER 1 AND SHALL CONSIST OF A BASE (SCRATCH) COAT, FINISH (BROWN) COAT, AND COLOR COAT. PROVIDE GALV. EXTERIOR CORNER BEADS AND INTERIOR CORNER REINFORCING.
PROVIDE 15# FELT OR 2 LAYERS GRADE 'D' PAPER AS WATER PROOF BARRIER UNDER ALL STUCCO APPLICATIONS.
A WEEP SCREED SHALL BE INSTALLED AT THE BASE OF ALL STUCCO WALLS TO ALLOW TRAPPED Moisture TO ESCAPE. SCREED SHALL BE MIN. 2, GA. GALV. METAL WITH 3-1/2" MOUNTING FLANGE. SCREED SHALL MIN. 4" ABOVE EARTH AND MIN. 2" ABOVE PAVING.

WOOD SIDING
PROVIDE MIN. #15 FELT BEHIND WOOD SIDING AS A WEATHER RESISTIVE BARRIER.
ALL EXTERIOR STRONG TO BE MIN. 3/8" UNLESS OVER SHEATHING.
ALL SIDING JOINTS TO BE CENTERED OVER FRAMING MEMBERS WITH CONTINUOUS WOOD BATTS OR JOINTS TO BE WATERPROOFED.
NAILING WITH GALV. NAILS.
EXTERIOR SIDING TO BE MIN ABOVE EARTH AND MIN 2" ABOVE PAVING.
APPLICATION OF EXTERIOR VENEER MATERIALS SHALL COMPLY WITH CRC CHAPTER 7.

ROOFS
ROOF COVERING MATERIALS AND APPLICATIONS SHALL CONFORM TO CRC CHAPTER 9.
INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
ROOFING NAILS MUST PENETRATE THROUGH THE ROOF SHEATHING THE DISTANCE REQUIRED BY THE MANUFACTURER, BUT RN NO CASE LESS THAN 1/8".
GUTTERS AND DOWN SPOUTS TO BE INSTALLED ON THE EAVES OF ALL ROOF AREAS AS REQUIRED BY THE JURISDICTION.
SPARK ARRESTER WITH MIN. 1/2" WIRE MESH TO BE INSTALLED ON ALL CHIMNEYS OF WOOD BURNING FIREPLACES.
EXTERIOR FINISHES AND COLORS TO BE VERIFIED WITH THE OWNER PRIOR TO APPLICATION, WHETHER SPECIFIED ON THE PLANS OR NOT.



LE
A 13 LEFT ELEVATION

SCREED @ + 6" MINIMUM ABOVE
FINISH GRADE (2" ABOVE PAVED
AREAS).

ADDRESS NUMBERS MIN. 4" TALL, SHALL BE POSTED
ON THE BUILDING CLEARLY VISIBLE FROM THE
STREET FRONTING THE PROPERTY BE MIN 1/2" WIDE
STROKE AND SHALL CONTRAST WITH THEIR
BACKGROUND PER CFC 505.1

THESE PLANS ARE THE PROPERTY OF BBI AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BBI. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO LEGAL ACTION.

DESIGNED BY:

BBI
BRIAN B. BISHOP, INC.
4677 RIVIERA DRIVE
UNION CITY, CA 94587
APN: 087-096-017

REVISION TABLE		DESCRIPTION
NUMBER	DATE	

ELEVATIONS LEFT & RIGHT

SINGLE FAMILY RESIDENCE
MR. & MRS. GURPREET BUTTAR
467 RIVIERA DRIVE
UNION CITY, CA 94587
APN: 087-096-017

DATE:

5/12/2025

SCALE:

1/4"=1'

SHEET:

A13

THE TOP 6" OF SUB-GRADE AND AGGREGATE SUB-BASE UNDER CURB, GUTTER AND DRIVEWAYS SHALL BE COMPACTED TO NOT LESS THAN 95% RELATIVE DENSITY.

WHERE NEW CONCRETE IS TO BE PLACED AGAINST EXISTING CONCRETE, THE TWO SHALL BE BONDED BY A COATING OF TWO PART EPOXY, AS PER SECTION 35 OF THE STANDARD SPECIFICATIONS, OR DOWELED WITH NO. 3 BARS @ 3'-0" o.c. MAXIMUM, OR AS DIRECTED BY THE CITY ENGINEER.

EXPANSION JOINTS SHALL BE THE BITUMINOUS FIBER TYPE, 1" IN THICKNESS, IN ONE PRE-MOLDED PIECE. THE FULL DEPTH, WIDTH AND SPACE OF THE CONCRETE SPACED A MAXIMUM OF 50' APART. EXPANSION JOINTS SHALL BE INSTALLED AT ALL STRUCTURES, CURB RETURNS AND DRIVEWAYS.

WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 1' OF CONCRETE THICKNESS WITH A SCORING TOOL, WHICH WILL LEAVE THE CORNERS ROUNDED. WEAKENED PLANE JOINTS SPACING SHALL NOT EXCEED 1/2 UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

CONCRETE SHALL BE CLASS "B" (FIVE SACK MIX) WITH MAXIMUM 4" SLUMP. CONCRETE SHALL CONTAIN ONE LB. LAMPBLACK PER CUBIC YARD.

SCORE MARKS SHALL CONFORM TO EXISTING ADJACENT PATTERNS, OR SHALL BE PLACED AS DIRECTED BY THE CITY ENGINEER.

FINISHED CONCRETE SHALL BE TREATED WITH A TRANSPARENT CURING COMPOUND AT THE RATE OF 100 SQ. FT. PER GALLON IN A CRISS-CROSS PATTERN, OR WATER CURED, AS DIRECTED BY THE ENGINEER.

APPROVED FORMS SHALL BE USED FOR ALL CONCRETE WORK UNLESS AN EXTRUSION MACHINE IS PERMITTED. FORMS SHALL BE SMOOTH, RIGID AND FULL DIMENSION. THE LOWER REAR EDGE OF THE FRONT FACE FORM OF CURBS SHALL BE MILLED TO A 1" RADIUS. BRACING STAKES SHALL BE PLACED AT 3'-0" INTERVALS.

"CALL BEFORE YOU DIG": CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.

FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY. FINISHED GROUND SLOPE WITHIN FIVE FEET OF THE BUILDING OR STRUCTURE SHALL SLOPE AWAY AT A 5% ALL EXTERIOR HARD SURFACE (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 1% MINIMUM SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING. DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 15% MAXIMUM ALLOWABLE GRADED SLOPE IS 3 HORIZONTAL TO 1 VERTICAL (33%).

LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.

NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPE AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EXITTER IN THE LANDSCAPE AREA OR MAY DRAIN TO A SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.

A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION WORK WITHIN CITY OF UNION CITY RIGHT OF WAY. THE CONTRACTOR/ OWNER SHALL OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING ANY WORK WITHIN CITY OF UNION CITY RIGHT OF WAY. ALL CONSTRUCTION WORK WITHIN CITY OF UNION CITY RIGHT OF WAY SHALL CONFORM TO PUBLIC WORKS STANDARDS.

UTILITY WORK WITHIN CITY OF UNION CITY RIGHT OF WAY NOT INSTALLED BY THE CONTRACTOR/ OWNER REQUIRE A SEPARATE ENCROACHMENT PERMIT BY THE UTILITY AGENCY PERFORMING THE WORK.

ALL CONTRACTORS, SUB-CONTRACTORS OR OWNER/ BUILDERS SHALL IMPLEMENT CONSTRUCTION "BEST MANAGEMENT PRACTICES" TO PROTECT STORM QUALITY AND PREVENT POLLUTANTS ENTERING THE PUBLIC STORM DRAIN. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATION OR STOP ORDERS. (SEE ADDITIONAL NOTES BELOW).

WATER MAINS AND SERVICES, INCLUDING THE METERS, MUST BE LOCATED "AT LEAST 10 FEET HORIZONTALLY FROM AND ONE FOOT VERTICALLY ABOVE, ANY PARALLEL PIPELINE CONVEYING UNTREATED SEWAGE" PER CALIFORNIA WATERWORKS STANDARDS, TITLE 22, CHAPTER 16, SECTION 64572 OR PER AOWD STANDARDS.

WATER AND SEWER SERVICES ARE SUBJECT TO THE APPROVAL BY ALAMEDA COUNTY WATER DISTRICT AND UNION SANITATION DISTRICT.

SANITARY SEWER CONNECTION FEE IS DUE AND PAYABLE PRIOR TO FINAL APPROVAL.

APPROVAL OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS OR OMISSIONS.

THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL NOT BE LIMITED TO NORMAL WORKING HOURS. WORK SHALL NOT BEGIN UNTIL ADEQUATE TEMPORARY BARRICADES, BARRIERS, FENCES, WARNING AND CONTROL DEVICES ARE IN PLACE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR/ REPLACE ANY EXISTING IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT AND FENCES OR UNDERGROUND UTILITIES DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS OR MATERIAL SUPPLIERS, TO THE SATISFACTION OF CITY ENGINEER AND OWNER OF THE DAMAGED EXISTING IMPROVEMENTS.

EXISTING STRIPING/MARKING, PAVEMENT MARKERS, LANDSCAPING, IRRIGATION, CURBS, SIDEWALK ETC. DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IN KIND AT NO COST TO THE CITY.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED INSPECTIONS AND SHALL PROVIDE NOTIFICATION AS HOURS IN ADVANCE TO THE CITY INSPECTOR, CITY ENGINEER, SOL ENGINEER AND OTHER REQUIRED PROFESSIONAL OR PUBLIC AGENCY.
21. THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS OF PRIVATE PROPERTY ADJACENT TO THE WORK THROUGHOUT THE PERIODS OF CONSTRUCTION.
22. THE LOCATIONS OF THE EXISTING UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANY AND AFFECTED AGENCIES FOR VERIFICATION OF LOCATION AND DEPTHS OF EXISTING UTILITIES. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 800-327-2600 FOR MARKING LOCATION OF EXISTING UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
23. THE CONTRACTOR SHALL SUBMIT TO CITY OF UNION CITY PWD - A TRAFFIC CONTROL PLAN DESIGNED AND STAMPED BY A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA TEN DAYS PRIOR TO LANE CLOSURE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
24. ALL SITE CLEARING, GRADING AND CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO FOLLOWING HOURS:
8:00 AM TO 5:00 PM - MONDAY THROUGH FRIDAY
9:00 AM TO 5:00 PM - SATURDAY
10:00 AM TO 5:00 PM - SUNDAY / HOLIDAYS
NO CONSTRUCTION ACTIVITY WILL BE ALLOWED ON SATURDAY, SUNDAY, AND HOLIDAYS UNLESS APPROVED BY THE CITY OF UNION CITY-PWD. FURTHERMORE, LANE CLOSURES NO GREATER THAN 84 DEEA AT A DISTANCE OF 50 FEET SHALL NOT OCCUR BEFORE 8:00 AM ON WEEKDAYS AND NOT AT ALL ON WEEKENDS. THE HOURS OF CONSTRUCTION MAY BE MODIFIED BY THE COMMUNITY DEVELOPMENT DIRECTOR UPON A DETERMINATION THAT UNUSUALLY LOAD CONSTRUCTION ACTIVITIES ARE HAVING A SIGNIFICANT IMPACT ON THE NEIGHBORS. FAILURE TO COMPLY WITH THE ABOVE-DESCRIBED HOURS OF OPERATION MAY RESULT IN WITHDRAWING OF INSPECTIONS AND POSSIBLE CONSTRUCTION PROHIBITIONS, SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER. A SIGN SHALL BE POSTED ON SITE WITH THE HOURS OF OPERATION AND A TELEPHONE NUMBER OF THE PERSON TO BE CONTACTED IN THE EVENT OF ANY VIOLATIONS.
25. PRIOR TO THE ISSUANCE OF ANY PERMIT FOR VERTICAL CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH CALIFORNIA FIRE CODE ARTICLE 97. FIRE SAFETY DURING CONSTRUCTION, ALTERATION OR DEMOLITION OF A BUILDING.
26. PROVIDE AN ALL WEATHER SURFACE, AS APPROVED BY THE FIRE MARSHALL, FOR EMERGENCY VEHICLE ACCESS WITHIN 50 FT. OF ALL CONSTRUCTION OR COMBUSTIBLE STORAGE. THIS ACCESS SHALL BE PROVIDED BEFORE ANY CONSTRUCTION OR COMBUSTIBLE STORAGE WILL BE ALLOWED.
27. PROVIDE REQUIRED FIRE FLOW (HYDRANTS) ON-SITE PRIOR TO CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS. FIRE HYDRANT WATER LINES MUST BE AT LEAST 6" IN DIAMETER. THIS MUST BE COMPLETED AND INSPECTED BEFORE ANY CONSTRUCTION OR MATERIAL STORAGE WILL BE ALLOWED.
28. PRIOR TO MOVING ANY MATERIAL TO OR FROM THE SITE, THE CONTRACTOR SHALL CHECK WITH THE TRAFFIC DEPARTMENT AT CITY OF UNION CITY PWD OFFICE TO ENSURE IF A HALL ROUTE IS REQUIRED AND IN CASE OF REQUIREMENT, THE CONTRACTOR SHALL SUBMIT HALL ROUTE FOR REVIEW AND APPROVAL PRIOR TO ANY WORK CAN BE PERFORMED FOR THIS ACTIVITY.
29. THE CONTRACTOR SHALL NOT DESTROY ANY EXISTING SURVEY POINTS IN THE STREET WITHOUT THE CONSENT OF THE CITY ENGINEER. ANY PERMANENT MONUMENTS OR POINTS DESTROYED SHALL BE REPLACED IN ACCORDANCE TO THE PROFESSIONAL LAND SURVEYOR'S ACT.
30. ALL CONTRACTORS, SUBCONTRACTORS AND VENDORS SHALL TAKE OUT BUSINESS LICENSES FROM THE CITY OF UNION CITY.
31. SHOULD THE CONTRACTOR, SUBCONTRACTORS FIND ANY DEFICIENCIES, ERRORS, CONFLICTS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS OR SHOULD THERE BE A DOUBT AS TO THEIR MEANING OR INTENT, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY BEFORE THE CONTRACTOR PROGRESSES WITH THEIR WORK. THE ENGINEER WILL PROVIDE WRITTEN CLARIFICATION.
32. CONTRACTOR SHALL CONFORM TO EXISTING STREET, SURROUNDING LANDSCAPE, AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS AND GRADING ETC. AND TO AVOID ABRUPT OR APPARENT CHANGES IN GRADE OR CROSS SLOPE, LOW SPOTS OR POTENTIALLY HAZARDOUS CONDITIONS.
33. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF BURIED PIPES FROM CONSTRUCTION LOADS.
34. THE CONTRACTOR SHALL OBTAIN A CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL-OSHA) PERMIT FOR TRENCHES FIVE FEET OR GREATER IN DEPTH. A COPY OF THIS PERMIT SHALL BE SUPPLIED TO THE OWNER AND AN ADDITIONAL COPY SHALL BE KEPT AT THE JOB SITE AT ALL TIMES.

1. ALL REFERENCE TO "CITY" IN THESE GENERAL NOTES SHALL MEAN "CITY OF UNION CITY OR UNION SANITARY DISTRICT (USD)."
2. ALL SANITARY SEWER WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF CURRENT USD AND/ OR CITY STANDARD DETAILS.
3. THE APPROVAL OF THESE PLANS BY USD/ CITY OF UNION CITY SHALL BE INTERPRETED TO MEAN THAT THE SANITARY SEWER DESIGN SHOWN ON THESE PLANS MEETS THE USD/ CITY OF UNION CITY STANDARDS. THE USD/ CITY OF UNION CITY APPROVAL IN NO WAY GUARANTEE ANY OTHER ASPECT OF THIS PLAN OR ITS ACCURACY RELATIVE TO ACTUAL FIELD CONDITIONS.
4. THE CITY ENGINEER IS AUTHORIZED TO REQUIRE MODIFICATIONS DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT THE USD/ CITY OF UNION CITY, TWO (2) WORKING DAYS IN ADVANCE OF BEGINNING ANY SANITARY SEWER WORK. THE CONTRACTOR SHALL THEREAFTER KEEP THE USD/ CITY OF UNION CITY INSPECTOR INFORMED OF HIS SCHEDULE FOR SANITARY SEWER WORK.
6. PRIOR TO COMMENCEMENT OF EXCAVATION WORK, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES BY CALLING UNDERGROUND SERVICE ALERT (USA) AT 1-800-327-2600 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE BEGINNING ANY EXCAVATION.
8. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE USD/ CITY OF UNION CITY BEFORE BEGINNING ANY SANITARY SEWER WORK.
9. THE CONTRACTOR SHALL OBTAIN ENCROACHMENT PERMIT PRIOR TO ANY WORK IN THE CITY OF UNION CITY RIGHT-OF-WAY. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE PUBLIC WORKS DEPARTMENT.
10. APPLICANT SHALL PROVIDE SUFFICIENT DEPOSIT TO THE CITY OF UNION CITY FOR INSPECTION, TESTING, COMMUNITY OUTREACH, STAFF TIME/CARDRIST, TRAFFIC CONSULTANTS, SAFETY SPECIALIST AND OTHER SERVICES AS DETERMINED BY THE CITY ENGINEER. ANY OUTSTANDING DEPOSIT SHALL BE PAID IN FULL PRIOR TO FINAL SIGN OFF.
11. SEWER CONNECTION PERMITS SHALL BE ISSUED BY THE CITY OF UNION CITY FOR ALL PROPOSED NEW CONNECTIONS.
12. EXISTING SANITARY SEWER SERVICE SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY (e.g. PUMPS, BYPASS LINES, ETC.) TO MAINTAIN THIS SERVICE DURING CONSTRUCTION.
13. PRIOR TO COMMENCING ANY SANITARY SEWER WORK IN EASEMENTS, THE CONTRACTOR SHALL PROVIDE THE CITY OF UNION CITY WITH ADEQUATE EVIDENCE THAT ALL AFFECTED PROPERTY OWNERS (AND TENANTS WHERE APPLICABLE) WERE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF WORK AND THAT THEY HAVE UPDATED THAT NOTICE IN A TIMELY MANNER WHEN THOSE DATES HAVE CHANGED.
14. ALL SANITARY SEWER WORK CONSTRUCTED WITHOUT INSPECTION BY THE USD/ CITY OF UNION CITY SHALL BE REMOVED AND RECONSTRUCTED WITH INSPECTION.
15. ALL SANITARY SEWER LATERALS SHALL BE 4" PVC-SDR 26 OR APPROVED EQUAL, ONE PER LOT AND MARKED WITH THE LETTER "S" ON A POST PER CITY OF UNION CITY STANDARDS.
16. SEWER LATERALS SHALL BE A MINIMUM OF 4' BELOW TOP OF CURB OR FINISHED GROUND AT PROPERTY LINE UNLESS AUTHORIZED BY CITY ENGINEER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ELEVATION OF ALL EXISTING STORM DRAINS AND SEWERS TO BE EXTENDED OR CONNECTED PRIOR TO COMMENCING WORK.
18. TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A LICENSED TRAFFIC ENGINEER. TRAFFIC CONTROL PLAN SHALL BE IN ACCORDANCE WITH CITY OF UNION CITY'S CONSTRUCTION STANDARDS AND SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER PRIOR TO PERMIT ISSUANCE.
19. TWO OPEN TRAFFIC LANES ARE REQUIRED DURING ALL NON-WORKING HOURS ONE TRAVEL LANE MAY BE CLOSED DURING WORK HOURS WHEN FLAGGERS ARE PRESENT.
20. SEWER TRENCHES AND PERMANENT PAVEMENT WITHIN RIGHT-OF-WAY AND/ OR EASEMENTS SHALL CONFORM TO CITY OF UNION CITY'S STANDARD DETAILS.
21. COMPLY WITH CAL-OSHA TITLE & REGULATIONS PAYING SPECIAL ATTENTION TO CHAPTER 4 - DIVISION OF INDUSTRIAL SAFETY, SUBCHAPTER 4, ARTICLE 6 REGARDING EXCAVATIONS. THE CONTRACTOR SHALL INSTALL "PROTECTIVE SYSTEMS" FOR TRENCHES DEEPER THAN 5 FEET IN DEPTH AND "ACCESS AND EGRESS" FOR TRENCHES GREATER THAN 4 FEET IN DEPTH AS PER CAL/ OSHA REQUIREMENTS.
22. NO OPEN TRENCHES IN THE STREET RIGHT-OF-WAY WILL BE ALLOWED OVERNIGHT. ALL TRENCHES SHALL BE BACKFILL THE SAME DAY THE TRENCH WAS EXCAVATED, EXCEPT THAT PORTION OF THE TRENCH OR EXCAVATION TO BE USED FOR CONNECTING THE EXTENSION OF THE INSTALLATION. THAT SAID PORTION SHALL BE ADEQUATELY BARRICADED AND PROTECTED TO THE SATISFACTION OF CITY ENGINEER OR HIS REPRESENTATIVE. EXCAVATIONS OR TRENCHES FOR PAIRED IN PLACE CONCRETE MANHOLE MAY REMAIN OPEN FOR A PERIOD NOT TO EXCEED SEVEN DAYS, PROVIDING SAID EXCAVATION OR TRENCHES ARE ADEQUATELY BARRICADED, FENCED AND PLATED WITH SKID RESISTANCE STEEL PLATE OF ADEQUATE THICKNESS AND FLUSHED WITH PAVEMENT. THE NUMBER OF PLATES TO BE UTILIZED EACH DAY SHALL BE APPROVED BY THE CITY ENGINEERING OR HIS REPRESENTATIVE.
23. "TRACER WIRE" SHALL BE INSTALLED ALONG THE TOP OF THE PIPE FOR ALL SECTIONS OF THE SEWER LINE. THE WIRE SHALL BE SOLID COPPER AWG #10 WITH AN INSULATED JACKET. DETECTOR TAPE SHALL ALSO BE INSTALLED WITHIN TOP 12" OF PAVEMENT.
24. THE CITY OF UNION CITY IS NOT RESPONSIBLE FOR CLEARING PRIVATE SEWER LATERALS. THE PROPERTY OWNER IS FULLY RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF THE (a) LATERAL FROM THE BUILDINGS TO THE MAIN INCLUDING WYE CONNECTION AT THE MAIN, (b) OVERFLOW, (c) BACKFLOW DEVICES.
25. ALL WORKS TO BE DONE TO THE SATISFACTION OF THE CITY ENGINEER.

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL NECESSARY UTILITY RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANY. UTILITY WORK WITHIN THE RIGHT-OF-WAY NOT INSTALLED BY THE CONTRACTOR REQUIRES SEPARATE PERMIT BY THE AGENCY PERFORMING THE WORK.
2. ALL TRENCH BACKFILL 6" ABOVE THE TOP OF PIPE REQUIRED PER THE REGULATORY AGENCY SHALL CONSIST OF IMPORTED MATERIAL PER CITY OF UNION CITY STANDARD DETAIL AND CITY STANDARD SPECIFICATIONS.
3. PRIOR TO FINAL PREPARATION OF SUB-GRADE AND PLACEMENT OF BASE MATERIAL, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT BEYOND THE CURB TO THE POINT OF SERVICE CONNECTION SERVICE FROM PUBLIC UTILITIES AND SANITARY SEWERS SHALL BE MADE AVAILABLE IN SUCH A MANNER TO AVOID DISTURBING THE STREET PAVEMENT, CURB, GUTTER AND SIDEWALK.
4. SUBJECT TO THE APPROVAL FROM THE CITY OF UNION CITY, STANDARD FIRE HYDRANTS AND APPURTENANCES SHALL BE INSTALLED AT THE EXPENSE OF THE DEVELOPER WHERE SHOWN ON THE PLANS, OR AS REQUIRED BY FIRE DEPARTMENT.
5. LOCATIONS OF WATER AND SEWER LATERALS SHALL BE MARKED WITH LETTERS "W" AND "S" RESPECTIVELY ON THE FACE OF CURB AT LATERAL.

1. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM CITY FOR ALL WORK TO BE PERFORMED WITHIN CITY RIGHT-OF-WAY.
2. ALL PUBLIC AND PRIVATE STORM WATER LETS SHALL BE STENCILLED WITH PHRASE "NO DUMPING - DRAINS TO THE BAY". STENCILS MAY BE BORROWED FROM THE CITY OF UNION CITY PUBLIC WORKS DEPARTMENT.
3. ALL AREA DRAINS SHALL BE PER DURA-DRAIN P-8 LIGHTWEIGHT PRECAST CONCRETE WITH 12"x12" PLASTIC GRATE (NON-TRAFFIC)
4. PRIOR TO OCCUPANCY FROM BUILDING DEPARTMENT FOR OCCUPANCY OR ACCEPTANCE OF IMPROVEMENTS, THE PROJECT CIVIL ENGINEER AND LANDSCAPE ARCHITECT MUST SUBMIT A STATEMENT CERTIFYING THAT ALL POST-CONSTRUCTION STORM WATER TREATMENT MEASURES HAVE BEEN INSTALLED PROPERLY.

EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IS SHALL BE STRIPPED OF ALL VEGETATION. TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 5: 1, IT SHALL BE BENCHED AND THE FILL KEYED IN TO ACHIEVE STABILITY. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONSTRUCTION NOTES. FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS. BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT PROPER COMPACTION BY EITHER

1. AERATING THE FILL IF IT IS TOO WET OR
2. MOISTENING THE FILL WITH WATER IF IT IS TOO DRY. EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.

2 SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) DELINEATED ON THE PLAN.

3 THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 92% OF MAXIMUM DENSITY.

4 MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

5 NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.

6 ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.

7 THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 92%

8 ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.

[illegible]

1. FOR ALL WORK WITHIN CITY OF UNION CITY RIGHT OF WAY, AN ENCROACHMENT PERMIT WILL BE REQUIRED.
2. PROTECT THE CLOSEST DOWNSTREAM EXISTING CURB INLET WITH FILTER FABRIC AND SAND BAGS DURING ALL TIMES WHILE PROPOSED WORK IS IN PROGRESS.

CUT/FILL	CUBIC YARD
TOTAL CUT	312 CY
TOTAL FILL	167 CY
TOTAL EXPORT	145 CY

NOTE:
DRAIN INFORMATION AT
EXTERIOR GRADE BEAM IS
BASED ON THE DETAIL
AND LIMITED ON OTHER
DETAILS DUE TO CLIMAT.

NOTE:
1. ALL PIPE JOINTS SHOULD BE GULDED
2. THE CLOSED COLLECTOR AND PERIMETER
SUB-DRAIN CAN BE CONSTRUCTED IN A
SINGLE TRENCH, HOWEVER THE CLOSED
COLLECTOR PIPE MUST BE PLACED
ABOVE THE SUB-DRAIN PIPE
AND IN NO CASE SHOULD THE TWO
SYSTEMS BE INTERCONNECTED.

1 3/4" MICROLAM RIM.
AT POSTS & TL-DOWNS
ADD A 1" MICROLAM BLOCK

TR JOIST

NOTE:
FOR BALANCE OF INFO SEE
DETAIL 1, 2 ON THIS SHEET

4" SOLID PIPE
CONNECTED TO
DOWNSPOUTS

4" PERFORATED
PIPE (HOLES FACING
DOWN) w/ MIN. 1%
SLOPE

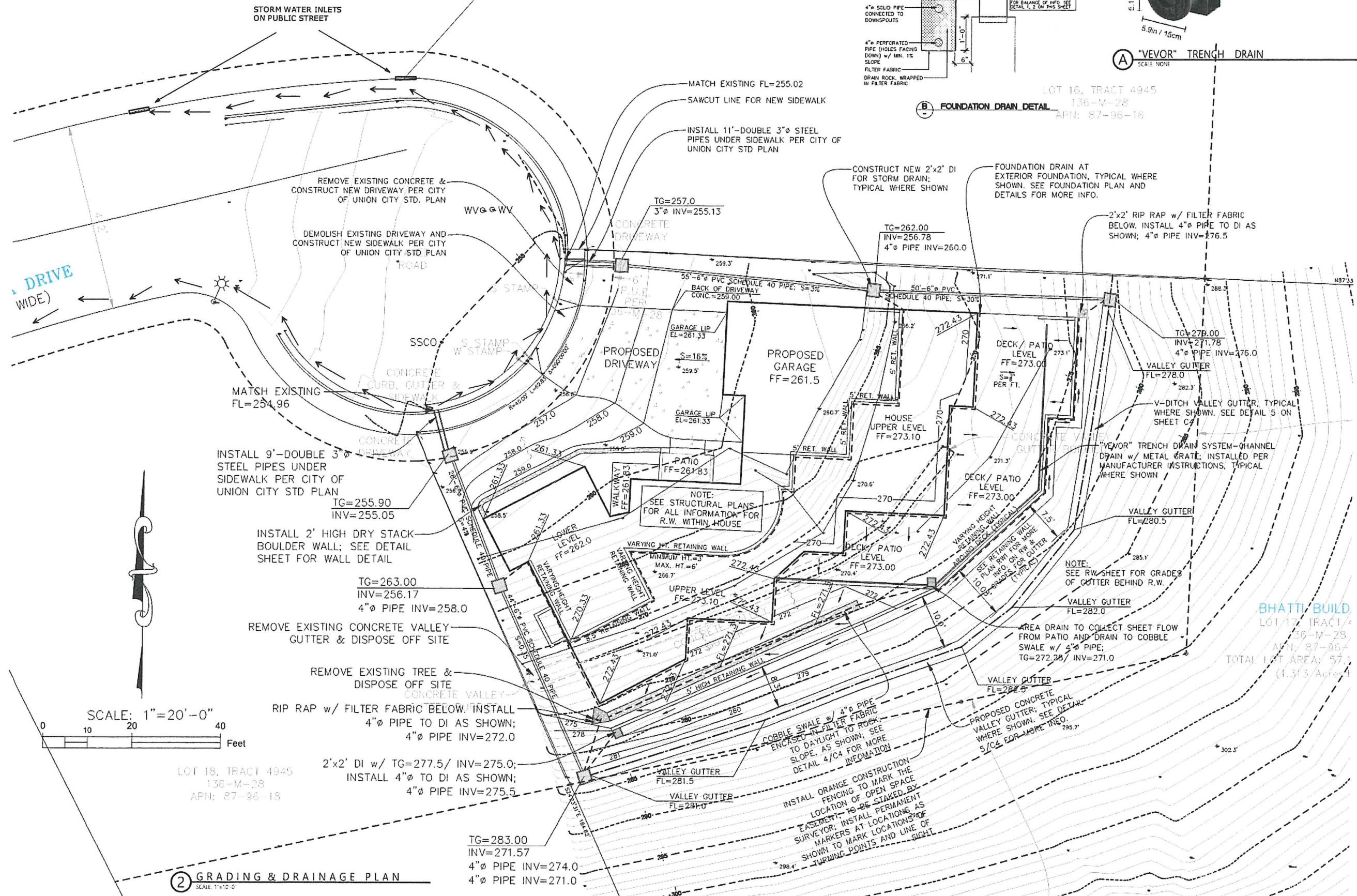
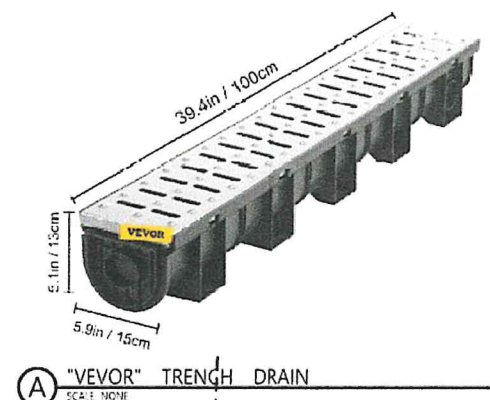
1'-0"

6"

FILTER FABRIC

DRAIN ROCK, WRAPPED
IN FILTER FABRIC

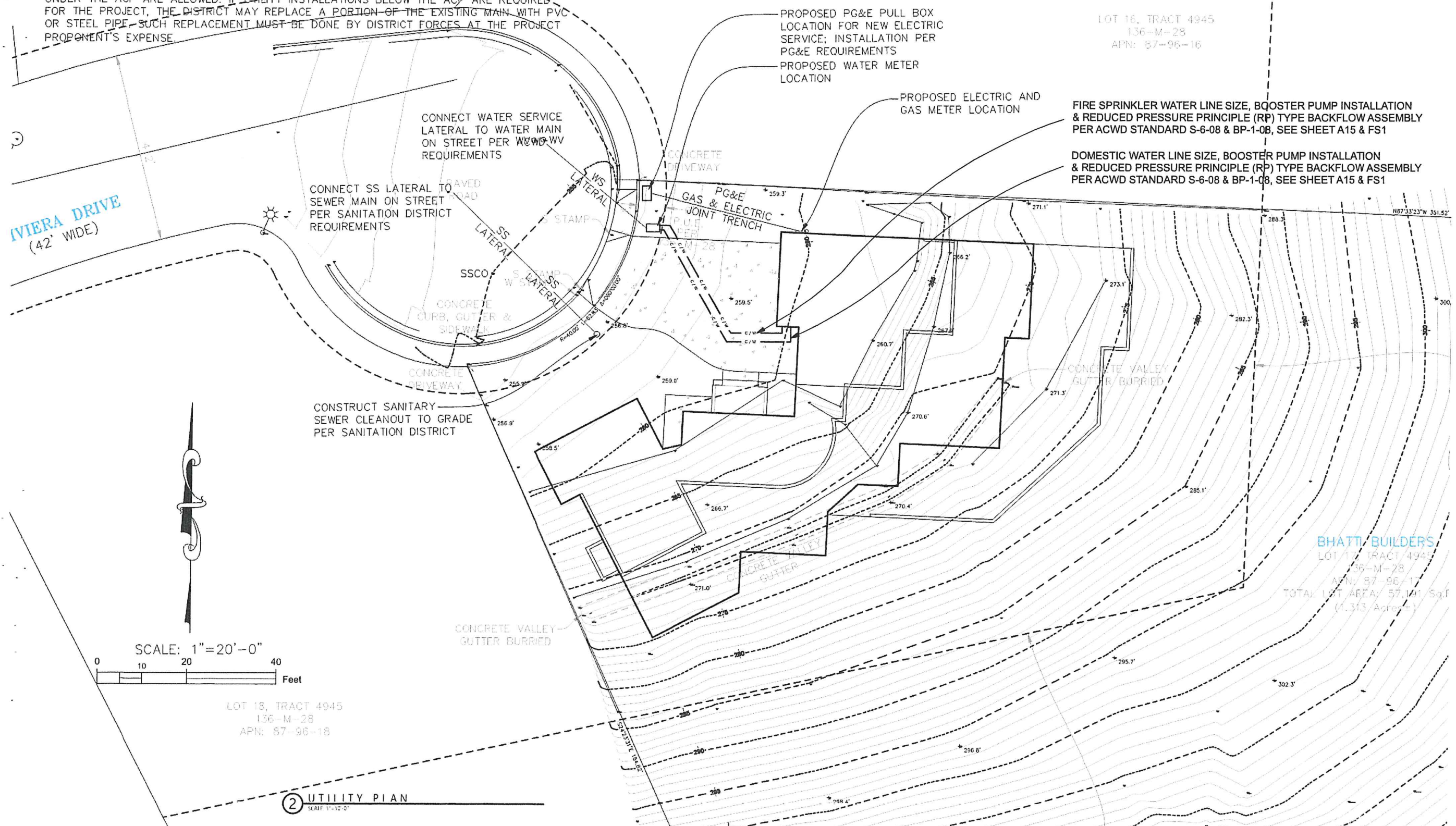
MIRADRAIN OR
EQUAL



NOTES:

1. UNION SANITARY DISTRICT (USD) INSPECTS ALL SANITARY WORK OUTSIDE OF A BUILDING PERMIT. OWNER/ CONTRACTOR SHALL SUBMIT PLANS DIRECTLY TO USD FOR REVIEW/ APPROVAL FOR USD PERMIT.
2. PROJECT PROPONENT SHALL PERFORM ACWD FIRE FLOW TEST TO OBTAIN PRESSURE DATA SPECIFIC TO SITE. ACWD ANTICIPATES THIS PROJECT MAY REQUIRE PRIVATELY OWNED BOOSTER PUMP. IF BOOSTER PUMPS ARE REQUIRED FOR THE PROJECT, REDUCED PRESSURE PRINCIPLE (RP) TYPE BACKFLOW ASSEMBLIES WILL BE REQUIRED AT THE PROJECT SITE BY ACWD, PER ACWD STANDARD DRAWING BP-1-08.
3. PROJECT PROPONENT SHOULD COORDINATE REQUIRED FIRE DEMANDS AND FIRE HYDRANT REQUIREMENTS WITH THE ALAMEDA COUNTY FIRE DEPARTMENT AND CITY OF UNION CITY.
4. PARTICULAR ATTENTION SHOULD BE PAID TO ANY PROPOSED WORK UNDERNEATH ACWD'S EXISTING 6" ACP WATER MAIN FRONTING THE PROJECT SITE. NO EXCAVATIONS OR CROSSINGS UNDER THE ACP ARE ALLOWED. IF UTILITY INSTALLATIONS BELOW THE ACP ARE REQUIRED FOR THE PROJECT, THE DISTRICT MAY REPLACE A PORTION OF THE EXISTING MAIN WITH PVC OR STEEL PIPE. SUCH REPLACEMENT MUST BE DONE BY DISTRICT FORCES AT THE PROJECT PROPONENT'S EXPENSE.

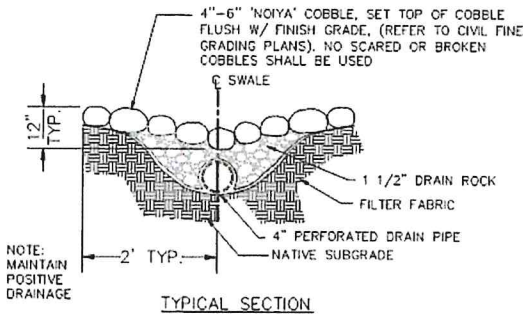
5. AS PER ACWD RECORDS, SUBJECT SITE DOES NOT HAVE AN EXISTING WATER METER, IF AN EXISTING LATERAL IS FOUND, ACWD WILL REQUIRE THIS TO BE ABANDONED.
6. FOR MODIFICATIONS TO EXISTING WATER FACILITIES OR TO INITIATE NEW WATER SERVICE TO THE SUBJECT SITE, INCLUDING AN UPSIZED WATER SERVICE LINE OR WATER METER, THE PROJECT PROPONENT SHOULD CONTACT THE DISTRICT ENGINEERING DEPARTMENT. ANY EXISTING WATER SERVICES WHICH WILL NOT BE USED IN THE NEW DEVELOPMENT MUST BE REMOVED BY THE DISTRICT AT THE PROJECT PROPONENT'S EXPENSE.



DATE	
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Single Family Residence Mr. & Mrs. G. Buttar 467 Riviera Drive Union City, California AP #: 87-96-17	
UTILITY PLAN C2a	

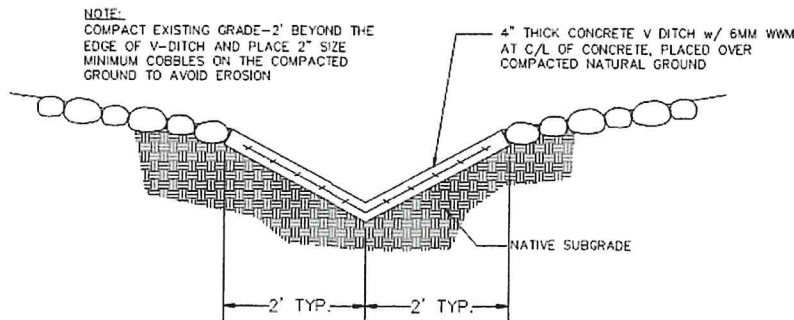
EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL CONFORM TO "ADAS" STANDARDS, TOWN STANDARDS AND THE APPROVAL OF THE CITY OF UNION CITY ENGINEERING DEPARTMENT.
2. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE ON SITE BY SEPTEMBER 15TH AND IN PLACE BY OCTOBER 1ST.
3. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS LONGER.
4. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION SYSTEMS AFTER EACH STORM.
6. PROJECTS MUST HAVE ALL CUT AND FILL SLOPES PROTECTED BY AND DISTURBED AREAS BY ONE OF THE FOLLOWING MEASURES OR THE COMBINATION OF THEM: TEMPORARY SEEDING AND MULCHING, PERMANENT SEEDING AND MULCHING, HYDRO-MULCHING-HYDRO-SEEDING, EROSION CONTROL BLANKETS/ GEO-TEXTILES, FIBER ROLLS.
7. ANY AREAS OF DISTURBED SOIL SHALL BE SEEDING OR REPLANTED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO OCTOBER 1ST, OR FINAL INSPECTION, WHICHEVER IS SOONER.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY CITY OF UNION CITY ENGINEERING DEPARTMENT OR BUILDING OFFICIAL.
9. PROJECTS SHALL PREVENT ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEM.
10. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD RL-1003-0011 AND NPDES PERMIT NO. CAS 0013891.
11. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUB-CONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE CORRECTION NOTICES, CITATIONS, AND/ OR STOP ORDERS.
12. ANY VEHICLE OR EQUIPMENT WASHING/ STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF SANITARY DISTRICT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
14. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT NOT ONLY IN THE RAINY SEASON, BUT THROUGHOUT THE YEAR.
15. ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ ENGINEERING INSPECTOR.
16. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
17. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
18. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE LAD WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
19. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
20. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
21. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G.-ALONG RIGHT-OF-WAY).
22. ALL DISTURBED AREAS INCLUDING PLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK, APPROVED EQUAL.



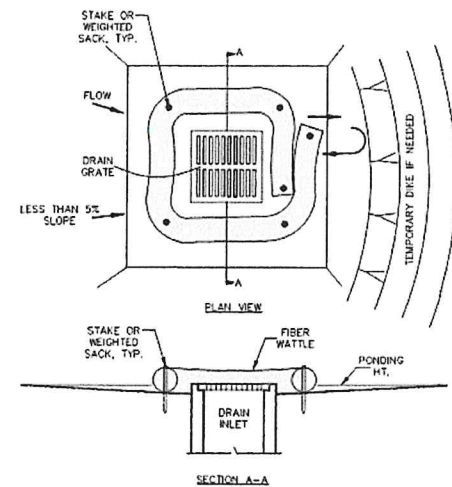
4 COBBLE SWALE DETAIL

SCALE 1/2" = 1' 0"



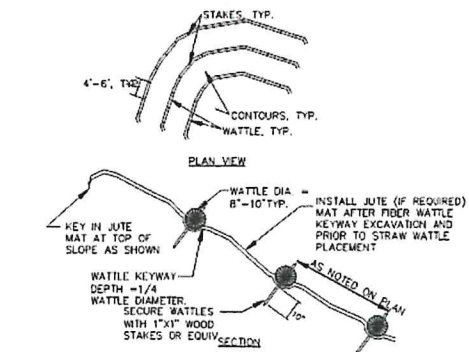
5 V-DITCH DETAIL

SCALE 1/2" = 1' 0"



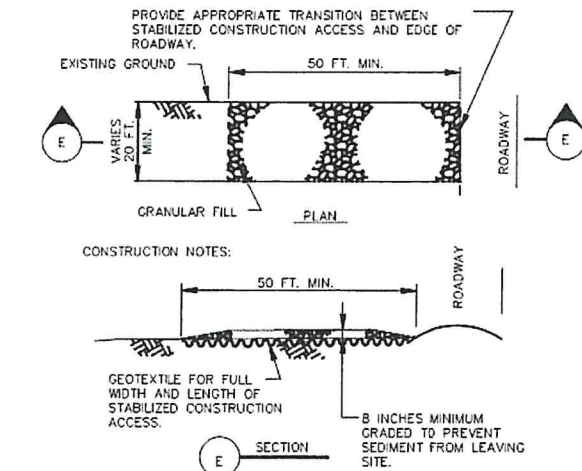
1 WATTLE INLET SEDIMENT BARRIER

NTS




2 FIBER WATTLE WITH JUTE NET

NOT TO SCALE



3 STABILIZED CONSTRUCTION ENTRANCE

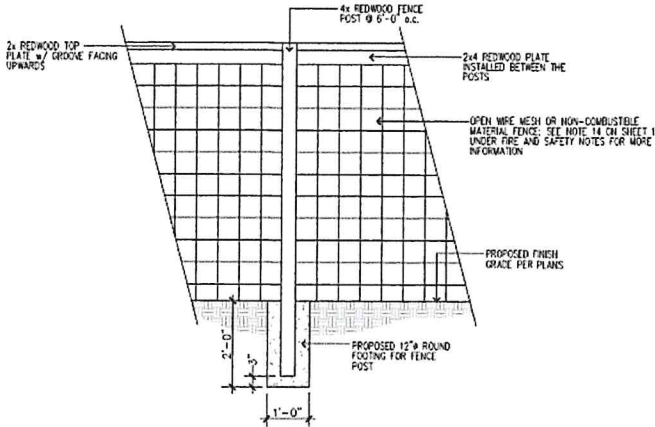
NOT TO SCALE

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EROSION CONTROL NOTES AND DETAILS C4	

PLANTING SCHEDULE

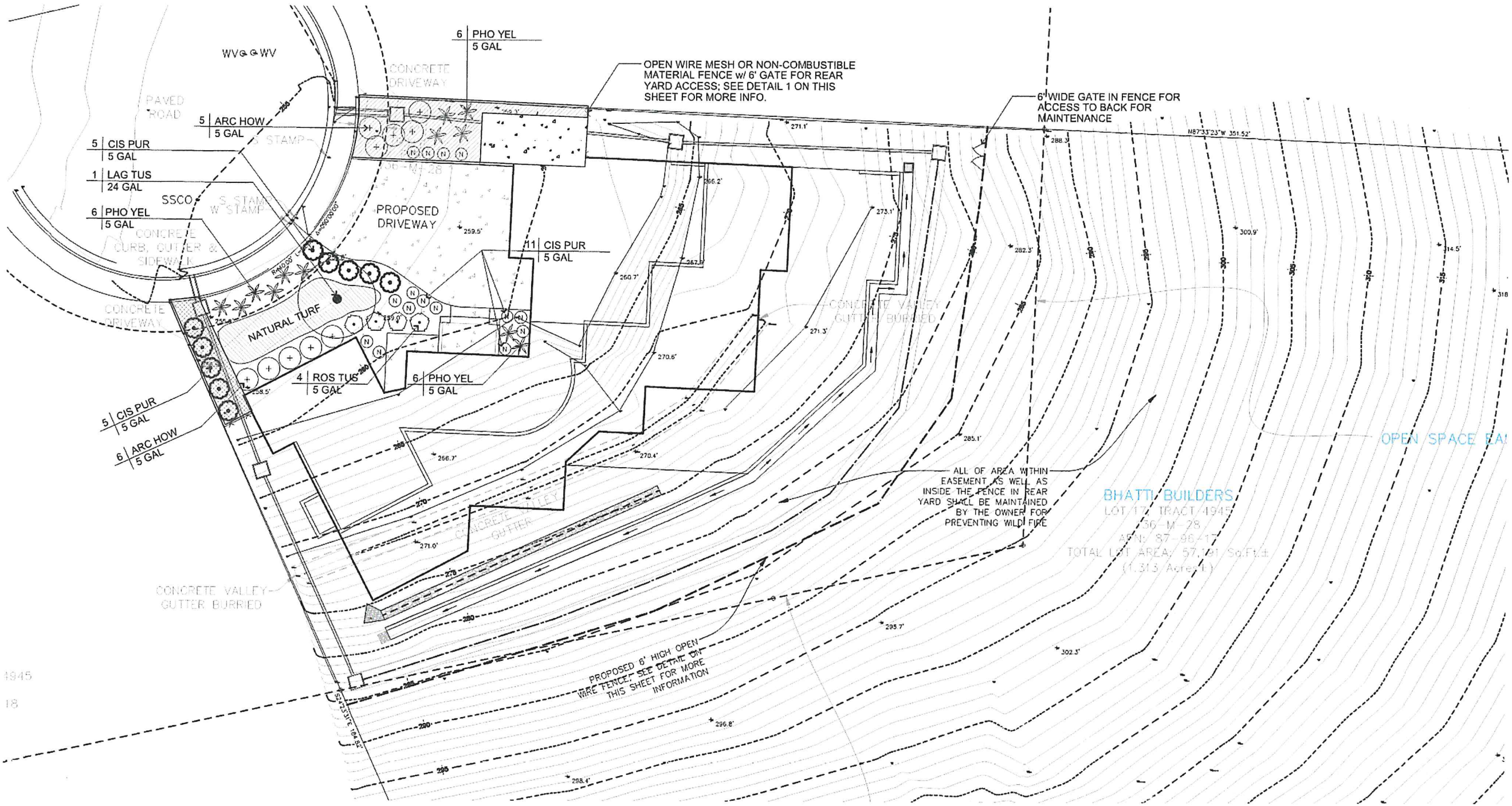
KEY	BOTANICAL NAME	COMMON NAME	SIZE	H x W	MAX. O.C.	WULCOL'S WATER USAGE
TREES - ORNAMENTAL						
LAG TUS	Lagerstroemia 'Tuscarora'	Hot Pink Crepe Myrtle	15 Gal	10' x 12'	12' O.C.	L
SHRUBS						
ARC HOW	Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita	5 Gal	6' x 6'	6' O.C.	L
CIS PUR	Cistus purpureus	Purple Rockrose	5 Gal	4' x 4'	4' O.C.	L
COR CAN	Cordylina 'Can Can'	Can Can Cordylina	5 Gal	3' x 3'	3' O.C.	L
NAN COM	Nandina d. 'Compacta'	Heavenly Bamboo	5 Gal	4' x 2.5'	2.5' O.C.	L
PHO YEL	Phorium 'Yellow Wave'	Yellow Wave Flax	5 Gal	4' x 4'	4' O.C.	L
ROS TUS	Rosmarinus 'Tuscan Blue'	Tall Upright Rosemary	5 Gal	6' x 4'	4' O.C.	L
SAL GRE	Salvia greggii	Autumn Sage	1 Gal	3' x 2.5'	2.5' O.C.	L

GROUNDCOVERS						
Myoporum 'Putah Creek'	Myoporum Groundcover	1 Gal. at 12" O.C.	L			
Senecio serpens	Blue Chalk Sticks	1 Gal at 2' O.C.	L			



1 FENCE DETAIL
SCALE 1/2" = 1'-0"

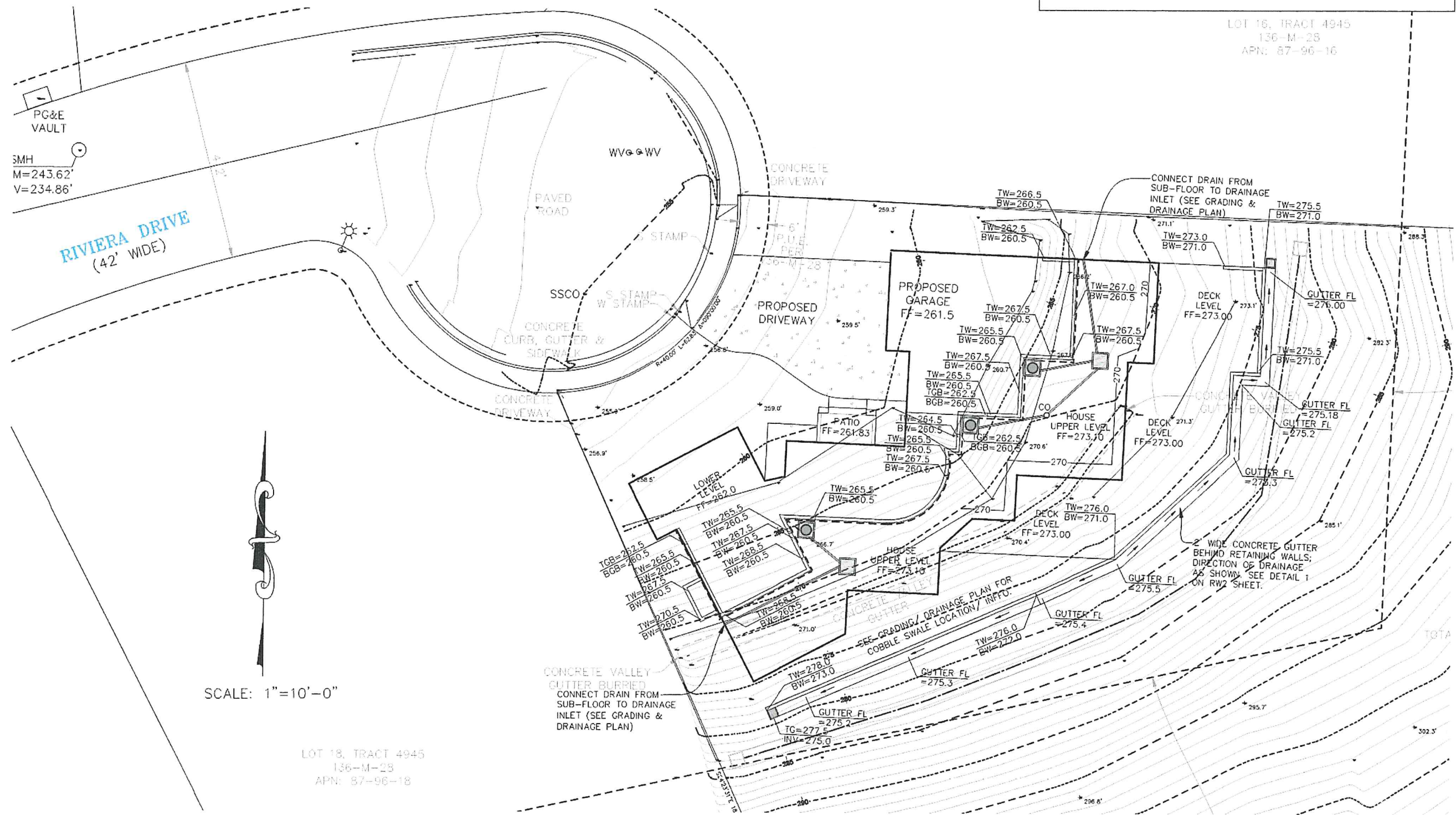
LANDSCAPE DATA	
OPTION 1	
FRONT YARD LANDSCAPING AREA	2722 SF
25% OF LANDSCAPING AREA	(2722x0.25) = 680.5 SF > TURF AREA
NATURAL TURF AREA	285 SF
OPTION 2	
FRONT YARD LANDSCAPING AREA	2722 SF
HARDSCAPE IN FRONT YARD	1195 SF
LANDSCAPING AREA LEFT AFTER HARDSCAPE	(2722 - 1195) = 1527 SF
25% OF LANDSCAPING AREA	(1527 x 0.25) = 381.75 SF > TURF AREA
NATURAL TURF AREA	285 SF
IN BOTH CASES THE TURF AREA IS LESS THAN 25%.	



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Union City, California
AP #: 87-96-17

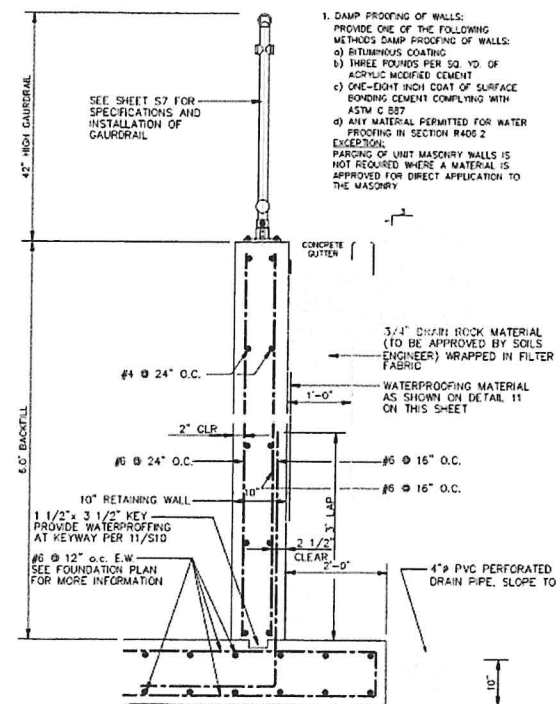
LANDSCAPING PLAN
L1



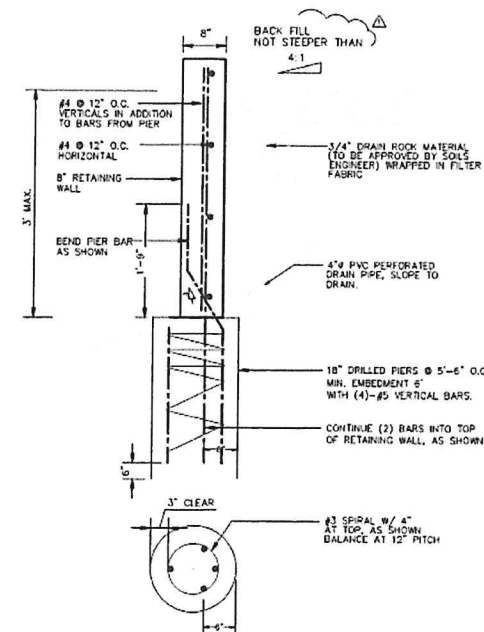
LEGEND:

- ◻ AREA DRAIN AT LOW SPOT IN SUB-FLOOR w/ SUMP PUMP
- ◻ AREA DRAIN IN SUB-FLOOR w/ DRAIN PIPE FROM SUMP PUMP & DRAIN LINE TO OUTSIDE OF SUB-FLOOR
- 4"Ø PIPE FOR DRAINING WATER FROM SUB-FLOOR TO OUTSIDE
- PROPOSED RETAINING WALL WITH HEIGHTS AS SHOWN ON PLAN
- 270— PROPOSED CONTOUR WITH CONTOUR ELEVATION AS SHOWN ON PLAN
- CLEAN-OUT AT DRAIN PIPE ANGLES AS SHOWN ON PLANS

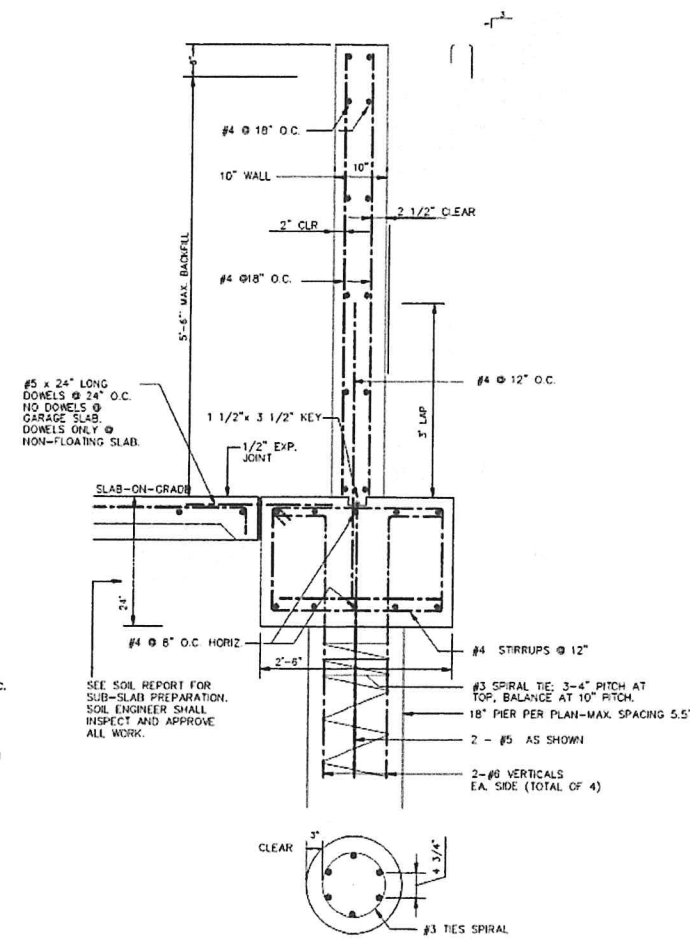
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Single Family Residence Mr. & Mrs. G. Buttar 467 Riviera Drive Union City, California AP #: 87-96-17	
RETAINING WALL PLAN RW1	



③ 6' MAX SITE RETAINING WALL



② 3' MAX SITE RETAINING WALL



① CONCRETE WALL AT GARAGE

Single Family Residence
 Mr. & Mrs. G. Buttar
 467 Riviera Drive
 Union City, California
 AP #: 87-96-17

DETAILS

RW2

DATE	REVISION



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Desk Item

DATE: JUNE 5, 2025

TO: PLANNING COMMISSION

**FROM: CARMELA CAMPBELL, ECONOMIC AND COMMUNITY
DEVELOPMENT DIRECTOR**

SUBJECT: UP-23-004, ASD-23-010

Staff received questions/comments from Commissioner Lew regarding the project. The following are the questions received and staff responses (in *red italics*).

Commissioner Lew Comments

1. Staff report, page 3, 3rd para., last sentence states “no trees are proposed for removal.” However, Exhibit A, Drawing C2, indicates an existing tree located adjacent to Lot 18 is to be removed and disposed of off site. Please clarify whether the tree indicated in Drawing C2 will be removed and correct any discrepancies between the staff report and Exhibit A regarding this matter.

Comment noted. There was some confusion as the plan set was not internally consistent on this issue. One tree is proposed for removal as detailed on Sheet C2. Removal of trees in the City, whether or not a part of a discretionary project approval, are subject to Section 12.16.170, Tree Conservation, of the Union City Municipal Code(UCMC). , which requires issuance of a tree removal permit if the tree meets the criteria for protected trees. The Public Works Department issues these permits. In response, staff updated the draft resolution to include the following condition of approval:

“ 37. The applicant/property owner shall indicate the species, number and size (trunk diameter at breast height, DBH (4.5’ from the ground)) of each existing tree to be removed on the Civil or landscape plans. Depending upon the quality, size and number of trees being removed, a tree replacement in-lieu fee may be required.”

2. Staff report, page 3, 4th para., there is a reference to “a condition of approval for the Final Map of Tract 4945” and a “portion of the lot...placed under an open space easement.” In reviewing Attachment 1, I was unable to find a condition of approval referring to Final Map of Tract 4945 and an open space easement. Please clarify the reference in the staff report and correct any omissions in Attachment 1.

The reference to a condition of approval associated with the Final Map for Tract 4945 pertains to a prior entitlement action related to the original subdivision of which the lot

of the project site is a part and is not within the purview of the Planning Commission for the current action. This reference is provided for contextual purposes only and is not part of the current request under consideration for Use Permit (UP-23-004) and Administrative Site Development Review (ASD-23-010).

The Final Map for Tract 4945 includes recorded notes and requirements that govern maintenance of the Open Space easement such as the obligation to preserve the open space easement in its natural condition and maintain the boundary fencing adjacent to the easement. These requirements are already legally binding and enforceable through the recorded Final Map, and as such, restating them as conditions of approval for the current application would be duplicative and unnecessary.

Accordingly, no additional conditions related to the maintenance of the open space easement are proposed as part of this action.

See the Final Map for Tract 4945, which includes notes regarding the open space easement on sheet 1, attached.

3. Staff report, page 3, 5th para., there is a reference to “notes from the Final Map for Tract 4945” regarding the open space easement. My packet does not contain a copy of the Final Map for Tract 4945, nor were any notes regarding the tract map provided. Please provide me with copies of the tract map and notes so I can complete my review in preparation for the meeting on June 5.

See Desk Item #2 response above.

4. Regarding the open space easement shown in several of the drawings in Exhibit A, please note that there are no conditions in Attachment 1 to provide for fire prevention maintenance of this easement. Is this type of maintenance needed to prevent fires during dry months? Please address this matter.

No condition of approval for the project is included in Exhibit A. Fire Prevention maintenance activities are addressed in Chapter 7.08 Weed Abatement, of the UCMC, which requires property owners to maintain their property free of weeds and includes a process the City can go through to abate should a property owner not keep their property maintained.

5. Staff report, page 7, Item #F, the reference to “Condition of Approval #8” should be corrected to “Condition of Approval #9b.” (The section title for Landscaping was erroneously numbered 8.)

Comment noted. Due to the facts that this is a public hearing and the staff report has already been published, staff will not be able to make any changes to the staff report. The draft Resolution (attached) has been revised to correct the numbering of the section title for Landscaping. Condition of Approval #8 will remain as the condition of approval referencing requirements for landscaping.

6. Staff report, page 7, Landscaping section, the reference to “Condition of Approval #8” should be corrected to “Condition of Approval #9.” In addition, Condition of Approval #9 in Attachment 1 does not specifically state a requirement that the final

landscaping plan be prepared by a licensed landscape architect. Please explain this omission and make any necessary corrections in the staff report and Attachment 1.

See response in Desk Item #5. Also, the Condition of Approval #8 (as listed in the Resolution) has been revised to include the requirement that the landscape package be prepared by a licensed landscape architect as follows:

“8. Prior to the issuance of building permits, the applicant and/or property owner shall submit a final landscape package, which is consistent with the preliminary landscape package, and addresses “a” and “b” below. The landscape package shall be prepared by a licensed landscape architect that is consistent with Union City Municipal Code (UCMC) Chapter 18.112, Water Efficient Landscape, and the Landscape Standards Policy Statement. The property owner shall be responsible for maintaining all irrigation and landscaping and shall replace any dead or dying vegetation on the entire site for the life of the project. The landscaping project shall be completed prior to issuance of a Certificate of Occupancy. Property owners and occupants shall be responsible for ongoing maintenance of required landscaping in accordance with the approved landscape plan for the life of the project. The final landscape plan may be subject to review and approval by the City’s consulting Landscape Architect. Additional fees for consultants’ review and inspection are required to be paid with the building permit fees. A final inspection of the installed landscaping and irrigation shall be completed prior to the issuance of the Certificate of Occupancy.

a. Trees shall be 24” box size.

b. Graded slopes are required to be revegetated with species that are native to the Hillside area.”

7. Staff report, page 7, Utilities section, the second sentence states “the project proposes to install a new hydrant...” This statement conflicts with Conditions of Approval #21 and #22 in Attachment 1, which refer to an upgraded fire hydrant. In addition, a new hydrant does not appear in Exhibit A. Please explain this discrepancy and make any necessary corrections in the staff report and Attachment 1.

To clarify, a new high-pressure hydrant will replace an existing hydrant, which will be served from an existing high-pressure water line, as depicted on Sheet A4 of Exhibit A. Fire Department staff when drafting their conditions summarized this as an “upgrade” to the fire hydrant.

8. The staff report, Attachment 1 and Exhibit A do not address requirements for the placement of trash enclosures (with the exception of Condition of Approval #45) for the primary residence and the ADU. Please explain.

Condition of Approval #45 refers to the use of trash and recycling containers during construction. There is no requirement that new single-family residences install a trash enclosure. The requirement for new enclosures only applies to new multi-family residential and nonresidential projects.

9. Staff report, page 8, regarding the listed development aspects numbered A through D, was a visual analysis prepared for the proposed development as described in Title 18, section 18.96.070? If so, can it be provided to the planning commissioners for review at the meeting on June 5?

Section 18.96.070 states “the Director may require that a visual analysis prepared by a qualified professional in the field and/or a scale model of the proposed development be submitted for Planning Commission review.” Due to the fact that this is an infill project located in a developed single-family neighborhood, the ECD Director did not require a visual analysis.

10. Please ensure that all changes and corrections are made to Attachment 1 before the document is submitted to the chairperson for signature.

Attached is an updated draft Resolution, which includes the proposed updates to the draft conditions of approval.

PLANNING COMMISSION RESOLUTION NUMBER # XX-25

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UNION CITY
APPROVING USE PERMIT (UP-23-004) AND ADMINISTRATIVE SITE
DEVELOPMENT REVIEW (ASD-23-010) TO CONSTRUCT AN APPROXIMATELY
4,230 SQUARE-FOOT, TWO-STORY RESIDENCE WITH AN ATTACHED 1,039
SQUARE-FOOT GARAGE ON A VACANT LOT LOCATED AT 467 RIVIERA DRIVE**

WHEREAS, Gurpreet S. Buttar, property owner, is requesting Use Permit (UP-23-004) and Administrative Site Development Review (ASD-23-010) approvals to construct an approximately 4,230 square-foot, two-story residence with an attached 1,039 square-foot garage on a 57,858 square-foot vacant lot; and

WHEREAS, the project site is located at 467 Riviera Drive (APN 087 -0096-017-00); and

WHEREAS, the project site has a General Plan designation of Residential (3 - 6 du/ac) and a Zoning designation of RS 6000-H (Single-Family Residential, Minimum Lot Size 6000 Square Feet, Hillside Combining District); and

WHEREAS, the project plans are labeled Exhibit A, attached hereto and made a part hereof; and

WHEREAS, pursuant to Section 65905 of the Government Code, a duly advertised public hearing was held before the Planning Commission of the City of Union City on June 5, 2025, to consider the application and at which time all interested parties had the opportunity to be heard. The Planning Commission considered a staff report dated June 5, 2025, and all written and oral testimony before making a decision on the project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Union City does hereby find as follows:

California Environmental Quality Act

1. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303, *New Construction or Conversion of Small Structures*, of the CEQA Guidelines; and

Use Permit

2. The proposed location of the conditional use is in accord with the purposes of Title 18 and the purposes of the RS 6000-H Zoning District. The proposed location of the use is in accord with Title 18, which seeks to promote and protect the public health, safety, morals, comfort, convenience and the general welfare of the people, to protect the character and maintain the stability of residential areas within the City, and to promote the orderly and beneficial development of such areas. The design of the residence will enhance the have second story insets, wall shifts, and variations in color and materials

to break up scale and massing and addressing potential impacts to neighborhood character. The location of the project is in accord with the purpose of the Hillside Combining (-H) district, which seeks, in part, to ensure that development in the Hillside area of the City occurs in a manner consistent with applicable policies of the open space, scenic, and seismic safety and safety elements of the General Plan and that development design responds to the topographic characteristics of the site. The design of the proposed residence responds to the topographic characteristics of the parcel by siting the residence in the less steep portion of the site. The existing open space easement, comprising the majority of the site, will ensure the majority of the site remains in its natural state; and

3. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The project site is within an existing, developed residential neighborhood. Also, as required to meet the service needs of the project, the applicant is providing new water infrastructure to adequately serve the firefighting requirements for the proposed residence that will also benefit adjacent and nearby residents in the neighborhood; and
4. The proposed conditional use is consistent with the General Plan, any applicable specific plans, and will comply with each of the applicable provisions of Title 18. The proposed project site is designated for residential use under the Union City General Plan, permitting a density of three to six dwelling units per gross acre and is consistent with the following General Plan policies:
 - LU-1.2: *Promote infill and enhance Neighborhoods*. The project provides a new two-story residence on a currently vacant lot. The project offers a well-designed building and landscaping which will enhance the visual quality and residential character of the surrounding neighborhood. LU-4.6 *Appropriate Scale and Massing*. The project has been designed to protect neighborhood character consistent with design criteria that include requirements for wall shifts, changes in material types, insets to second stories so that the development provides appropriate scale and massing. The surrounding single-family residences range in size from approximately 2,771 to 4,347 square feet on lots ranging between 22,423 and 37,095 square feet; therefore, the size of the proposed residence is consistent and appropriate with the scale and massing of surrounding residences.
 - The land use designation is further supported by the Hillside Area Plan, which mandates residential development within the Hillside Area comply with standards set forth in the Hillside Combining (-H) District of Title 18; the project has been designed according to the geotechnical reports and requirements for grading and blending with the sites topography. The project also adheres to the development standards in Title 18 of the Union City Municipal Code, including the RS 6000-H

Zoning District. to ensure consistency with the City's goals for orderly development, preservation of hillside character, promotion of the public's general welfare, and standards of good design and appearance; and

Administrative Site Development Review

5. The approval of this application is consistent with the General Plan and any applicable specific plans. The application is consistent with the General Plan and Hillside Area Plan, which is referenced by the General Plan as the guide and regulations for hillside development. Both plans designate the project site as a residential use allowing three (3) to six (6) units per acre. The Hillside Area Plan requires residential development to be consistent with the Hillside Combining (-H) Zoning District (UCMC Section 18.96). The Hillside Area Plan designates the project site as "Existing Development", which is generally not subject to the development policies regarding visibility of the Hillside Area Plan; and
6. The approval of this application is consistent with the purposes of Title 18 and the requirements of the RS 6000-H zoning district. The project, as conditioned, is consistent with the purpose of Title 18, which seeks to promote and protect the public health, safety, morals, comfort, convenience, and the general welfare of the people, to protect the character and maintain the stability of residential areas within the city, and to promote the orderly and beneficial development of such areas. The proposed project, as conditioned, complies with the relevant development standards of the RS 6000-H District, and
7. The approval of this application is consistent with the purpose of administrative site development review as outlined in Section 18.72.010, which seeks to promote orderly, attractive and harmonious development and the stability of land values and the general welfare, by preventing uses or the erection of structures having unsightly, undesirable or obnoxious qualities not properly related to their sites and traffic circulation, or which would not meet the specific intent clause or performance standard requirement of the zoning title. The project complies with the Hillside Combining (-H) Zoning District by designing the residence so that grading is minimal and in accord with the recommendations of the Geologic And Soil Investigation Report .The project also meets the requirements of the RS 6000-H zoning district by providing a new two-story residence with new landscaping on a vacant lot in an existing neighborhood. The residence will be designed to provide appropriate scale and massing to maintain neighborhood character and maximize privacy.

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Union City hereby approves Use Permit (UP-23-004) and Administrative Site Development Review (ASD-23-010), subject to the following conditions of approval.

CONDITIONS OF APPROVAL

PLANNING DIVISION

For additional information regarding, contact Natalie Dean, Associate Planner, 510-675-5382, or email Natalied@unioncity.org.

1. All actual site improvements shall be made and maintained with adherence to the plans in Exhibit A, except as they may be modified by other conditions of approval listed below.
2. This application shall expire one year from the date of Planning Commission approval unless building permits have been issued and construction diligently pursued.
3. The applicant and/or property owner shall include an annotated copy of the approved Planning Commission Resolution with each set of detailed construction plans submitted for plan check review. Notations to the plans shall be made to clearly indicate how all conditions of approval will be or have been complied with. Construction plans shall not be accepted without the annotated final conditions of approval included as a note sheet with each set of plans.
4. The applicant and/or property owner shall apply for and take out all required building and fire permits prior to beginning any on-site work. Plans submitted to the Building Division and Fire Department must demonstrate compliance with all applicable local and State requirements.
5. Plans submitted for Building Permit issuance shall show the proposed location of the mailbox for the residence subject to the standards of the United States Postal Service.
6. The applicant and/or property owner shall be responsible for ensuring that all contractors and subcontractors have obtained a valid City of Union City business license for the duration of the project.

Building Materials and Finishes

7. Prior to the issuance of building permits, the applicant and/or property owner shall submit samples and details of color palettes and all exterior materials, including but not limited to roof materials, siding materials, trim materials, exterior doors and windows, and exterior lighting fixtures for review and approval by the Economic & Community Development Department. The color samples shall be provided in a binder with paint and material schemes along with full-size brush-outs as opposed to paint chips. Color swatches shall also be painted on the residence for review and approval by the Economic and Community Development Department prior to full painting. The applicant shall use an integral color coat for the final color coat on all stucco walls. Any future amendments or changes to the approved color or materials schemes shall be

submitted to the Economic and Community Development Department for review and approval.

Landscaping

8. Prior to the issuance of building permits, the applicant and/or property owner shall submit a final landscape package, which is consistent with the preliminary landscape package, and addresses “a” and “b” below. The landscape package shall also be prepared by a licensed landscape architect consistent with Union City Municipal Code (UCMC) Chapter 18.112, *Water Efficient Landscape*, and the Landscape Standards Policy Statement. The property owner shall be responsible for maintaining all irrigation and landscaping and shall replace any dead or dying vegetation on the entire site for the life of the project. The landscaping project shall be completed prior to issuance of a Certificate of Occupancy. Property owners and occupants shall be responsible for ongoing maintenance of required landscaping in accordance with the approved landscape plan for the life of the project. The final landscape plan may be subject to review and approval by the City’s consulting Landscape Architect. Additional fees for consultants’ review and inspection are required to be paid with the building permit fees. A final inspection of the installed landscaping and irrigation shall be completed prior to the issuance of the Certificate of Occupancy.
 - a. Trees shall be 24” box size.
 - b. Graded slopes are required to be revegetated with species that are native to the Hillside area.
9. Plans submitted for building permit issuance shall show the placement and design of all proposed fencing and shall include height and design details of the fencing as measured from grade. Any fencing shall meet the requirements listed in UCMC Section 18.32.040, Walls, fences, and hedges. Any fencing measuring 7 feet or more requires a building permit.

Fees

10. Prior to issuance of building permit, the applicant/property owner shall pay all applicable fees, including the Affordable Housing In-Lieu Fee, Capital Facilities Fee, and Park Facilities Fee, that are in effect at the time of Building Permit issuance.
11. Prior to issuance of building permits, the applicant and/or property owner shall pay the General Plan Cost Recovery Fee in effect at the time of Building Permit issuance. The current fee is \$1.00 per \$1,000.00 of construction valuation per City Council Resolution Number 3379-07.

BUILDING DIVISION

For additional information, contact Valerie Avendano, Building/Code Compliance Coordinator, 510-675-5384, or email at ValerieA@unioncity.org.

12. A survey by a CA Licensed Surveyor is required prior to Building Permit issuance.
13. Building permit plan submittal shall include calculations to justify the structural design.
14. Building permit plan submittal for Retaining Walls 4 feet and higher shall include structural calculations.
15. Note on plans submitted for building permits that the applicant/property owner shall maintain the property to be free of litter, weeds, debris, etc., both before and after issuance of building permits. Daily litter and debris collection rounds shall be conducted on the site and an adequate number of trash receptacles shall be provided to minimize litter accumulation.
16. Note on plans submitted for building permits that the applicant/property owner shall comply with the Construction and Demolition Ordinance 576-01 to divert recyclable debris away from landfills. The applicant and/or property owner shall submit a completed Construction and Demolition Waste Management Plan with their application for a construction or demolition permit.
17. Note on plans submitted for building permits that the applicant/property owner shall not locate construction debris boxes within the public right-of-way (ROW), driveways or on adjacent private properties.
18. The project shall comply with the California Building and Fire Codes and current local ordinances in effect at the time of building permit submittal.

FIRE DEPARTMENT

For additional information, please contact Bonnie Terra, Division Chief, (510) 693-3436 or email at Bonnie.Terra@acgov.org.

19. Plans submitted for building permit issuance shall show that the building shall be equipped with a fire sprinkler system throughout.
20. The existing public fire hydrant off the low-pressure line serving the property shall be replaced with a new high-pressure hydrant to provide the required water flow for this project. The applicant shall work with Alameda County Water District (ACWD) on the connection of the hydrant to the ACWD high pressure line. This shall be done at the owners' costs.
21. The upgraded fire hydrant shall be in service prior to the start of vehicle combustible construction on the site.

PUBLIC WORKS DEPARTMENT

For additional information, contact Farooq Azim, City Engineer at FarooqA@unioncity.org.

22. The applicant/property owner shall secure an encroachment permit from the Public Works Department for all work in the public right-of-way including utility trenches. The applicant shall be responsible for any repairs needed adjacent to the development, including paving, curbs and gutters, sidewalks, as required by the City Engineer.
23. Prior to submittal of a building permit application, the applicant/property owner shall apply for a Grading Permit and submit a grading plan showing the existing and proposed grades. The existing grades to be shown shall also include those on the adjacent properties in the vicinity of the property lines. The grading plan shall show the proposed elevations along the perimeter of the lot, at the building pad, including at finished floor elevation, and along the drainage routes on the lot that show how the storm water is conveyed to the front of the property.
24. Prior to Grading Permit issuance, the applicant/property owner shall pay a Grading Permit fee and post a bond based upon the amount of Cut and Fill shown on the grading plan.
25. Submitted grading plans shall show graded areas feathered to blend cut and fill slopes into the natural landscape, avoiding hard edges or sharp angles. Transitions between flat and graded areas will be gradual.
26. The applicant/property owner shall install all electrical and communications utilities underground and will work with pertinent utilities to get such services to the property.
27. The applicant/property owner shall pay a Plan Check and Inspection fee, the amount of which shall be determined based upon a detailed engineer's construction cost estimate acceptable to the City Engineer for all on-site civil work, including grading, storm drain system, retaining walls, utilities, concrete and fences, etc.
28. The applicant/property owner shall pay a Traffic Signalization Fee in effect at the time of Grading Permit issuance.
29. The applicant/property owner shall pay all Public Works Department fees, except Encroachment Permit fees, prior to the issuance of the Grading Permit.
30. The applicant/property owner shall have a licensed Land Surveyor precisely locate and stake the proposed locations of the fence at the property lines along the two neighboring properties on either side of the lot.

31. The applicant/property owner shall ensure that the storm drain system proposed around the structure, consisting of valley gutters, inlets and pipes is maintained properly in the long term, including the removal of mud, rocks and weeds, to allow it to function perpetuity, as designed.
32. The applicant/property owner shall submit a Geotechnical Report with the Grading Permit submittal that will provide recommendations for constructing the foundation system for the new structure and any retaining walls on the lot. A supplement to the report shall also confirm the absence of any active fault line through the property.
33. The applicant/property owner shall ensure that the geotechnical engineer observes the work and can certify that all geotechnical aspects of the project were completed per the recommendations in the geotechnical report.
34. The applicant/property owner shall ensure that the design makes provisions to collect and convey underground water from underneath the structure, which is a common occurrence in the hills, especially during and after the wet months.
35. The applicant/property owner shall include a copy of these Public Works conditions on the approved grading plan.
36. The applicant/property owner shall submit a signed and dated 'Applicability of C.3 and C.6 Stormwater Requirements' checklist demonstrating that the project meets the requirements of the Municipal Regional Stormwater Permit (MRP) for approval by City Staff.
37. The applicant/property owner shall indicate the species, number and size (trunk diameter at breast height, DBH (4.5' from the ground)) of each existing tree to be removed on the Civil plans. This information will be used to determine if a Tree Removal Permit is required. If a Tree Removal Permit is required, depending upon the quality, size and number of trees being removed, a tree replacement in-lieu fee may be required.
38. The applicant/property owner shall contact the Alameda County Water District, Engineering Department, at (510) 659-1970 to determine water service and permit requirements and contact Union Sanitary District at (510) 477-7500 to determine sewer service and permit requirements.
39. The applicant/property owner shall ensure that construction activity on-site shall comply with UCMC Section 9.40.053, and is limited to the following hours:

Monday through Friday	8:00 a.m. to 8:00 p.m.
Saturday -	9:00 a.m. to 8:00 p.m.
Sundays & Holidays -	10:00 a.m. to 6:00 p.m.

Stormwater "During Construction" Best Management Practices

40. The applicant/property owner shall ensure that all contractors, subcontractors and suppliers are aware of all current storm water pollution prevention measures and their implementation requirements.
41. The applicant/property owner shall ensure that concrete/gunite supply trucks or concrete/plaster and finishing operations discharge washout water into a designated cleanout area that is designed to prevent pollutants from entering the storm water and/or sanitary sewer system.
42. The applicant/property owner shall ensure that discharge restrictions shall also apply to the operation of general construction machinery including masonry cutting equipment, and the washing of tools, brushes, containers, etc. These operations shall not be performed in the street, gutter, or where pollutants can enter the storm water system. Failure to comply with the approved construction requirements will result in the issuance of correction notices, citations, or project stop work orders.
43. The applicant/property owner shall install filter materials (sandbags, filter fabric, straw wattle, etc.) at the storm drain inlet nearest the downstream side of the project site prior to start of work. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Filtered particles shall be disposed of in an appropriate manner based upon content.
44. The applicant/property owner shall gather all construction debris on a regular basis and place it in a dumpster or other container, which is emptied or removed at a minimum on a weekly basis. When appropriate, tarp shall be used on the ground to collect falling debris, paint over-spray, etc. that could contribute to storm water pollution.
45. The applicant/property owner shall ensure that trash enclosures and/or recycling containers, paved outdoor storage, staging, or lay down areas shall be designed and constructed to prevent pollutants from entering the storm drain system.
46. The applicant/property owner shall create a contained and covered area on site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides or any other materials used on the project site that have the potential of becoming a pollutant and/or being discharged to the storm drain system.
47. The applicant/property owner shall ensure that dirt, gravel, debris and green waste shall be removed from the sidewalk, street pavement, and storm drains adjoining the project site. During wet weather, the applicant should avoid excavation and other activities that lead to pollutants entering storm water such as driving vehicles on unpaved areas, etc.

ENVIRONMENTAL PROGRAMS

For additional information, contact Andy Block, Environmental Programs Manager at AndyB@unioncity.org.

48. The applicant/property owner is hereby advised that unauthorized discharge of any kind to the storm water system, which includes the streets and gutters, is prohibited, and that such discharges, whether intentional or not, are subject to penalties up to \$20,000 per violation per day. This applies both to the construction phase and the operational phase.

I HEREBY CERTIFY that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission of the City of Union City held on June 5, 2025, by the following vote:

AYES

NOES

ABSTAIN

ABSENT

MOVED:

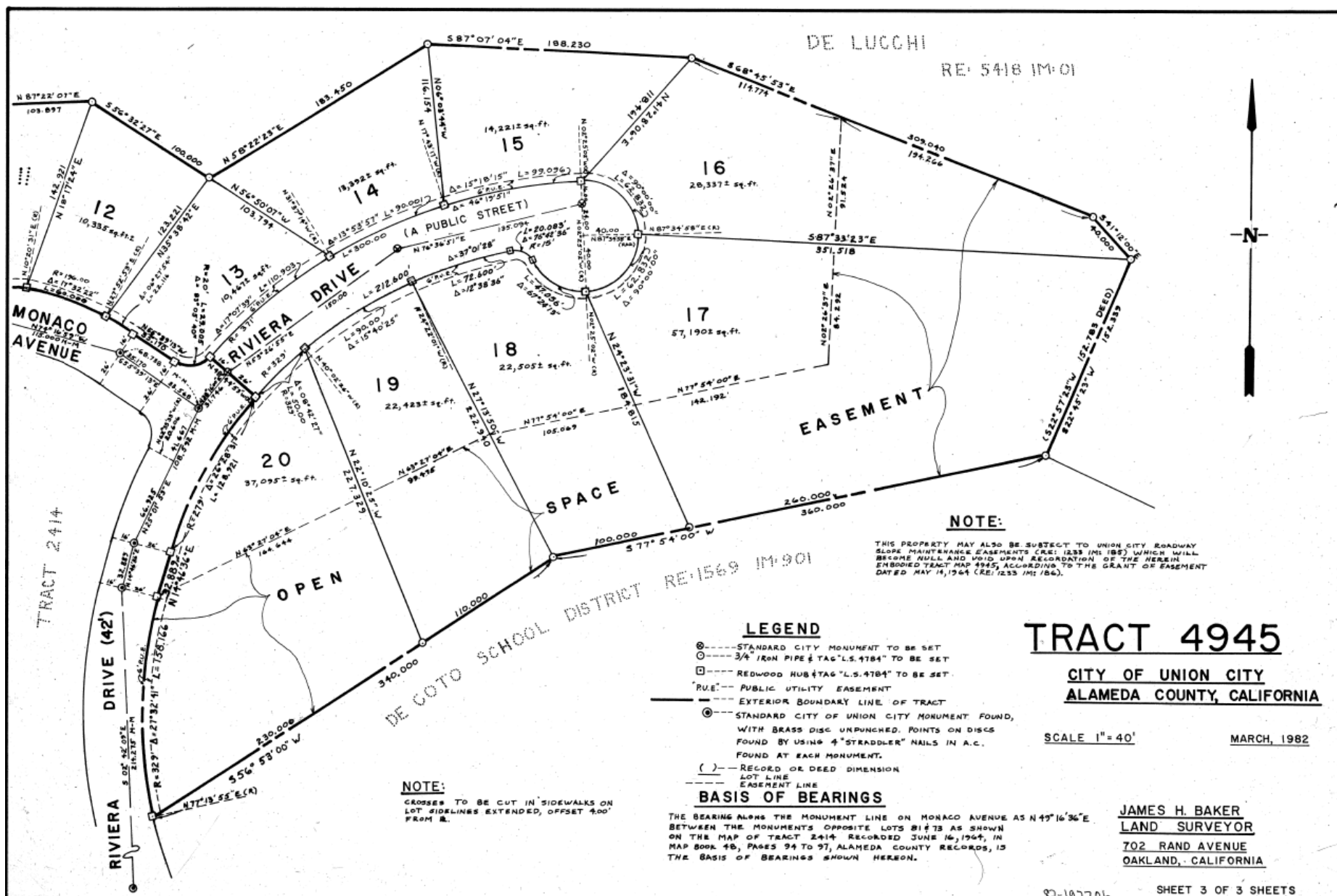
SECONDED:

APPROVED

SEYI MCLELLAND, CHAIRPERSON

ATTEST:

CARMELA CAMPBELL, SECRETARY





PLANNING COMMISSION MEETING

June 5, 2025



**Buttar Residence - 467 Riviera Drive
UP-23-004 and ASD-23-010**



Project Overview

Owner: Gurpreet S. Buttar

Applicant: Amandeep Singh, Bhatti Builders Inc.

Location: 467 Riviera Drive (APN 87 -96- 17)

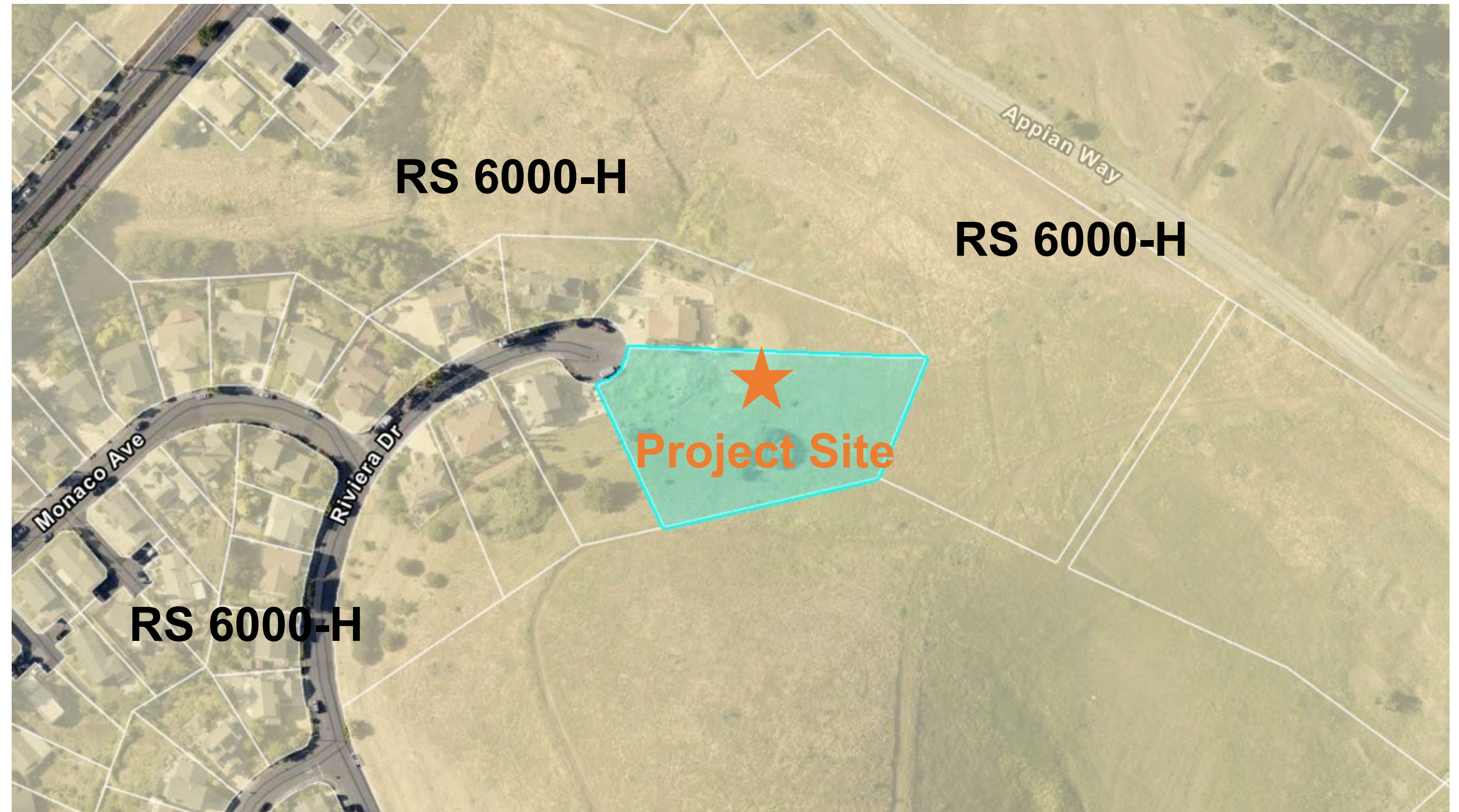
Lot Size: 57,858 square feet (1.328 acres)

Proposal: Use Permit (UP-23-004),
Administrative Site Development
Review (ASD-23-010) to construct
4,230 square-foot, two-story
residence with attached 1,039
square-foot garage on a vacant lot



Background

- General Plan:
Residential 3-6 du/ac
- Zoning: RS 6000-H
- Subdivided 1982
- Adjacent residences
developed late 1980s -
early '90s

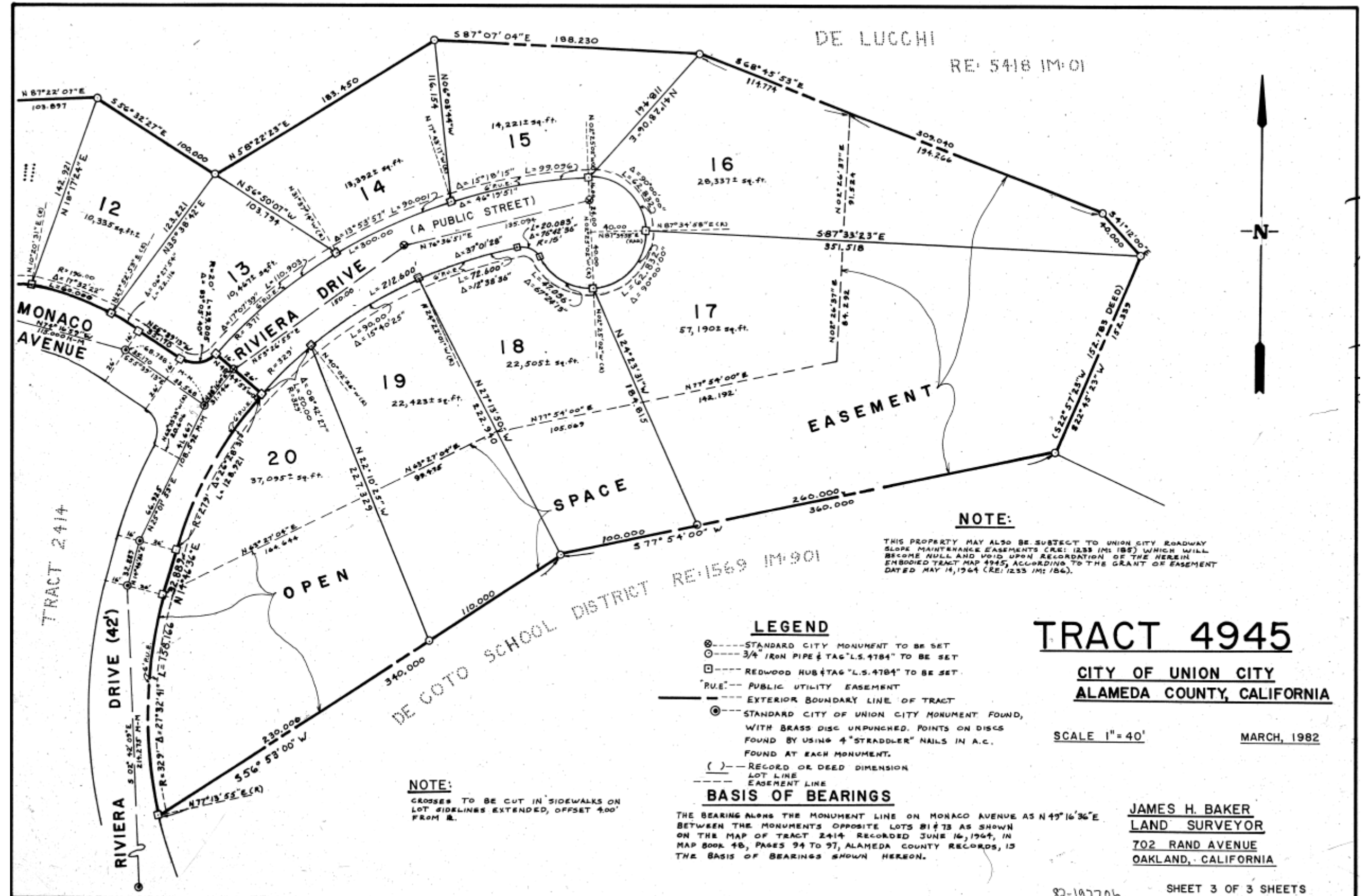




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CITY

Open Space Easement

- Tract 4945
- Lot 17 currently vacant
- 99,500 square feet (2.3 acres) unbuildable
- At site 30,680 square feet (.7 acre)
- Maintain in natural state
- Perpetually maintained fence by owner





View Looking Northeast



UNION
CITY

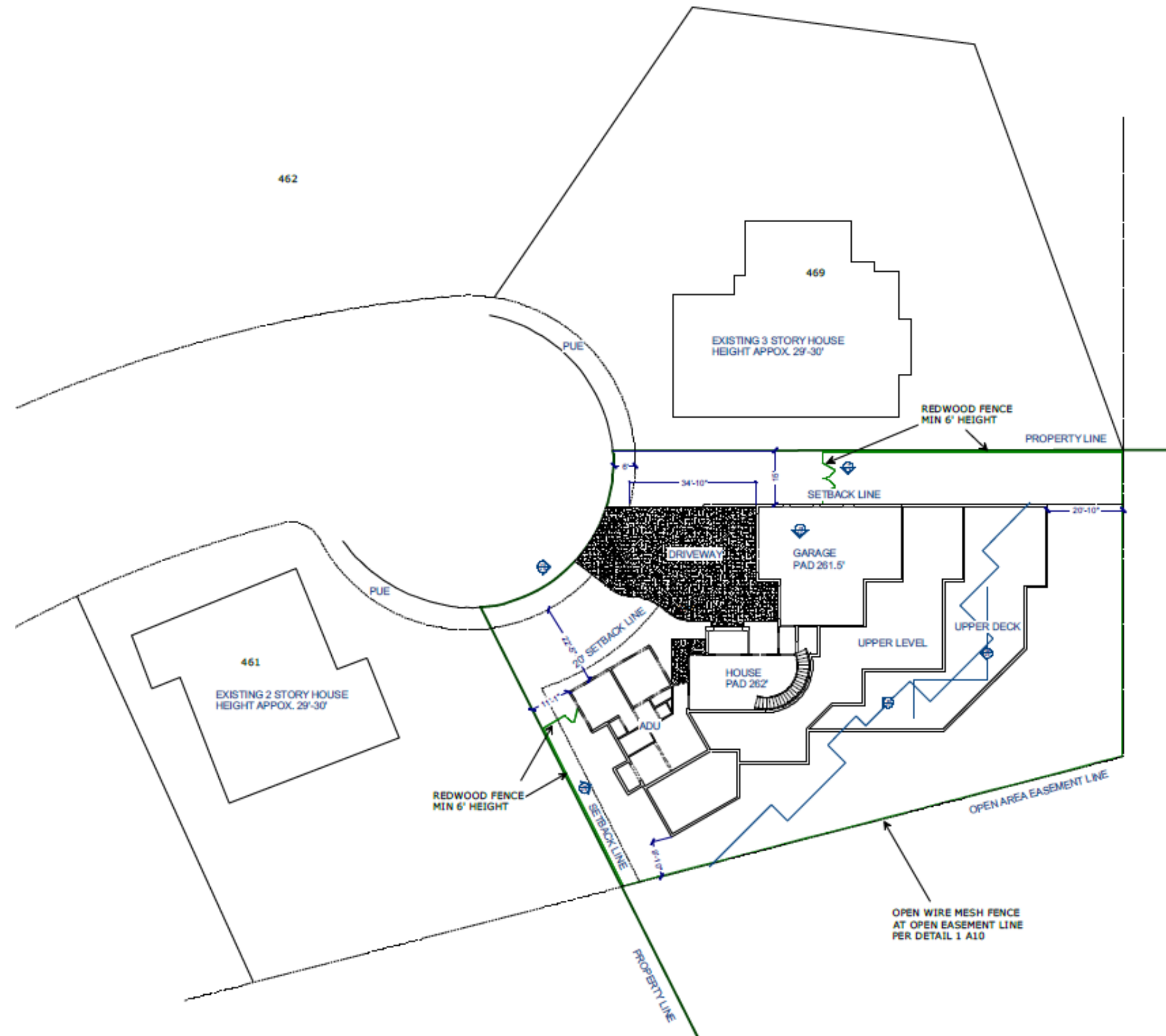
Proposed Site Plan

Required

- Front Setback: 20 feet (*min*)
- Side Setback (right): 10 feet (*min*)
- Side Setback (left): 10 feet (*min*)
- Rear Setback: 20 feet (*min*)
- Lot Coverage: 50 percent (*max*)
- Parking: 3 spaces (*min*)
- Height: 30 feet (*max*)

Provided

- Front Setback: 20 feet
- Side Setback (right): 11 feet
- Side Setback (left): 15 feet
- Rear Setback: 105 feet
- Lot Coverage: 8.6 percent
- Parking: 3 spaces
- Height: 28 feet





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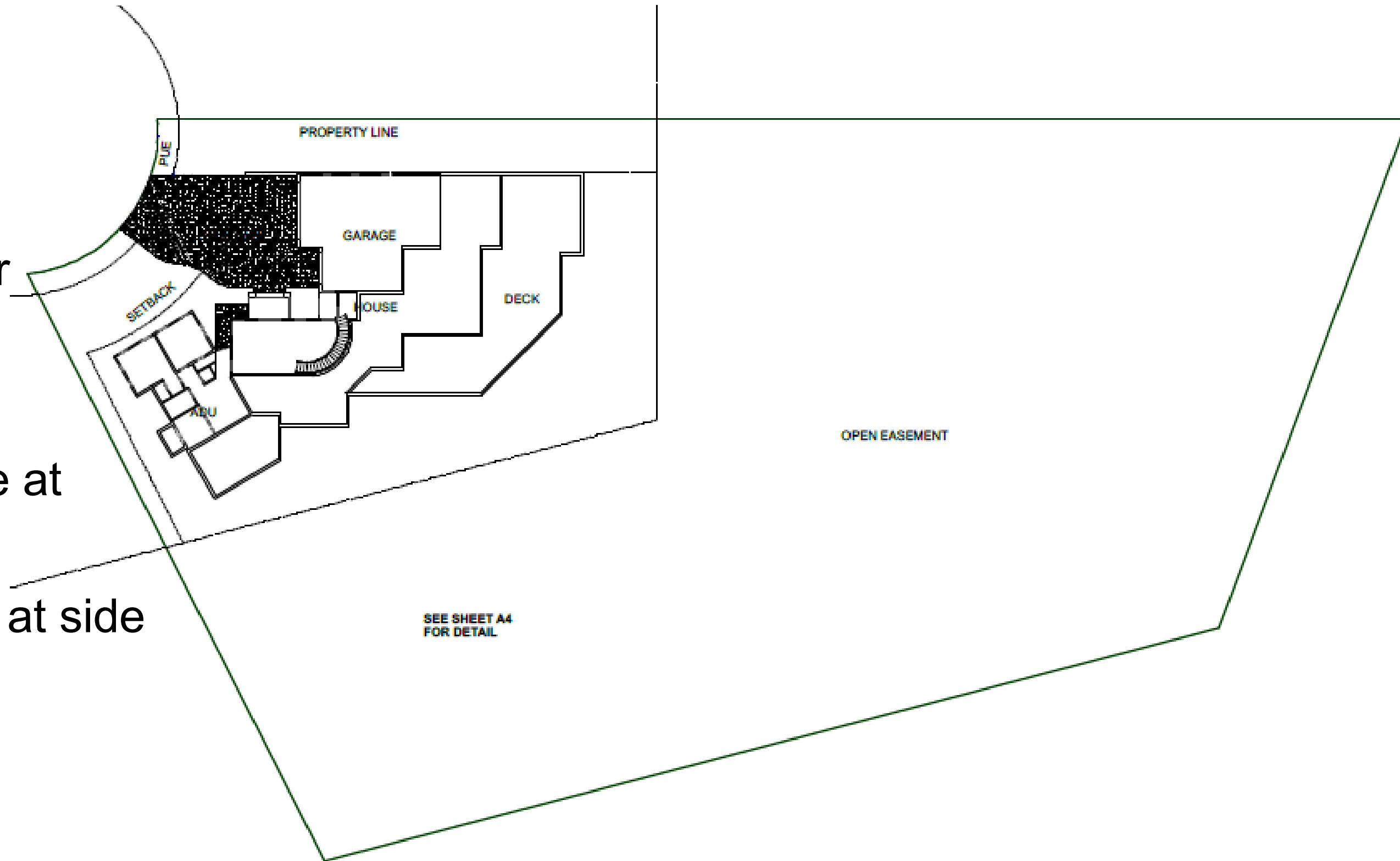
Proposed Site Plan

Deck Setbacks

- 15 feet from side lot line per UCMC Section 18.32.045

Fencing

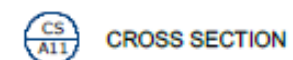
- 6-foot-high wire mesh fence at open space easement
- 6-foot-high Redwood fence at side lot line





- Height: 30 feet (*max*)

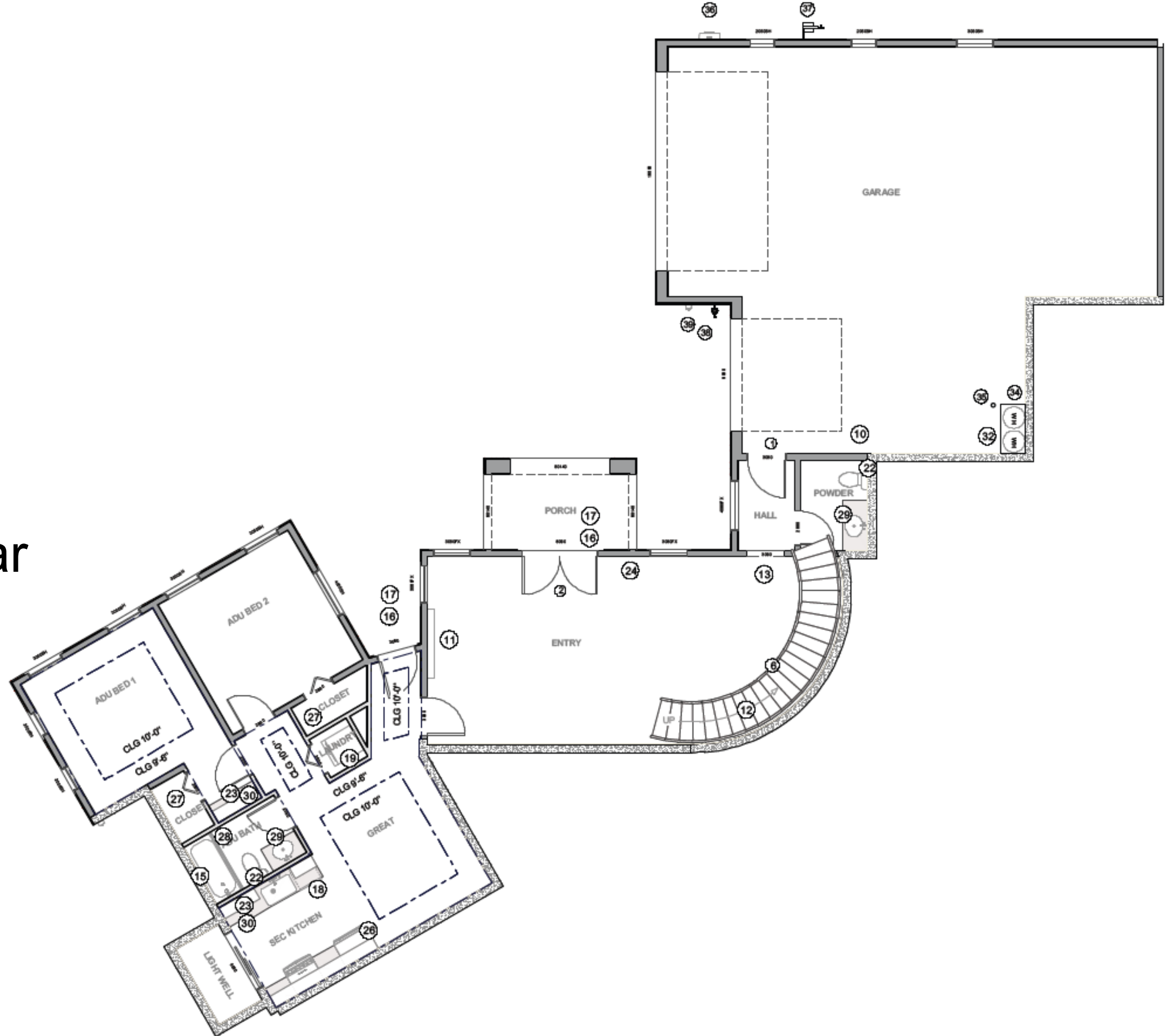
- Height: 28 feet



Floor Plans

First Floor

- 630 square feet of habitable space
- Entry corridor
- 1,039 square foot 3-car garage
- ADU
 - UCMC Chapter 18.34
 - Ministerial/Building approval



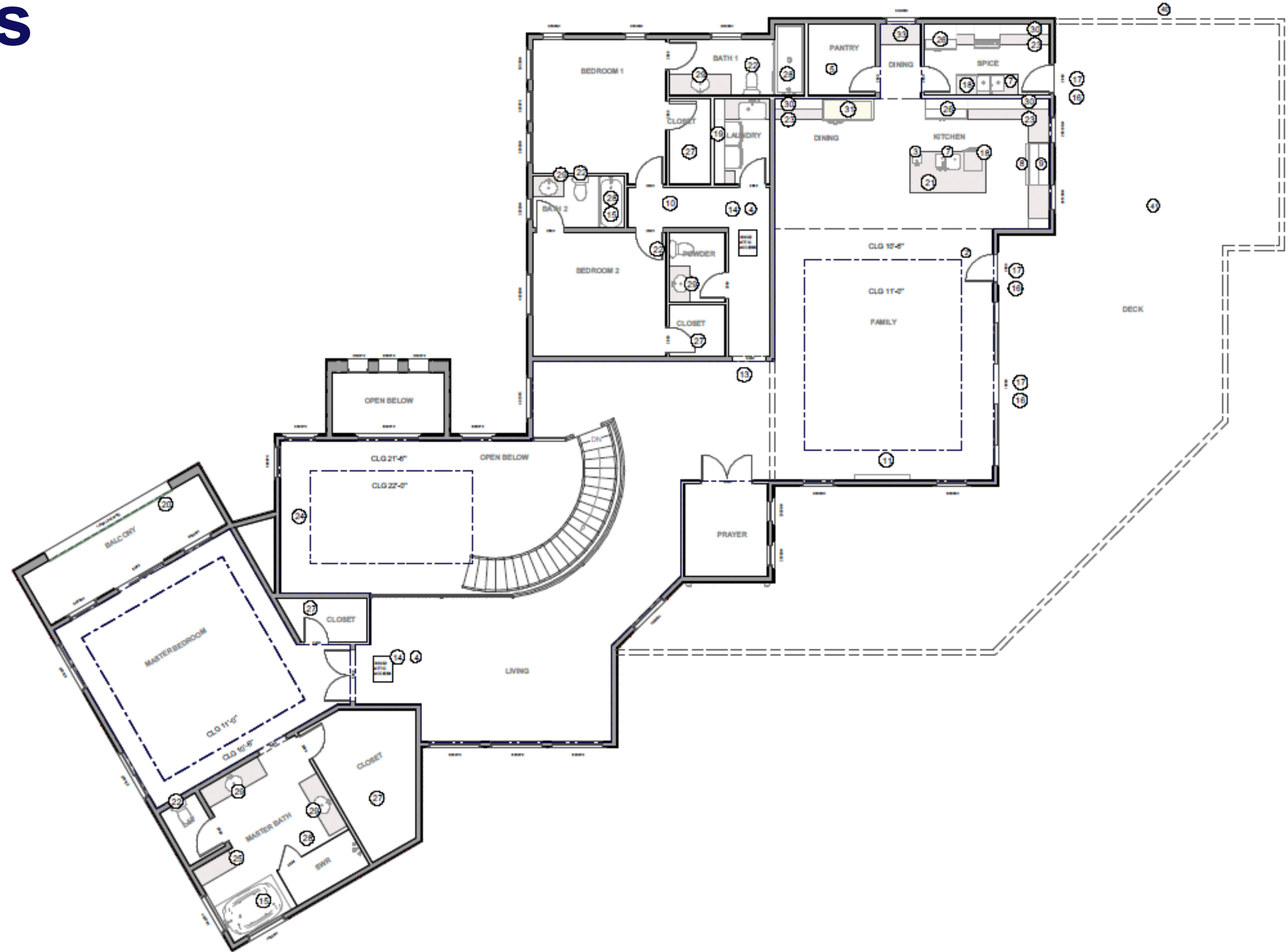


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Floor Plans

Second Floor

- 3,600 square feet of habitable area
 - Family room
 - Kitchen, dining, pantries
 - Three bedrooms w/ walk-in closets
 - Balcony off master bedroom
- Three bathrooms, one powder room
- Laundry room
- 1,608 square-foot rear deck



Architecture - Elevations



Front - (Facing Riviera Drive)

Architecture - Elevations



Right - (Facing Southwest)

Architecture - Elevations



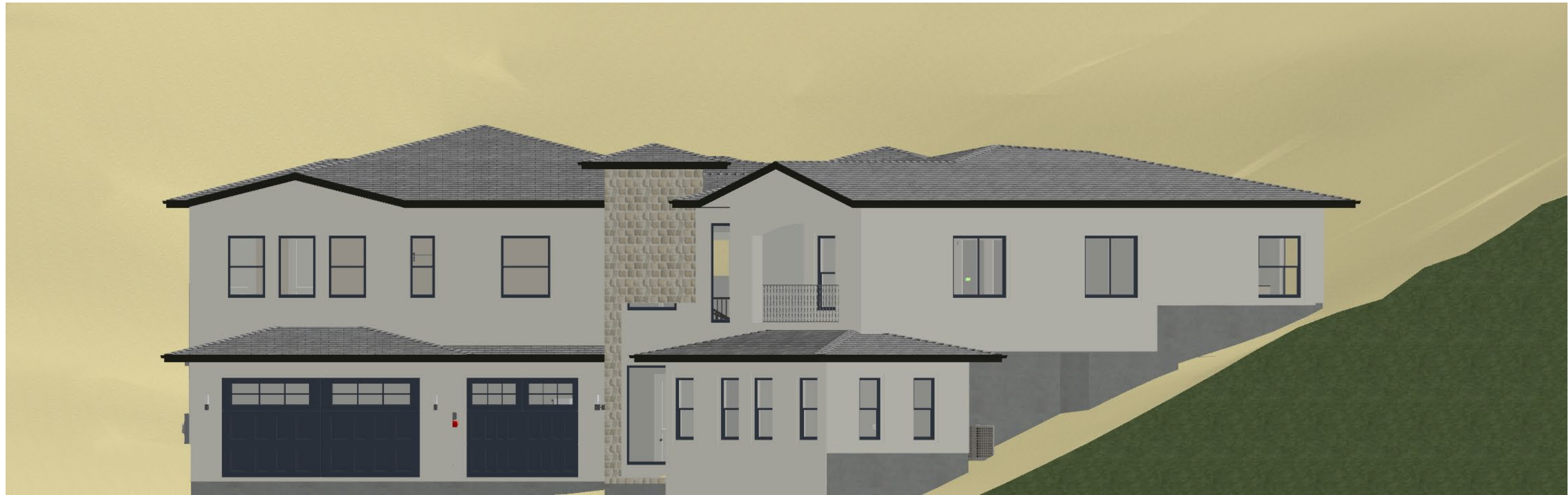
Left - (Facing North)

| Architecture - Elevations



Rear - (Facing Southeast)

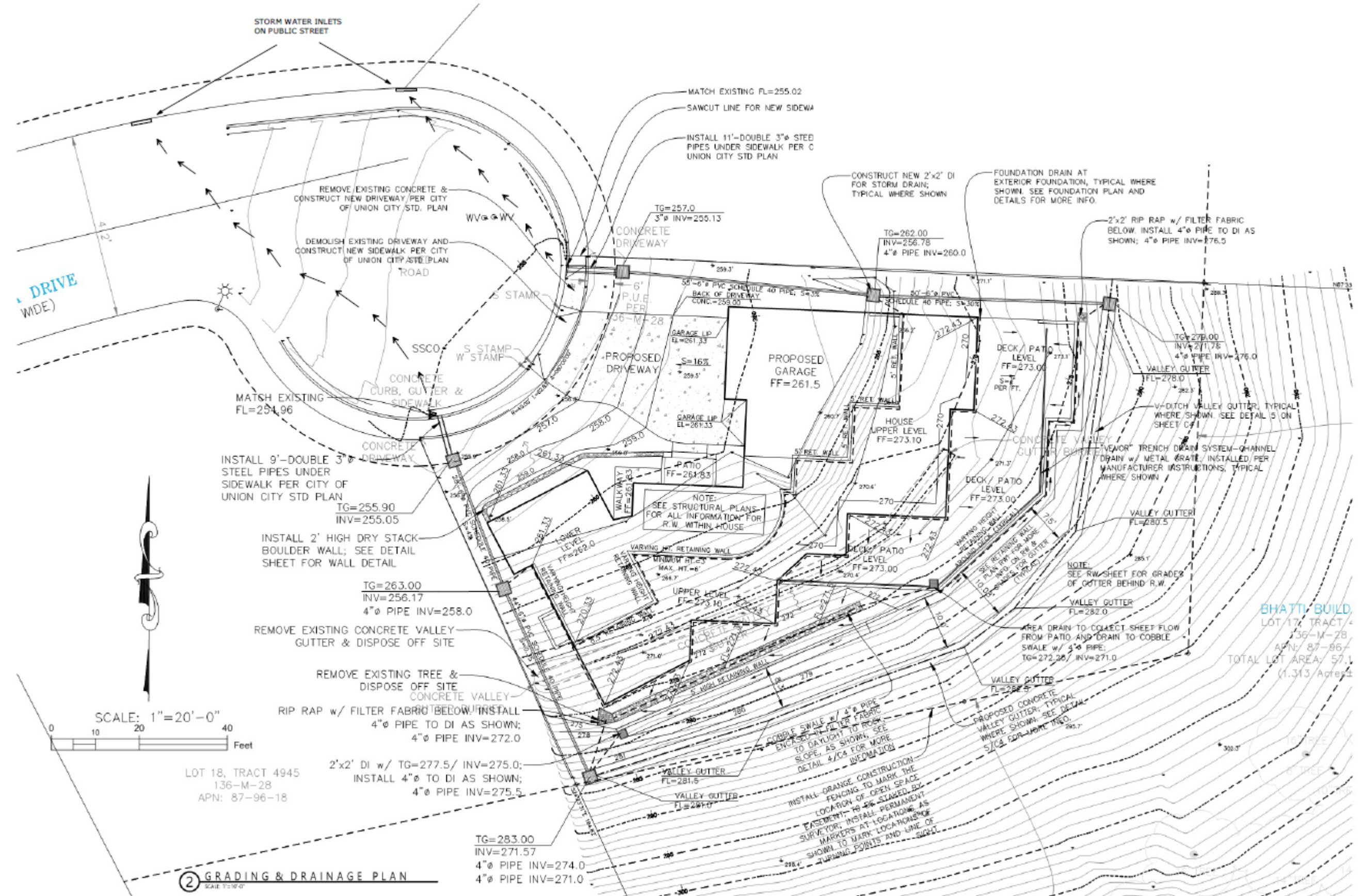
Architecture – Colors and Finish



- **Primary Exterior** - Swiss Coffee
- **Trim** - Charcoal Slate
- **Accent** - Blue Danube
- **Stone Veneer** - GenStone Northern Slate
- **Roof Tile** - Eagle Dark Charcoal
- **Windows/Slider** - Vinyl Charcoal
- **Exterior Walls** - "La Habra Stucco" Light Sand Acrylic Finish

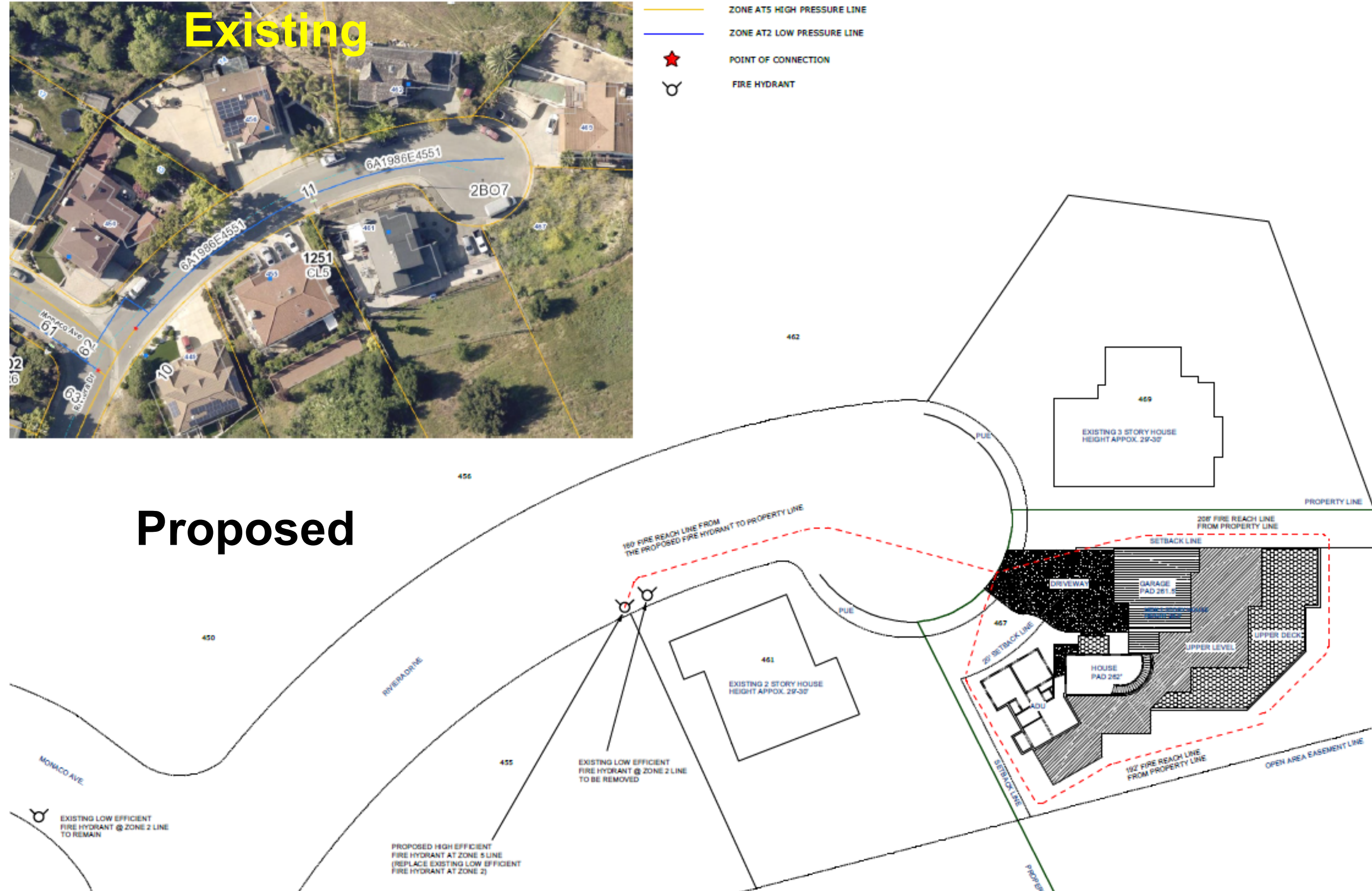
Proposed Site Improvements - Grading & Drainage Plan

- 312
CY/Cut/167
CY/Fill (145 CY
export)
- Three retaining
walls; new
valley gutter
- Follows natural
topography



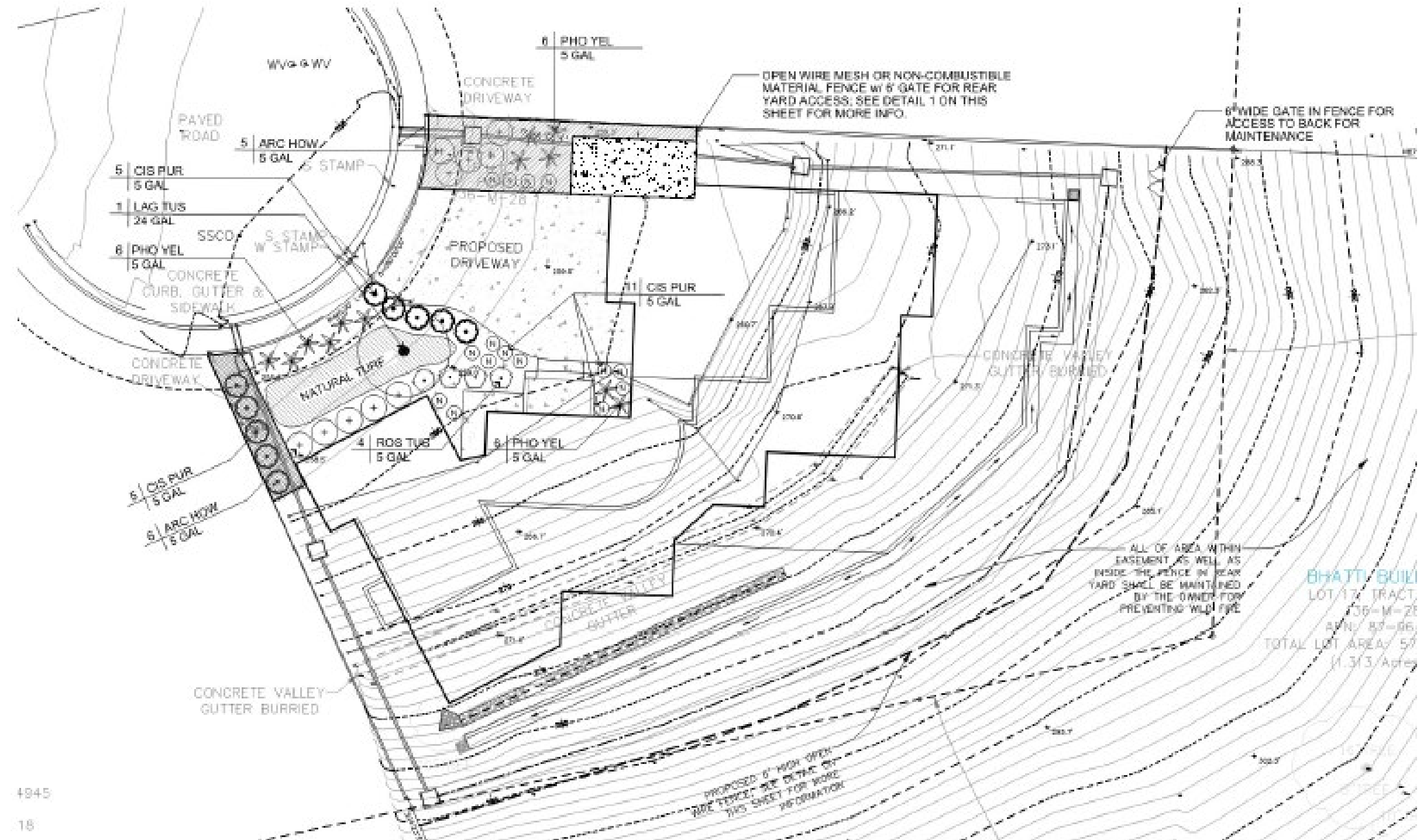
Proposed Site Improvements - Utilities

- Extend existing high-pressure water line to a new hydrant



Landscaping

- Drip irrigation
- Licensed landscape architect
- Chapter 118.12, Water Efficient Landscape Standards Policy Statement



Hillside Combining District Compliance

Development aspects for Planning Commission consideration

A. Adequacy of access.

Direct access from Riviera Drive

B. Avoid major topographic features.

Sited on flatter topography; no impact to ridgelines or steep slopes

C. Major visual features such as specimen trees and rock outcroppings should be maintained... Development rights should be transferred.

Open space easement to be left in natural state - no Major visual features impacted

D. Structures and site improvements should blend with and take advantage of topography.

Sited along flatter lot frontage, to minimize visual impacts

Findings

CEQA

1. Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines

Use Permit

2. Meets purpose of Title 18, Hillside Combining (-H) district, RS 6000
 - Design protects neighborhood character
3. Not detrimental to public health, safety or welfare
 - New water infrastructure to adequately serve firefighting needs
4. General Plan, Specific Plans, and Title 18 consistency
 - LU-1.2: *Promote infill and enhance Neighborhoods*
 - LU-4.6 *Appropriate Scale and Massing*
 - Designed according to the geotechnical reports

Findings

Administrative Site Development Review

5. General Plan and Specific Plan Consistency

- Residential use allowing three (3) to six (6) units per acre;
- Hillside Area Plan designates project as “Existing Development”

6. Title 18 and Residential and Hillside Combining Districts consistency

- Complies with development standards of the RS 6000-H District

7. Consistent with purpose of Administrative Site Development Review

- Promotes orderly development - prevents unsightly, undesirable or obnoxious qualities not properly related to their sites

Desk Item

Staff received questions/comments from Commissioner Lew regarding the project and a Desk Item was prepared in response to clarify the following:

- Tree Removal
- New hydrant to replace existing hydrant
- Trash & Recycling - *Nuisance conditions visible from a public street is a Code violation*
- Visual analysis

Recommendation

- Staff recommends that the Planning Commission adopt the updated resolution approving Use Permit, UP-23-004, and Administrative Site Development Review, ASD-23-010



PLANNING COMMISSION MEETING

June 5, 2025