



**CITY COUNCIL OF THE CITY OF UNION CITY  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held by the City Council of the City of Union City for the purpose of considering the following application:

**Vesting Tentative Tract Map (VTTM 8431) and Site Development Review (SD-18-001)**

The applicant, Richard Hunt, AIA on behalf of Hale Hunt Jones Architect, is requesting approval of the following applications to develop 25 multi-family residential units and approximately 6,943 square feet of ground-floor retail use. The applicant is requesting the Vesting Tentative Tract Map (VTTM 8431) to subdivide the property, and Site Development Review (SD-18-001) to review site improvements. The project site is located on the north side of Horner Street at 31063 Watkins Street. The site is located in the Specialty Commercial (CS) zoning district.

**NOTICE IS ALSO GIVEN** that an Initial Study and draft MND was circulated for public review from October 16, 2018 to November 5, 2018. A Revised Initial Study and draft MND, which contain new and updated information in the Hazards and Hazardous Materials section, was circulated for public review from February 4, 2019 to March 5, 2019. A copy of the Initial Study and draft Revised MND, which determined that the project would not result in any significant environmental impacts with the incorporation of mitigation measures, is available for review at the City of Union City Planning Division located at 34009 Alvarado-Niles Road within the City of Union City during regular business hours or on the City's website at <https://www.unioncity.org/347/Planning-Documents>

**This item will be heard at a public hearing by the City Council at the meeting listed below.** You may attend the meeting and voice your comments in person, or you may submit comments in writing prior to the hearing. The project planner, Avalon Schultz, can be reached at (510) 675-5321 or via email at [avalons@unioncity.org](mailto:avalons@unioncity.org).

**CITY COUNCIL MEETING  
Tuesday, March 26, 2019**

**Said hearing will be held at 7:00 p.m.  
In the Council Chambers of City Hall,  
34009 Alvarado-Niles Road, Union City**

The Planning Commission voted to recommend approval of the project at its February 21, 2019 meeting (5-0).

The City Council agenda packet, which includes the meeting agenda and staff report for this project, can be accessed on-line on the City's Agendas and Minutes webpage which is located at <https://www.unioncity.org/199/City-Meetings-Video>. Meeting packets are generally available on-line the Friday before the meeting.

City Hall is accessible by Union City Transit lines 1, 3, 5, 6, 8, 9 and AC Transit line 97. BART riders can transfer to these bus routes at the UC BART station. For information, please call Union City Transit at (510) 471-1411 and AC Transit or BART at 511. Union City Transit maps and schedules are available at [www.uctransit.org](http://www.uctransit.org).

If you challenge the above described project in court, you may be limited to raising only those issues you or someone else raised at the Planning Commission public hearing for this project or the City Council public hearing, or in written correspondence delivered to the Planning Commission or to the City Council at, or prior to, the public hearing.

**JOAN MALLOY  
Economic & Community Development Director**