

Appendix H

Land Use Consistency Analysis

Goals and Policies	Policy Text	Consistency Analysis
A. GENERAL LAND USE AND COMMUNITY DEVELOPMENT		
Goal LU-A.1 To grow in an orderly pattern consistent with the economic, social, and environmental needs of Union City.		
LU-A.1.1	The City shall promote and support the development of a healthy balance of residential, commercial, open space, institutional, and industrial businesses within the city.	Consistent. The Proposed Project includes residential, commercial/retail, and business condominium uses.
LU-A.1.2	The City shall promote infill development and reuse of underutilized parcels, consistent with maintaining or enhancing the positive qualities of the surrounding neighborhoods.	Consistent. The Proposed Project is an infill site in the Intermodal Station District.
LU-A.1.3	The City shall establish incentives (e.g., streamlined permitting, specific plans, public-private partnerships) to encourage the private sector to develop infill sites.	Consistent. The City is in the process of installing the street and utility infrastructure in the Station District that will serve the project and is providing an affordable housing subsidy.
LU-A.1.4	The City shall encourage project sites to be designed to increase the convenience, safety, and comfort of people using public transportation, walking, or cycling.	Consistent. The Proposed Project would include residential, commercial/retail, and business condominiums in proximity to the Union City BART station The Proposed Project is consistent with the Design Guidelines that were prepared for Blocks 2, 3, and 4, which emphasize a pedestrian environment.
LU-A.1.6	The City shall require development project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities, building intensities, and lot patterns will be determined by these and other factors.	Partially Consistent. The Proposed Project is consistent with the Design Guidelines that were prepared for Blocks 2, 3, and 4. The Applicant has applied for a Zoning Text Amendment to incorporate development standards listed in the Design Guidelines. Potential environmental impacts (noise, visual resources, traffic/circulation, land use, etc.) of the Proposed Project are discussed in the individual topical sections of 3.0 Environmental Analysis.
LU-A.1.8	The City shall plan and design neighborhoods that foster a sense of identity while promoting the effective and efficient provision of city services such as police protection and fire suppression.	Consistent. The Proposed Project is consistent with the Design Guidelines that were prepared for Blocks 2, 3, and 4. Potential impacts of the Proposed Project to Public Services, including police and fire services, are discussed in Chapter 3.12 Public Services, Utilities and Recreation.

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Goal LU-A.2 To create land use patterns that promote the residential character of the community including quality housing development, and balanced, harmonious land use types.		
	The City shall continue to encourage high-quality upscale residential development by promoting opportunities to construct upscale, single-family homes allowing a mix of housing types and densities.	Consistent. The Proposed Project would include 1-, 2-, and 3-bedroom condominiums and townhouses.
LU-A.2.2	<p>The City shall ensure that residential communities are designed with high-quality amenities by:</p> <ul style="list-style-type: none"> a. Taking advantage of proximity to those resources to enhance public access and understanding of the natural environments where not detrimental to the natural resources; b. Planning to minimize residents' exposure to nuisances from noise, odors, heavy traffic, and unappealing views; c. Encouraging enhanced educational opportunities by locating school facilities near resources or sites that offer unique learning experiences, such as proximate to an outdoor nature laboratory, a wildlife sanctuary, etc.; and d. Providing neighborhood parks of sufficient size to adequately meet the recreational needs of residents. 	Partially Consistent. The Proposed Project would develop 973 residential units, commercial/retail square footage, and business condominiums. Potential environmental impacts (noise, visual resources, traffic/circulation, public services, etc.) are discussed in the individual topic sections of 3.0 Environmental Analysis. The project site would be served by nearby Kennedy Park and Shorty Garcia Park. Also, the City has installed a greenway along Cheeves Way adjacent to Block 4 and will be installing a public plaza with green space across from the project site.
LU-A.2.8	The City shall continue to require the planting of street trees in all new residential developments to enhance the quality of life and character of the neighborhoods.	Consistent. The Proposed Project includes street trees and landscaping as part of its design.
Goal LU-A.5 To encourage attractive, well-located commercial development to serve the needs of Union City residents, workers, and visitors.		
LU-A.5.1	The City shall promote high quality design, visual attractiveness, and consider location, adequately sized sites, views, wind direction, sun orientation, and appearance of spaciousness when building high rise buildings. Sufficient off-street parking, bike lanes, and a convenient circulation system shall also be considered for commercially-designated areas of the city.	Consistent. The Proposed Project is consistent with the Design Guidelines that were prepared for Blocks 2, 3, and 4 that took into consideration the majority of the components listed in LU-A.5.1. Potential environmental impacts (visual resources, traffic/circulation, etc.) of the Proposed Project are discussed in the individual topical sections of 3.0 Environmental Analysis.
LU-A.5.2	The City shall seek to improve the character and viability of commercial areas and allow for a range of goods and services convenient to Union City residents and workers through planning and zoning incentives.	Consistent. The Proposed Project includes 37,500 square feet of commercial/retail square footage.

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LU-A.5.5	The City shall discourage isolated and sprawling commercial activities along major roadways and instead reinforce the vitality of existing commercial centers such as Station District, Union Landing, and International Market Place.	Consistent. The Proposed Project includes 37,500 square feet of commercial/retail development and 6,200 square feet of business condominiums.
B. STATION DISTRICT		
Goal LU-B.1 To create an environment surrounding the intermodal facility that is mixed use and transit-oriented and which has good connectivity with the rest of the city while integrating well with the surrounding neighborhoods.		
LU-B.1.3	The City shall ensure that the Station District includes opportunities for light industrial, office, commercial, high-density mixed-income residential, ground floor retail, and community uses.	Consistent. The Proposed Project includes up to 973 residential units, up to 37,500 square feet of commercial/retail development, and up to 6,200 square feet of business condominiums.
LU-B.1.5	The area surrounding the intermodal facility shall have strong public space integrated with ground floor retail commercial uses.	Consistent. The Proposed Project includes up to 37,500 square feet of ground-floor commercial/retail development.
LU-B.1.9	The range of uses and design of the circulation systems in the Station District should minimize the disruption of existing traffic in Union City.	Partially Inconsistent. The Proposed Project would contribute to degradation of intersection LOS; however feasible mitigation that does not compromise other policy goals has been included in the Proposed Project and/or added as part of CEQA review. This is discussed in Section 3.13, Transportation and Circulation.
Goal LU-B.2 To establish landscape and other buffer zones between potentially incompatible uses.		
LU-B.2.2	The City shall design and implement improvements to the Eleventh Street corridor so that it has a residential neighborhood boulevard character.	Consistent. The Proposed Project includes residential and commercial/retail uses along the 11 th Street corridor. The Proposed Project would conform to the Design Guidelines, which emphasize a pedestrian-oriented environment.
Goal LU-B.4 To encourage and support the timely redevelopment of the Station District as an area of high quality commercial, office, research and development (R&D), light industrial, residential and service commercial industries and uses, with appropriate associated uses, such as transportation links, parks, schools, etc.		
LU-B.4.6	The City shall ensure that residential development occurs concurrently with or following other types of development to create a mixed-use district identity and infrastructure.	Consistent. The Proposed Project includes up to 973 residential units, up to 37,500 square feet of commercial/retail development, and up to 6,200 square feet of business condominiums.
Goal LU-B.5 To encourage a variety of densities and types of residential uses in the area to help achieve City housing goals, ensure proper relationships to adjoining lands, and to support existing and future commercial uses within and nearby the Station District.		

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LU-B.5.1	The City shall locate high density/mixed-income residential uses close to the intermodal facility.	Consistent. The Proposed Project would include high-density residential, commercial/retail, and business condominiums on Block 2 and 3, in proximity to the Intermodal facility.
LU-B.5.3	The City shall provide a sufficient variety of housing development to accommodate different family sizes including a sufficient number of rental and for sale units for larger families.	Consistent. The Proposed Project would include 1-, 2-, and 3-bedroom condominiums and townhouses. The Proposed Project may also rent the residential units for a period of time prior to selling them. The Station District includes a variety of housing types, both rental and for-sale, that address this policy.
Goal LU-B.6 To provide, or ensure the provision of, affordable housing in concert with the goals, policies, and standards of the adopted Union City Housing Element and Redevelopment Area requirements.		
LU-B.6.1	The City shall require all new development to comply with the affordable housing requirements of the Housing Element and the Redevelopment Plan.	Consistent. The Applicant would be paying an in-lieu fee per unit developed to address the City's affordable housing requirements.
Goal LU-B.7 To guide all new development in the Station District in such a way as to ensure harmony with existing and potential uses both within the Station District and in adjacent neighborhoods.		

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LU-B.7.1	Where appropriate, the City should ensure that new development is integrated with adjoining uses by creating connections and minimizing the separation that results from the road corridors, rail lines, and flood control channels in the area. However, there should be distinct visual separation and noise buffering between new residential uses and existing industrial uses that are to be preserved under the terms of the DIPSAs Specific Plan.	Consistent. The Proposed Project would integrate with the existing and anticipated development within the Station District. The City will be installing a pedestrian promenade and plaza adjacent to the business condominiums that will provide a connection between 11 th Street and Cheeves Way consistent with the Design Guidelines that were prepared for Blocks 2, 3 and 4. The majority of existing industrial uses preserved under the terms of the DISPA Specific Plan are located along 7 th Street and Bradford / Zwissig Way, which is approximately ¼ - ½ mile from the project site and separated from the project site by a 24-acre vacant property resulting in visual separation and noise buffering. Potential environmental impacts (visual resources, noise, etc.) of the Proposed Project are discussed in the individual topical sections of 3.0 Environmental Analysis.
LU-B.7.4	The City shall require that all new development proposals include detailed plans for integrating new construction and uses with existing and planned uses on adjoining sites. In particular, residential development proposals shall include measures to ensure that new development is compatible with existing industrial uses. New residential development shall be designed to include buffering between new and existing uses. Existing industrial uses shall not be required to participate in such buffering or otherwise be adversely affected by the addition of residential uses. However, should existing industrial uses choose to expand, they shall comply with the normal design and site development review requirements of the City.	Consistent. Detailed Site Development Plans have been prepared for the Proposed Project (see Appendix D). Potential environmental impacts (hazards and hazardous materials, etc.) of the Proposed Project are discussed in the individual topical sections of 3.0 Environmental Analysis.
Goal LU-B.8 To balance residential, commercial and light industrial land uses so as to achieve a high quality of life for the Station District and minimize adverse impacts on the greater community.		
LU-B.8.1	The intermodal facility shall be designed and linked to reduce the need for area residents to use private automobiles for daily work, shopping and service needs.	Consistent. The Proposed Project locates residential, commercial/retail, and business condominiums in proximity to transit, including the Union City BART.
LU-B.8.2	The City shall create opportunities for mixed uses within the Station District so that people can live close to work, shopping, and service activities.	Consistent. The Proposed Project includes a mix of uses including residential, commercial/retail, and business condominiums.

Source: Union City General Plan Land Use Element, 2002.

