

Commercial Parcels Proposed for Zoning Change

For more information regarding the following, please contact Carmela Campbell, Economic and Community Development Director, via email at carmelac@unioncity.org or via phone at (510) 675-5316.

Housing Element Updates

The following properties are proposed to be rezoned from commercial to mixed-use as part of the [Housing Element Update](#). Cannabis uses are not permitted in mixed-use zoning districts. These changes will be under consideration by the City Council at their November 8, 2022 meeting. If approved the changes will be in effect at the end of December 2022.

- 852 Whipple Road
- 1780 Whipple Road
- 1800 Whipple Road
- 33090 Mission Boulevard
- 33549 Mission Boulevard

Station District Specific Plan Related Zoning Updates

The City Council approved the Station District Specific Plan and related General Plan amendments at their October 25, 2022 meeting. Related updates to the City's Zoning Map and Zoning Ordinance were also introduced at that meeting and are proposed to be adopted at the November 8 City Council meeting. The Zoning Map amendments update the zoning designations for the commercial areas on the corners of Decoto Road and Alvarado-Niles Road (i.e., Marketplace subarea) from Community Commercial (CC) to Marketplace Mixed Use (MMU), which does not allow for the establishment of cannabis uses. For more information regarding the Marketplace subarea including a map, see pages 20-21 of the [Station District Specific Plan](#). The Zoning Map amendments also rezone two parcels located at 35124 and 35136 Alvarado-Niles Road from Community Commercial (CC) to Corridor Mixed Use (CMU), which does not allow for the establishment of cannabis uses. For a map of these sites, see Attachment 5, Exhibit B, of the Station District Specific Plan staff report, at <https://unioncity.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=3605&MeetingID=1557>.