

MINUTES

CITY OF UNION CITY CITY COUNCIL AND PLANNING COMMISSION

SPECIAL MEETING AND JOINT STUDY SESSION

WEDNESDAY, JANUARY 28, 2009
7:00 PM

City Council Conference Room
34009 Alvarado-Niles Road
Union City CA

I. CALL TO ORDER

Mayor Green called the special meeting and joint study session to order at 7:09 p.m.

1.a Pledge of Allegiance – Mayor Green lead the salute to the flag.

1.b Roll Call

Commissioners Present: Alternate Commissioner Crosby,
Commissioners Gonzales, Panlilio and Singh,
Vice Chair Lew

Commissioners Absent: Chair Anderson

Councilmembers Present: Councilmembers Fernandez, Navarro and
Valle, Vice-Mayor Dutra-Vernaci, Mayor
Green

Councilmembers Absent: None

II. JOINT STUDY SESSION: DISCUSSION OF PROPOSAL BY MASONIC HOMES FOR DEVELOPMENT ON MISSION BOULEVARD

Mayor Green provided welcoming remarks and announced no action would be taken.

The following individuals representing the Masonic Homes of California Flatlands Project Team (Flatlands Project Team) provided introductory remarks and spoke about conceptual plans for flatlands development along Mission Boulevard at the base of the hillside:

- Wendy Hoyt, HDR/The Hoyt Company, Vice President
- John Howl, Masonic Homes of California, VP Strategic Development
- Gerry Tierney, Perkins and Will, Director, Housing Practice
- Lynn Sedway, CBRE Consulting-The Sedway Group
- Joel Roos, Pacific Union Development Company, Vice President

The Flatlands Project Team presented strategic issues related to:

- determining openness to a boundary line shift extracting the flatlands from the Hillside Area Plan and better aligning the area to typography; and
- considering a mix of uses including housing, retail, and community amenity; and
- evaluating the potential for a change in parking guidelines.

The Flatlands Project Team responded to questions from Councilmembers and Planning Commissioners. Councilmembers and Planning Commissioners provided comment.

John Haley expressed concern about residential views, high density issues over the next 25 to 30 years, and fire hazards.

Barry Ferrier spoke about access to the hills, development of parkland, and noted that pleasant views would be nice along walking trails.

Wendy Hoyt introduced Community Relations Project Manager Vicki Grenz who distributed a flyer, and invited people to attend an open house to discuss and review conceptual plans for the flatlands project. Two open houses will be held; the first at New Haven Adult School on Tuesday, February 17, 2009, at 5:30 p.m., and on the following evening at Masonic Homes of California, Wednesday, February 18, 2009, at 5:30 p.m.

Wendy Hoyt stated next steps would include returning at the end of February to share feedback from the open houses, and to discuss a potential ballot initiative for 2010.

III. ORAL COMMUNICATIONS – None

IV. ADJOURNMENT

Mayor Green adjourned the meeting at 8:35 p.m.

Respectfully submitted,

Cassie Castain
Administrative Assistant to City Clerk