

**MINUTES
CITY OF UNION CITY
SPECIAL MEETING AND JOINT STUDY SESSION
CITY COUNCIL AND PLANNING COMMISSION**

**Wednesday, May 20, 2009
6:00 P.M.**

**COUNCIL CHAMBERS
34009 ALVARADO NILES ROAD**

I. CALL TO ORDER

Mayor Green called the meeting to order at 6:10 p.m.

I.a Pledge of Allegiance

Mayor Green led the salute to the flag.

Mayor Green announced Councilmembers Fernandez and Valle were attending previously scheduled city-related meetings.

I.b Roll Call

Present: Mayor Green
Vice Mayor Dutra-Vernaci
Councilmember Navarro
Planning Commission Vice Chair Lew
Commissioner Panlilio
Commissioner Singh
Alt. Commissioner Crosby

Absent: Councilmember Fernandez (arrived at 7:10 p.m.)
Councilmember Valle
Commission Chair Anderson
Commissioner Gonzales (arrived at 7:00 p.m.)

II. ORAL COMMUNICATIONS - None

III. CONSENT CALENDAR - None

IV. CITY MANAGER REPORTS

4.a Update on Masonic Homes Flatlands Project, Mission Boulevard

Economic and Community Development Director Malloy presented a brief overview of the purpose for the study session, and introduced Masonic Homes' representative Wendy Hoyt, President of HDR/The Hoyt Company.

Ms. Hoyt presented clarifications for the proposed flatland development along Mission Boulevard, and provided an overview of the community open houses held in February and April 2009.

Vicki Grenz, Community Relations Project Manager for HDR/The Hoyt Company, provided an overview of ideas for community features to reflect priorities including community, youth, health and the outdoors.

Jerry Tierney, Architect with Perkins and Will, reviewed several land use diagrams and presented an overview of a proposed conceptual holistic approach. Mr. Tierney also spoke about reducing the carbon footprint, and sustainable water/storm water management.

Ms. Grenz provided an overview of results of a fiscal analysis performed related to potential economic benefits from the project.

Ms. Hoyt spoke about potential project benefits as well.

Dean Iwasa, geo-technical earthquake consultant with Treadwell and Rollo, responded to questions regarding the proposed project's location with respect to the earthquake fault zone.

Masonic Homes' representatives and City staff responded to questions from Councilmembers and Commissioners. Councilmembers and Commissioners provided comment.

Hugh McNamara expressed appreciation for the changes made to the proposed project.

Jeff Schlagel expressed excitement about the proposed project.

Adam Lopez requested 20% of the land be set-aside for potential acquisition for faith and community based services.

Ron Standifer, pastor of Hillview Baptist Church, requested some of the land be made available for possible church expansion.

Bill Pickens spoke in favor of the proposed project.

Randy Souza spoke in favor of the proposed project.

Eugene Pucine spoke in favor of the proposed project, and his desire to see green construction.

Maria Torres expressed a desire to have a recreation facility for youth.

Elizabeth Ames distributed information and spoke regarding Hillside Area agriculture, geology, and a flood map.

Cecil Olund, owner of a horse ranch adjacent to the proposed project, expressed concern regarding the impact the commercial area of the project would have on a shared roadway.

Jean Treash spoke about numerous issues including the necessity of providing adequate housing for seniors.

James Leggate spoke in favor of the proposed project.

Irwin Pershleiser spoke in favor of the proposed project.

Tim Swenson questioned whether the proposed project would be beneficial for the City.

Gina Pacaldo expressed appreciation for Masonic Homes' outreach efforts; requested consideration of land set aside for a children's campsite; and, the importance of utilizing green construction design.

Bob Garfinkle expressed numerous concerns regarding the economic impacts of the proposed project.

John Haley expressed concern about quality issues related to the proposed project, and the impact to the City's budget for infrastructure support.

Nick Arias expressed concern about the impact the project would have on the neighboring horse ranch.

Michael Ritchie expressed concern about the long-term financial impact the project would have on the City's budget, and the importance of maintaining open space.

Virginia Cummins expressed various economic concerns.

John Howell, Masonic Homes, stated they were exploring potential recreational uses for areas on the trail property in discussions with representatives of the East Bay Regional Park District.

Economic and Community Development Director Malloy presented a brief staff report, including a supplemental desk item, for the Masonic Homes flatland project, and requested clarification about what should be included in the EIR.

Councilmembers provided comment regarding the following issues:

- Proposed housing uses
- Reduction of retail
- Potential for institutional zoning
- Additional exploration of geo-technical impacts
- Flood space

V. ADJOURNMENT

Mayor Green adjourned the special meeting at 8:25 p.m.

Respectfully submitted,

Renee Elliott
City Clerk