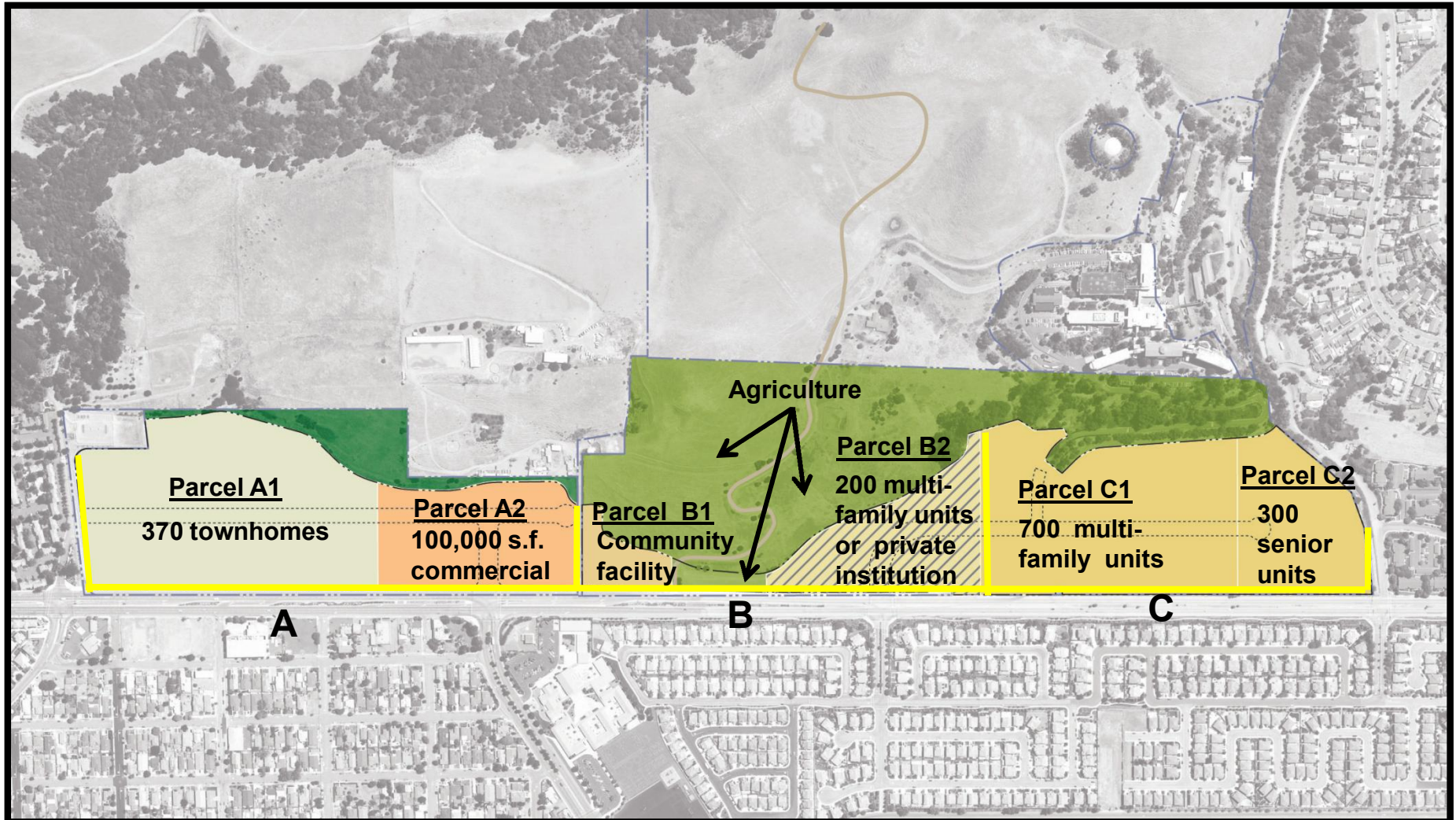


Proposed Masonic Homes Flatlands Project



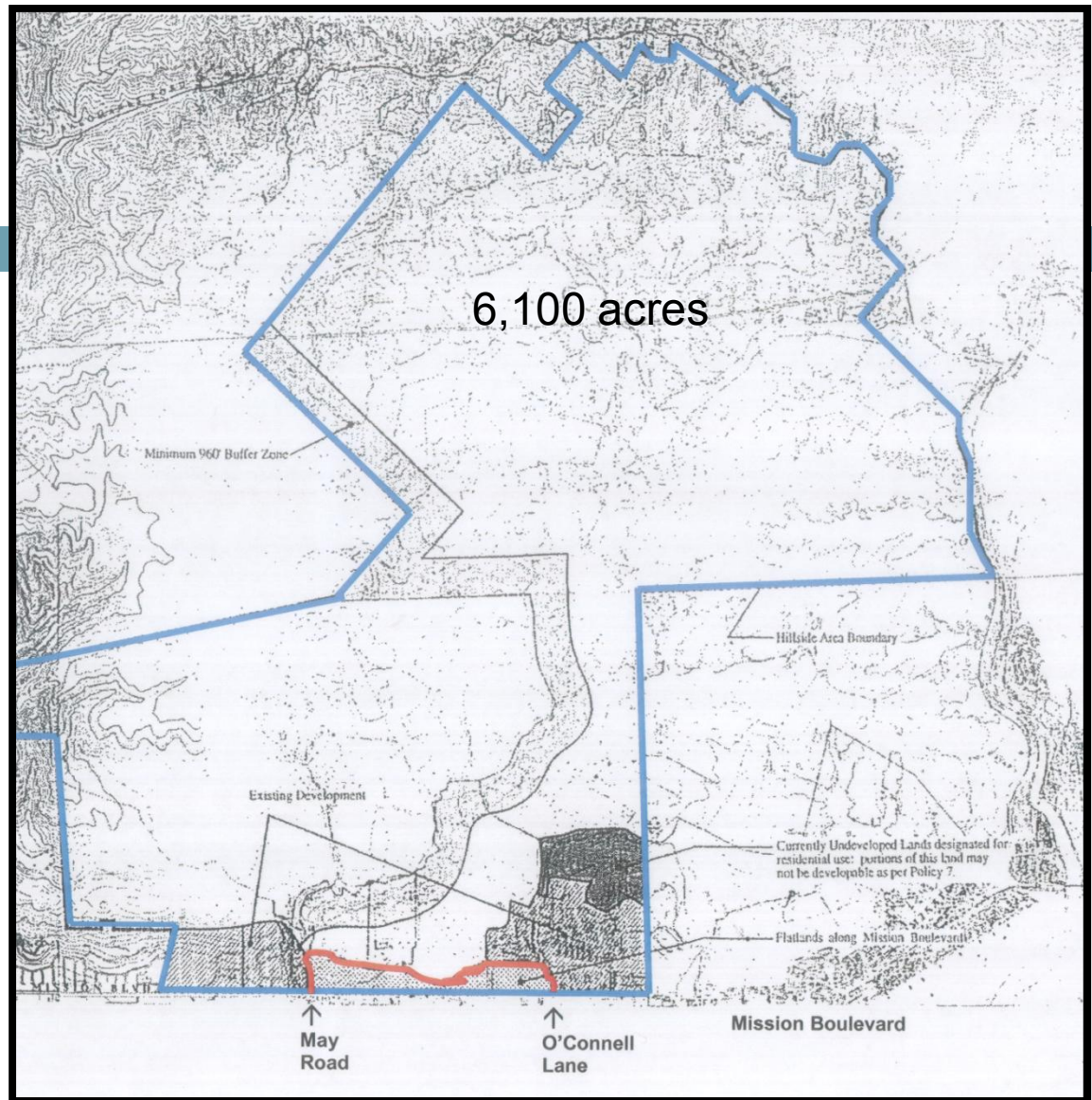
Planning Commission Study Session
October 15, 2009

Proposed Land Uses - overview



Current General Plan

- Does not anticipate development on site
- Hillside Area Plan (part of General Plan)
- Agriculture or recreation uses
- Amendment to Hillside Area Plan requires Union City voter approval



Current General Plan Policies



- Current General Plan – broad policies consistent with Hillside Area Plan policies
 - Open space preservation and provision
 - Upscale housing
 - Municipal service provisions and payment
 - Public trails provision
 - Geotechnical analysis and mitigation
 - Stormwater standards
 - Habitat preservation
 - Access routes/EVA routes
 - Historic preservation
 - Bike and pedestrian networks

Current General Plan Policies (cont'd)



- Observation areas with trails
- Maintain visual access to hillsides
- Respect the Masonic Homes building with complimentary architecture
- Specific energy conservation for all building types

- Support affordable housing
- Provide a range of housing types
- Provide public transit
- Promote development of underutilized parcels
- Promote and design for Mission Boulevard as gateway

Draft General Plan Goals & Policies



- Section of Land Use Element
- Specific to flatlands area

- Goal 1 – responsible development, opportunities for commercial, office, residential, community amenities, all integrated with larger UC community

- Goal 2 – Mission Boulevard as important corridor and gateway, strong community connections

Draft General Plan Policies for Goal 1



- Retain visual connections
- Respect historical integrity of Meyers Cottage & Gardens
- Maintain rural quality of May Road
- Provide pedestrian and bike connections
- Maximize community benefits
- Provide agriculture use
- Integrate development
- Provide 85% upscale housing
- Provide active retail
- Design compatible with surroundings, and varied
- Establish design guidelines

Draft General Plan Policies for Goal 2

- Retain visual connections
- Respect historical integrity of Meyers Cottage & Gardens
- Maintain rural quality of May Road
- Provide pedestrian and bike connections
- Maximize community benefits
- Provide agriculture use
- Integrate development
- Provide 85% upscale housing
- Provide active retail
- Design compatible with surroundings, and varied
- Establish design guidelines

Commission comments



- Comment 1