

**MINUTES FOR THE ADJOURNED  
REGULAR CITY COUNCIL MEETING  
TUESDAY, APRIL 29, 2003, 7:00 P. M.,  
COUNCIL CHAMBERS  
34009 ALVARADO-NILES ROAD  
UNION CITY, CALIFORNIA**

Vice Mayor Elias called the meeting to order at 7:15 p.m.

**ROLL CALL:** Present: Councilmembers Dutra-Vernaci, Fernandez, Valle, Vice Mayor Elias  
Absent: Mayor Green

Mayor Green arrived at 7:16 p.m.

**WORK SESSION: PLANNING COMMISSION**

A. **ROLL CALL:** Present: Commissioners Anderson, Kelley, Lew, Chair Sweeney  
Absent: Vice Chair Savage

B. **ORAL COMMUNICATIONS**

Margaret Edgelow gave her thoughts to the General Fund Budget and comments on turf fees.

John Haley spoke on what constitutes Landscape and Lighting; boundaries; and tax use and control.

C. Council and Commission discussed the following:

- Design review standards and expectations
- Status and update on the Intermodal Station District project
- City Council's vision for future development
  - parkland dedication vs. in-lieu fees
  - land for faith based organizations
  - economic development

Councilmember Fernandez left the meeting at 9:05 p.m.

Councilmember Fernandez returned to the meeting at 9:10 p.m.

- housing development- market rate and affordable housing

Council recessed at 9:22 p.m., reconvening at 9:44 p.m.

Planning Commission addressed the issue of the Environmental Impact Report.

- Trading zoning standards for project amenities

There was no discussion on this item.

- Appeals process
- Topics for future discussion

Chair Sweeney requested a work session later in the year.

- green building techniques and zero energy housing (East Palo Alto model)
- community building
- sustainable development
- housing options/ non-traditional design

There was a consensus of the Council and the Planning Commission for a work session to be held at a future date.

**D. PUBLIC COMMENT**

Barry Ferrier commented on generating more revenue by business expansion, and maximizing land use.

John Haley spoke on limited parcels, working with UnionLanding property owners and the General Plan.

Mayor Green thanked the Planning Commission for their input.

**E. ADJOURNMENT**

Meeting adjourned at 10:35 p.m.