

**CITY OF UNION CITY
MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING
OF JANUARY 21, 2010, 7:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
34009 ALVARADO-NILES ROAD, UNION CITY, CALIFORNIA**

**I. ROLL CALL: Chairperson Gurnam (Gary) Singh, Vice-Chair Jo Ann Lew,
Commissioners Raymond Gonzales Jr., Lee Guio, Froilan (Roy) Panlilio,
Angelo Artale**

ABSENT: Commissioners Phillip Crosby

STAFF: Joan Malloy (Economic and Community Development Director); Carmela Campbell (Planning Manager); Nancy Hutar (Contract Planner); Farooq Azim (Principal Civil Engineer); Kit Faubion (Assistant City Attorney); Kris Fitzgerald (Administrative Assistant).

II. SWEARING IN OF NEW COMMISSIONER: Lee Guio was sworn in as a regular Planning Commissioner.

III. APPROVAL OF MINUTES: The regular Planning Commission minutes of January 7, 2010 were approved as submitted.

IV. ORAL COMMUNICATIONS: None.

V. WRITTEN COMMUNICATIONS: None.

VI. PUBLIC HEARINGS:

A. CONTINUED HEARINGS: None.

B. NEW HEARINGS: None.

VII. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS: None.

B. NEW REPORTS:

- 1. STUDY SESSION REGARDING MASONIC HOMES
FLATLANDS PROJECT – Discussion of Revised Draft General Plan Policies.**

Chairperson Singh stated that he had met with the group Save Our Hills.

Commissioner Panlilio stated that he had met with the group Save Our Hills.

Commissioner Guio stated that he had met with the group Save Our Hills and also with the management of Masonic Homes.

Nancy Hutar, Contract Planner, presented the staff report.

Commissioner Panlilio referred to the view corridors and asked if the development would block his view.

Joan Malloy, Economic and Community Development Director, replied that there will be development along Mission Boulevard. Ms. Malloy stated that the applicant has identified view corridors that align with the existing street grid for the most part or align with other historical grids such as the primary entrance to Masonic Home. Ms. Malloy stated that in the General Plan is trying to protect and maintain those view corridors in perpetuity. Ms. Malloy stated that in the EIR there will be a visual analysis and various approaches and angles will be studied.

Commissioner Lew stated that she was very pleased with the staff work on the rewrites and the new statement and policy. Commissioner Lew stated that she is still concerned about the little piece of agricultural plot between Parcels B1 and B2 and wants to know why it is staying agricultural as opposed to designating it Open Space.

Ms. Hutar replied that both agricultural and recreation uses are permitted in the Agricultural and Open Space Zoning Designations

Commissioner Lew referred to the definition on page 7 of Attachment 1 and stated that it looks as though Open Space allows for more recreational uses than the definition of agricultural.

Ms. Hutar replied that they have differences and similarities and it will depend on what the Planning Commissioner and City Council want to accomplish with that piece of the project site.

Commissioner Lew asked that unless the applicant requests it, the City won't change the designation. Commissioner Lew stated that if this goes forward then we would want the most flexibility in terms of land use. Commissioner Lew stated if we go forward with the changes and it ends up on the ballot and the voters vote on it then it is pretty much a done deal after the voters vote on it.

Ms. Malloy stated that the vote is to take the property out of the Hillside Area Plan boundary.

Commissioner Lew asked if the vote has anything to do with the zoning.

Ms. Hutar replied that the zoning and General Plan changes are not on the ballot, per se, but before the November 2010 ballot takes place it is anticipated that the City Council will take some kind of action on the General Plan and zoning amendments whether it is as it is proposed by the applicant or modified.

Ms. Malloy stated that the proposal for agriculture reflects in part the applicant's response to the community meetings where they heard requests to retain some agricultural elements and this parcel was set aside to address community gardens.

Commissioner Lew stated that she thought the gardens were going to be located further up the hill behind Parcel B1. Commissioner Lew stated that this is the only issue she has a problem with. Commissioner Lew stated that she prefers a lot more flexibility, especially on a parcel that is that close to Mission Boulevard.

Commissioner Panlilio stated that he agreed with Commissioner Lew.

Commissioner Gonzales referred to Mission Boulevard and stated that he understands that CalTrans has authority and that any changes for safety would have to be approved by them and asked if CalTrans

would be required to enhance any safety measures if in the EIR it showed that it would be necessary to increase safety measures.

Carmela Campbell, Planning Manager, replied that if a mitigation is added to the EIR within the traffic section that says there has to be improvements to Mission Boulevard those have to be accomplished for the project to move forward and it would be up to CalTrans to determine if they were appropriate. Ms. Campbell stated that CalTrans is being consulted and will be reviewing the EIR.

Commissioner Gonzales asked if the commission would be discussing infrastructure cost and associated liability issues today.

Ms. Malloy replied that if there are impacts to Mission Boulevard as a result of this project the applicant would likely be doing those improvements as a part of this project. Ms. Malloy stated that a fiscal impact analysis is being prepared that will go to the City Council in February, which will be looking at all City costs.

Commissioner Gonzales asked if the report would include if the City would have the funds to meet the demand of public services for this project.

Ms. Malloy replied that the fiscal impact analysis would be evaluating this issue.

Commissioner Gonzales referred to LU-F.2 and asked if the commission would be discussing square foot, heights, and setbacks today.

Ms. Malloy replied that will be coming to the commission in March.

Commissioner Gonzales stated that he wanted to keep the gladiola theme. Commissioner Gonzales asked whether Masonic Homes was still considering the swimming pool option in the Community Facility area.

Commissioner Guio stated his concern that it is not well defined how much of the view of the hills will be impacted. Commissioner Guio asked if there is a plan drawing or at some point when the public and the commission will be able to see something of what it will look like.

Ms. Hutar replied that it would be addressed in the EIR with visual simulations.

Commissioner Guio asked if the EIR would define the amount of traffic and what Mission Boulevard might look like. Commissioner Guio stated his concerns for bicyclists using Mission Boulevard and whether they would have protection from traffic.

Ms. Hutar replied that would be covered in the EIR.

Chairperson Singh referred to the proposed community recreation facility and noted that it states 60 to 70 parking spaces and he recommends 50 spaces to encourage people to use public transportation.

Chairperson Singh asked when the details on the agricultural parcel would be available.

Ms. Hutar referred the question to the applicant.

Ms. Campbell stated that she believes that Masonic Homes will take responsibility for any educational agricultural use.

Chairperson Singh stated his concern for water drainage and off-site flooding when the project is built out and suggested there should be a retention basin.

Chairperson Singh stated that he understands that the project will not move forward until there has been a vote and that tonight is a study session only.

Chairperson Singh opened the public hearing.

Elizabeth Ames, 33045 Palmetto Drive, Union City, CA, spoke in opposition to the project. She stated that she was a former Union City Planning Commissioner in the nineties and that she approved the Hillside Area Plan, which was a whole EIR process and was instrumental in getting the Hillside Area Plan in place. Ms. Ames stated that the Planning Commission has the power to vote against this project. Ms. Ames stated her concerns regarding the process and that information, including the staff report for this meeting, has not been readily available to the public. Ms. Ames stated that she has asked for the seismic study that was presented at one of the town hall meetings by Masonic Homes but has been told that it is not available. Ms. Ames stated that the strategy should be to meet all of the needs in the City and to have a community vision that will be incorporated into the General Plan. She referred to the Hillside Area Plan and stated that there was clear intent to preserve this area for open space, recreational and agricultural uses and stated that the purpose of the Hillside Area Plan is to prevent big community losses, and to prevent development that does not pay its own way. Mr. Ames spoke of the history of the land and stated that Masonic Homes bought the land (the 36 acre parcel) knowing it was “protected” and that the Meyers sisters would not want this type of development. She stated that we should be looking at what is currently allowed under the Hillside Area Plan before considering changing the policies and that the process is backward.

Jan Frydendahl, 34448 Valley Oaks Loop, Union City, CA, spoke against this project. Mr. Frydendahl indicated that his house would be directly facing the proposed development. He referred to his previous vote to protect the property and was upset that the staff report proposed policies for development in this area. He stated that he would vote to protect the property and that the property should be leased or sold to East Bay Regional Parks District and not developed. He also stated that the property is a natural addition to open space and that a five-story addition across the street from his house is in violation of the Hillside Area Plan.

Sandra Horn, 389 Monaco Avenue, Union City, CA, spoke against this project. Ms. Horn voted for the Hillside Area Plan and wants it to include all parts, including the flatlands. She agreed with the last speaker but respects Masonic Home public benefits. She stated that she thought she was voting against any building beyond [to the east of] Mission Boulevard when she voted for the Hillside Area Plan.

John Haley, 328 Monte Carlo, Union City, CA, spoke against this project. Mr. Haley spoke against the high-density housing and stated his concerns about safety, including fire safety. Mr. Haley spoke about the problems with additional cars and parking. He noted that the development across [on the west side] Mission Boulevard is all two-stories. He also noted that the development will cause the City to have additional expenses to maintain the roads, and due to the need for increased fire protection and waste management to handle. Mr. Haley stated that he lives on a cul-de-sac with lots of people living in the houses and noted that some of these homes have ten to twelve cars parking on the streets. He noted that these are single-family homes with rooms rented out. He referenced previous high density concepts in other cities were not successful.

Subru Bhat, 34228 Torrey Pine Lane, Union City, CA, spoke against the project. Mr. Bhat stated his concerns that there would be high-density housing developed across from his home and also had flooding concerns. He stated that the area is protected and that he purchased his home with the understanding that

the area would be protected. He also commented that Masonic Homes knew that they could not have high density housing on the land when they purchased the property. Mr Bhat was concerned about impacts on his quality of life and questioned whether there would be too many cars on the street. He also stated that storm water runoff will increase and cause additional flooding.

Marlon D. Canosa, 34264 Aspen Loop, Union City, CA, spoke against the project. Mr. Canosa stated that he has lived here for ten years and that Masonic Homes is generally good. He commented that the Planning Commission has the power to stop the project and that he likes looking at the hills. He questioned what is an amendment of the Hillside Area Plan.

Steve Soderstrom, 2500 Medallion Drive, Union City, CA, spoke against the project. Mr. Soderstrom pointed out the problems that occurred with similar development that was built in Hayward, which were not supported with infrastructure improvements. He stated that he was anti-irresponsible development. Mr. Soderstrom stated his concerns about traffic impacts, in particular Whipple Road during school hours, and that the project needs to address feeding traffic and people to these proposed units.

Maria Ramirez, 33474 13th Street, Union City, CA, spoke against this project. Ms. Ramirez is a third generation Decoto resident. She commended the Meyers sisters' vision to keep the land a sacred site. She indicated that there needs to be a vision for this land and it should be consistent with the Meyer's vision. She also questioned the cost to Mother Earth from the development. She stated that she does not have anything against Masonic Homes but that across the street in the Decoto neighborhood schools are being taken away and that there are hardly any youth facilities or job training. She recommended that the west side of Mission Boulevard be developed instead and that there needs to be a vision for future generations.

Timothy Swenson, 2455 Medallion Drive, Union City, CA, spoke against this project. Mr. Swenson stated that he heard that projects like this don't make money and could cost the City money in the long run which means that eventually the taxpayers will have to foot the bill, possibly through a utility tax. Mr. Swenson stated that has been approached by specific parties regarding the historical significance of the property. He suggested even though nothing specific of historical significance has occurred on the land that it could still be considered historically significant because it was used for agricultural purposes until 1959, which was the primary business of Alvarado and Decoto. He also stated that agricultural has been such an important part of our past that the City has named a number of its roads and civic facilities after farmers. Mr. Swenson concluded by saying that the significance of this land is that it is the last bit of agricultural land in Union City that was farmed from the era of 1850 to 1959.

Dennis David, 34212 Torrey Pine Court, Union City, CA, spoke against the project. Mr. David stated that he does not understand why the Planning Commission is planning for a project that has not been approved for an area that it is not currently zoned for. Mr. David stated that building on that land will create a fence along Mission Boulevard and that it is not a matter of just seeing the tops of the hills. He commented that the development would be ruining something that is special to Union City and reiterated that the transition from suburban to rural will be gone forever. He stated that we should be encouraging more recreational uses. Mr. David stated that it will take CalTrans many years to make improvements on Mission Boulevard and drivers will suffer. He commented that the City does not have a housing shortage and that there is no need for additional housing. Mr. David also stated he understands that Masonic Homes wants to make money but that they should look elsewhere.

Hugh McNamara, 32238 Mercury Way, Union City, CA, spoke against the project. Mr. McNamara stated that there is too much commercial space in the project especially with so much currently vacant commercial space. Mr. McNamara stated that at the last Senior Commission meeting it was brought up

that they are looking into the old fire station on 10th street to use as a temporary headquarters for a youth center.

Bobby Khullar , 34186 Valle Drive, Union City, CA, spoke against this project. Mr. Khullar stated that he is a comptroller by trade and is currently dealing with the City of Richmond through the EIR process with Chevron. He stated that he has worked with Caltrans before and that he knows what it will take for Caltrans to make its upgrades. Mr. Khullar referenced Haiti and stated his concerns about developing housing right next to the Hayward fault and the possible destruction that could occur. He also stated that the arteries that feed Mission Boulevard are crowded enough including Whipple Road. He is concerned that the additional traffic will bring housing values down.

Rahul Saini, 131 Red Cedar Lane, Union City, CA, stated that he is a former Union City Planning Commissioner. Mr. Saini stated that he voted against a previous Masonic Homes expansion [the additional wing proposal] and now they are back asking for more. Mr. Saini said that allowing the proposed development will have other property owners wanting to develop on the hillsides. He stated that the process is backwards. He stated that we should not be talking about how the project is going to look and it should go on the ballot and let the people decide. Mr. Saini stated his concerns about traffic problems along Decoto Road and that traffic has gotten much worse over the years. He also referenced the pollution from the extra cars. He commented to the Planning Commission that with authority comes responsibility and to act accordingly since the developers and the City will keep on pushing.

Dora Valdes, 34209 Torrey Pine Court, Union City, CA, spoke against the project. Ms. Valdes stated that she has lived here for ten years and that she represents a lot of her neighbors. She is concerned about the financial and environmental impacts. She also stated that she is concerned about the safety of the neighborhood if more multi-family housing is built. She also stated her concerns regarding the additional traffic along Decoto Road and that she avoids Decoto Road in the morning when commuting south. She stated that more residents and more traffic will be a nightmare. She requested that the Commissioners make the right decision to save the hills.

Ron Mayhood, Hayward, CA, stated that he is against the project. He referred to the disclosure made by the Planning Commission regarding contact with Save the Hills but did not hear any disclosure relating to contact with Masonic Homes. He stated that he heard a 100 percent viewpoint and wanted to know if this impacted the Planning Commission. He commented that he is a truck driver and that he drives along the hills and one of the last vacant areas is above Union City. He commented that in Las Vegas they just flatten the hillsides. He encouraged the Planning Commission to show some leadership.

Marita Antonio, 34309 Marjoram Loop, Union City, CA, spoke against the project. She stated that she used to live in Hayward, but bought a house in Union City because of the hills. Ms. Antonio stated that they purchased their current house in 2001 because of the view out of their backyard towards the hills and now they are proposing to take away her view. She was concerned that the value of homes will decline if the proposed project is built and that the value of homes is already down right now. Ms. Antonio stated her concerns about the traffic on Mission Boulevard. She commented that she can hear and see the traffic and that she has noticed that the traffic has doubled or tripled since 2001 and was concerned about the traffic impacts from the development. She specifically referenced the traffic due to Guy Emanuele School when kids are being picked up and dropped. She asked the Planning Commissioners to consider not having the houses built within the neighborhood.

Virginia Cummins, 2461 Balmoral Street, Union City, CA, spoke against the project. Ms. Cummins stated that Masonic Homes did not contact anyone who worked on the 1996 Hillside initiative except Mayor Green. Ms. Cummins stated that if there was a fire in the hills there is only one way out – Mission Boulevard. She further commented that fire trucks cannot get into the backside. Ms. Cummins stated that

she hopes that the EIR would include better examples of how the project will look as opposed to the aerial views that don't show what it is going to look like. She stated concern regarding earthquakes and potential lives lost. She also stated that she thought the applicant is running the show and stated that that they are paying for the planner that is working on the project. She questioned why the project is shown as shovel-ready when the voters have not given permission for the project to happen and stated that this is an illegal use of the land. She requested that the Planning Commission refer to the fifty-six policies in the Hillside Area Plan, which was put in place with a lot of thought and took about seven years worth of effort. She stated that the Community should get together to decide what is the best development for the area. She stated that this was just a way to make money and that it is not visually appealing to anyone.

Deb Delaney, 16984 Grovenor Drive, Castro Valley, CA, stated that she is a small business owner who provides service in Union City on a daily basis. Ms. Delaney stated that this would be the time to work together to create a sustainable development. Ms. Delaney commented that the resident's vote to change the land uses presents an opportunity for the City and its residents to re-assess the flatlands and to identify needed changes and make them to serve the generations to come. She referred to the Masonic Home's proposal and their traditions of resource stewardship, open access and appreciation of nature distinguishes possibility of this effort. She stated that the designation to be a good neighbor, to protect the hills, create a sustainable environment, embrace rigorous standards and sponsor community alliances could define Masonic Homes as a responsible developer. She stated that a commitment must be made to maximize the quality of the built environment while minimizing the impact on the natural environment as embraced by the City and its inhabitants. Ms. Delaney said that the support of the project means a regenerative approach to an entire system. She referred to the City's Mission statement. She stated that the project is not a black and white issue for the City and deserves the care and consideration of all the parties involved.

Cathy Casey, 33188 Palmetto Drive, Union City, CA, spoke against the project. Ms. Casey has lived in Union City for over nine years and chose to live here (over the Fremont Niles area) because Measure II had passed. She stated that she does not like that there will be houses on the property. She stated that the word has not gotten out about this development but that it will. She also stated that she hopes that the Planning Commission will consider this project a no go.

Victor Martinez, Hispanic Chamber of Commerce, 963 D Street, Union City, CA, spoke in support of the project on behalf of the Chamber. He indicated that the Hispanic Chamber of Commerce has been around for over 30 years. Mr. Martinez complemented staff on the report and noted that he called City Hall and received the report on the same day. Mr. Martinez stated that this project will bring construction and permanent jobs and business opportunities to the City. Mr. Martinez stated that he thought legitimate negative impacts can be mitigated. He noted that the earthquake issue is a non-issue because there are already homes in the same area. Mr. Martinez stated that he supports this project because it would create a youth center and a pool. He noted that there are not enough quality youth centers in the area. He also recommended that the Planning Commission support putting it on the ballot so the voters have the opportunity to look at it again in total. He also stated support for modification of the Hillside Area Plan and General Plan to allow the project. Mr. Martinez stated that he is concerned about the EIR and will take a look at the EIR when it comes out and will also review the fiscal impact analysis at that time.

Manuel Gallardo, 33580 Central Avenue, Union City, CA, spoke in support of this project. Mr. Gallardo stated that this project will bring new opportunities for commercial interests. He referred to a previous comment regarding the City's existing vacant retail spaces and noted that they are not attractive. He stated that there was a need for something new and earthquake stable.

Vicky Grenz, Masonic Homes, stated that they are looking for a way to develop the flatlands as a way to finance their philanthropic mission serving youth, family and seniors. Ms. Grenz stated that they have been working with the community to identify opportunities on the site that not only meet that mission but

are a value to the all of Union City with respect to providing jobs and diversifying the housing stock as encouraged by City policies. Ms Grenz stated that the project provides a sustainable environment by not using the traditional sprawl methods but rising to the standards set by the State to create housing for the future. She stated that Masonic Homes is grateful for all of the public input. She clarified that they are still in the fact-finding mode. She referenced the EIR and Fiscal Impact Analysis that will be coming out soon and will bring forth questions that will provide an opportunity to create mitigations that might make things work better for the entire community. Ms. Grenz stated that she appreciated the time and consideration by the Planning Commission and looked forward to continuing discussion of the possibilities along Mission Boulevard.

Chairperson Singh stated that tonight is just to review the proposed changes to the General Plan and the project is not approved until the voters approve the boundary change.

Commissioner Gonzales stated that he heard from the audience that it is irresponsible for the commission to be hearing this application; however, it is the commission's responsibility to hear the proposals. Commissioner Gonzales stated that it will be up to the voters of Union City to determine whether this proposal is approved or not.

Ms. Malloy stated that staff did not hear any changes from the commission regarding the draft General Plan text so they will be moving forward with this draft for the General Plan amendment. Ms. Malloy stated that the next step will be to bring back the beginnings of the Zoning text amendments. Ms. Malloy stated that Masonic Homes has paid all the application fees and as the property owner has the right to bring this forward.

Commissioner Lew asked staff to go through the changes and check for spelling and grammatical errors.

Ms. Ames asked if there is going to be action taken.

Ms. Malloy replied that there would be no action taken this evening.

Ms. Ames asked if these comments were going to be forwarded to the City Council wouldn't that be action.

Ms. Malloy replied that this is not a public hearing to vote on a recommendation to the Council. Ms. Malloy stated that the steps that have taken place would be forwarded to the City Council.

Kit Faubion, City Attorney, stated that the comments that have been submitted today go into the record and the commission can take them into account as they work with this project. Ms. Faubion stated that the commission will, in the future, be required to make a recommendation to the City Council at a public hearing on the final version of the General Plan amendments. Ms. Faubion stated that tonight's study session was to help determine the final version of the amendments. Ms. Faubion reminded the audience that they can contact staff to be on the mailing list and that the website is updated frequently.

VIII. REDEVELOPMENT AND ECONOMIC DEVELOPMENT REPORTS:

IX. COMMISSION MATTERS:

- A.** Follow-up on Planning Commission referrals to the City Council.
- B.** Upcoming applications for the Regular Planning Commission meeting for February 4, 2010.

X. **GOOD OF THE ORDER:**

XI. **ADJOURNMENT:** 8:55 p.m.

APPROVED:



GARY SINGH, CHAIRPERSON

ATTEST:



JOAN MALLOY, SECRETARY



DATE: JANUARY 21, 2010

TO: PLANNING COMMISSION

FROM: JOAN MALLOY, ECONOMIC AND COMMUNITY
DEVELOPMENT DIRECTOR

SUBJECT: TRANSMITTAL OF PUBLIC COMMENT LETTERS FOR ITEM
VII.B.1 – Proposed Masonic Homes Flatlands Project

The attached includes five public comment letters regarding Item VII.B.1, which staff has received since the October 15, 2009, Planning Commission study session.

Public Comments Submitted for Tonight's Meeting

The first letter is from Angelo Artale, an alternate Planning Commissioner, dated January 21, 2010, with proposed changes to the draft General Plan policies.

The second comment is an e-mail from Dennis de la Torre, dated January 14, 2010, against the proposed project.

The third comment is an e-mail from Robert Mitchell, dated January 2, 2010, against the proposed project.

Public Comments Submitted in General

The fourth comment is a letter from Ely Tiongson, dated November 16, 2009, in favor of the proposed project.

The fifth comment is an e-mail received from Codell and Jan Frydendahl, dated November 8, 2009, against the proposed project.

Date: January 21, 2010

To: Planning Commission of Union City and to the Union City Economic and Community Development Director

From: Angelo Artale, Alternate Planning Commissioner

Subject: Observations regarding the Study Session regarding Masonic Homes Flatlands Project scheduled for January 21st, 2010

Dear Fellow Commissioners, Dean Joan,

Please forgive my absence (due to family reasons) for being unable to join for such an important discussion. In the past few weeks, I have been working to come up to speed on the details of the Flatlands project. In doing so, I have had the opportunity to meet with Joan, the Save Our Hills Committee and the Masonic Homes. I want to thank all of you for your time and kindness in answering my questions and providing me with important background information on this important project.

As I believe this project represents a very significant opportunity for Union City, I would like to share with you my observations on the proposed policy changes.

1. Allowing construction for residential or commercial purposes without clearly implementable boundaries will create significant environmental risk along with additional costs and very limited benefits to the finances of our city
2. The proposed amendments do not give the right to the current owner to build +/- 1,500 new residents without tight parameters on their expected value, their aesthetic or use
3. To address these shortcomings, I propose the following changes:
 - a. Eliminate the possibility to have two stories or higher constructions both residential or commercial
 - b. Limit the use of commercial facilities to convenience stores, educational or recreational facilities. Forbid the sale of alcohol, drugs or tobacco anywhere in the development
 - c. Reestablish Policy LU F.1.8
 - d. Rewrite Goal LU-F.2 adding that any development has to enhance both the value and the image of the district
 - e. Amend LU-F.2.1 in the following way
 - i. Parcel A1 should allow only single-family ranch style homes designed according to Mission Style (similar to the ones on Mission Boulevard in Fremont near the 680 freeway entrance)

- ii. Parcel A2: should allow only single-family ranch style homes designed according to Mission Style (similar to the ones on Mission Boulevard in Fremont near the 680 freeway entrance)
 - iii. Parcel C1 should allow only mission style single story multi-family dwelling
 - iv. Parcel C2 should also only allow mission style single story multi-family dwelling
- f. Under LU-F.2.7,
- i. Change 85% to 100% upscale housing
 - ii. Define upscale housing as follow: any residential or commercial in the flatlands should use a taxable value on roll that it is AT LEAST three times higher than the average median price of a home in Union City as defined by the office of assessor of the County of Alameda. If the taxable value on the roll is less than three times higher than the median home in Union City, then the City has the right to collect an additional assessment for the difference. This important definition will ensure that developers will only develop high value homes which have their taxable value to be at least three times higher than the median home in Union City.

In closing, I want to thank you all for your attention, and I look forward to continuing to work on this important project for Union City.

Best,

Angelo Artale

Nancy Hutar

From: Dennis de la Torre [ddelatorre@scienceshopusa.com]
Sent: Thursday, January 14, 2010 12:48 PM
To: mhflatlands
Cc: unioncityhills@gmail.com
Subject: MASONIC HOMES DISASTER

Ms. Hutar and Friends of the OPEN SPACE. Please keep me informed on this unjust project . we will do all we can to make or stop this project. Hopefully good will prevail over greed and ill will.

Ms. Hutar you do not have to do this job. This project is just unjust and immoral on many levels. Just because you can do something or it is deemed legal does not make it right. The City is going to financially be in trouble for a long time. This project in the long and short term is a disaster. If not for other agencies open space U.C. would have little to offer the citizens. Regards

Dennis de la Torre
1043 Di Giulio Ave.
Santa Clara, CA 95050
408-764-8210
fax 408-748-8683
ddelatorre@scienceshopusa.com
SAN JOSE SCIENTIFIC/TECH-TRON

Nancy Hutar

From: Niall Mitchell [asl.niall@gmail.com]
Sent: Saturday, January 02, 2010 5:09 PM
To: mhflatlands
Subject: Comments on Proposed MH Flatlands development

My name is Robert Mitchell, I am a resident of Union City at 33300 Mission Blvd.

I am unable to attend the scheduled January 21 2010 meeting of the Planning Commission but would like to comment.

I believe that keeping the flatlands between O'Connell Lane and Whipple along Mission is vital to our community. I remember when flowers grew in that field and am dismayed that a complex of 5 story buildings is being planned.

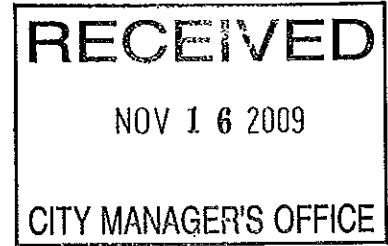
Does our community want to become like Hayward, with towering structures dominating our streets? The views of Mission Peak will be ruined by these structures. The Gardens on May road may become the last vestige of open space along Mission. It would be a great shame to block the charming view of the Dry Creek Park's Hills. How pleasant it is to see horses grazing on the hills, to see the goats clearing the land. The aesthetic beauty of an area once lost is lost forever and it would be a shame to urbanize a pleasant landscape.

Thank you for your consideration

Robert Mitchell

4155 Queen Anne Drive
Union City, CA 94587
November 9, 2009

Office of the Mayor and the City Council
Union City, CA 94587




Dear Sir/Madam:

The Masons would like to build on the land that belongs to them in Union City. And the people of Union City have to decide to let them. What they plan to build will be a great thing for the City. It will give an added income to the city and help businesses in the area. Also many jobs will come from the project. The swimming pool will be a great thing, as well as the community center. Right now, the area of Mission Boulevard is not very attractive. I think the Masons will do a great job in improving the area, just like what they did up the hill. It would look much better and will add life to an area that is dormant at this time.

As a resident of Union City, I'd like for this project to be accomplished. I support this project, so I appeal to you , as leaders of this community to consider this project.

Thank you very much.

Sincerely,



Ely G. Tiongson

Nancy Hutar

From: Codel Frydendahl [codelfry@comcast.net]
Sent: Sunday, November 08, 2009 1:53 PM
To: Nancy Hutar
Subject: Re: Proposed Masonic Homes Flatlands Project

Nancy,

Please continue with the updates. We are very concerned over the possible loss of this wonderful open space that shows the agriculture roots of our area and we will be working to defeat this development. I wish that the city would consider what they would be losing by allowing this to go forward.

Sincerely,
Codel and Jan Frydendahl

On Nov 6, 2009, at 11:32 AM, Nancy Hutar wrote:

Good morning e-blast members,

The City would just like to remind all that we do have a web site set up that provides information on the proposed Masonic Homes Flatlands project. The link to our home page is www.ci.union-city.ca.us and on the home page in the right hand column we have a special link to the "Masonic Homes Flatlands Project". The special link has information about the proposed project description, conceptual plans, tentatively scheduled meeting dates, and previous staff reports and minutes.

Today and Monday, we will be updating the special link with the latest information, but you will still be able to access the link. And as always, you may contact the City for additional information or questions.

Thank you.

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