

MINUTES
TRACY CITY PLANNING COMMISSION
AUGUST 11, 2010
7:00 P.M.
TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTE APPROVAL

DIRECTOR'S REPORT REGARDING THIS AGENDA:

ITEMS FROM THE AUDIENCE

In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2008-140 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Planning Commission Member to sponsor the item for discussion at a future meeting.

1. OLD BUSINESS
2. NEW BUSINESS
 - A. CONDUCT A SCOPING MEETING TO OBTAIN COMMENTS FROM PUBLIC AGENCIES OR OTHER INTERESTED PARTIES REGARDING ISSUES TO BE ANALYZED IN THE FILIOS/DOBLER ANNEXATION AND DEVELOPMENT PROJECT ENVIRONMENTAL IMPACT REPORT – APPLICATION NUMBERS A/P09-0002, GPA09-0002, SPA10-0002
 - B. RECEIVE COMMENTS FROM THE PLANNING COMMISSION AND THE PUBLIC REGARDING THE GENERAL PLAN AMENDMENT, SUSTAINABILITY ACTION PLAN, AND REVISED DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR)
3. ITEMS FROM THE AUDIENCE
4. DIRECTOR'S REPORT
5. ITEMS FROM THE COMMISSION
6. ADJOURNMENT

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The Planning Commission meeting was called to order by Chair Mitracos at 7:00 p.m.

The pledge of allegiance was led by Chair Mitracos.

ROLL CALL: Roll call found Commissioner Johnson, Commissioner Manne, Commissioner Ransom, Vice Chair Alexander, and Chair Mitracos present. Also present were staff members Alan Bell, Senior Planner; Victoria Lombardo, Senior Planner; Bill Dean, Assistant Director of Development and Engineering Services; Bill Sartor, Assistant City Attorney; and Elizabeth Silva, Recording Secretary.

MINUTES

It was moved by Commissioner Ransom and seconded by Manne to approve the minutes of July 14, 2010 as written. Voice vote found all in favor; passed 5-0-0-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA - NONE

ITEMS FROM THE AUDIENCE – NONE

1. OLD BUSINESS – NONE
2. NEW BUSINESS
 - A. CONDUCT A SCOPING MEETING TO OBTAIN COMMENTS FROM PUBLIC AGENCIES OR OTHER INTERESTED PARTIES REGARDING ISSUES TO BE ANALYZED IN THE FILIOS/DOBLER ANNEXATION AND DEVELOPMENT PROJECT ENVIRONMENTAL IMPACT REPORT – APPLICATION NUMBERS A/P09-0002, GPA09-0002, SPA10-0002

The staff report was provided by Alan Bell, Senior Planner. Mr. Bell stated that the application was for an annexation of a 43 acre site into the City limits. Mr. Bell indicated that the subject property was located northwest of the City limits, adjacent to the Costco and Tracy Marketplace shopping center. Mr. Bell stated that the property owners are asking that the site be an addition to the I-205 Corridor Specific Plan area. Mr. Bell indicated that the item was a scoping meeting in respects to what the Draft Environmental Impact Report (DEIR) should cover.

Chair Mitracos opened the public hearing. As there was no one to speak to the item, the public hearing was closed.

Chair Mitracos stated that it had jumped out at him that Lammers Road was disconnected, and doesn't appear that there was an intention to complete it. Bill Dean, Assistant Director of Development and Engineering Services answered that included in the DEIR would be a traffic analysis. Mr. Dean stated that the traffic consultant would be doing a screening analysis to see which roads need to be looked at in the near term and in the cumulative sense in terms of impacts. Mr. Dean further stated that he knows the consultant is aware of the intersection, and it is in their scope of work to look at it further. Chair Mitracos stated that the Byron and Grant Line intersection was an interesting one, and he was sure that it would be analyzed.

Commissioner Manne asked if the Roadway Master Plan would include provisions for a Lammers interchange at I-205. Mr. Dean stated that was in the City's long range planning.

Commissioner Manne asked if it would be considered in the project. Mr. Dean stated that it would likely be included in the cumulative scenario.

Vice Chair Alexander stated he would like to hear from the applicant or someone representing them.

Commissioner Johnson stated that the bulleted list did not include the City's Sustainability Master Plan. Mr. Dean stated that the environmental effects of the project, as they related to CEQA, and documenting the effects of greenhouse gases and the like was what had been included in the list. Mr. Dean further stated that the Sustainability Action Plan had not been adopted yet, and once it had been adopted, the Commission would see much more robust discussion regarding it. Commissioner Johnson stated he felt it might be appropriate to include the Sustainability Action Plan (SAP) in the DEIR. Mr. Bell indicated that the list included potential impacts of the project, while the SAP, after adoption, would be part of the City's standards, and be used as a tool to evaluate projects. Commissioner Johnson asked why staff said they don't have details, however there was mention of an amendment to the signage, which he felt was a detail. Mr. Bell stated that there were four parts to the application: Annexation, and amendment to the General Plan, an amendment to the boundaries of the I-205 Corridor Specific Plan, and an amendment to the I-205 Corridor Specific Plan Freeway Sign Standards. Mr. Bell stated that applicant indicated that they would like a sign which would be larger than what is typically allowed in the I-205 Corridor Specific Plan; however they had not provided any details. Mr. Bell stated that there were businesses included in the I-205 Specific Plan which had specific approvals for a larger sign. Commissioner Johnson asked if each one of those projects received an approval for their signs. Mr. Bell answered that the mall freeway sign was included in the 1995 I-205 Specific Plan and the rest all received approval for their freeway signs. Mr. Dean added that in any development application there is a varying amount of detail. Mr. Dean stated that with this particular application, there are a few details, but not ten or twenty details. Mr. Deans further added that one of the details was the sign and another is the zoning of the property, however the building and the site design were not known yet. Mr. Bell added that the applicant had evaluated all the guidelines and development standards of the I-205 Corridor Specific Plan and had found their proposal was consistent with the Specific Plan with the exception of the sign standards.

Commissioner Johnson asked if it would be better to create an Environmental Impact Report on generalities, or with details. Mr. Dean answered that because of the lack of detail, staff was looking at the maximum in the I-205 Specific Plan, and while specificity helps, it did not preclude a thorough analysis. Mr. Bell added that in this case, the DEIR would include the worst case scenario, because the details are not known at this time.

Chair Mitracos re-opened the public hearing.

Mike Souza, 105 E. Tenth St., addressed the Commission as a representative of the owners. Vice Chair Alexander asked when Mr. Souza expected the project to be completed. Mr. Souza stated that goes back to why they were annexing and zoning the site, without specific buildings being proposed. Mr. Souza stated that when the I-205 Specific Plan was created, there were not specifics for every building in the Specific Plan area, but it was created with generalities, and that was what they wanted to do as well. Mr. Souza stated that when the economy was doing well, there was a specific big box user that was looking to locate on the property, however when the economy went down, the user stepped back, and asked them to go ahead and annex and zone the property, and come back to see if they were ready to move forward with their project.

Mr. Souza further stated that he had been working with the City regarding this property for 15 years. Mr. Souza indicated that there was not an available site in the City over two acres, and there would not be a site available for a big box user. Mr. Souza apologized if any member of the commission took offense at the applicant not preparing a presentation; however the nature of the hearing was to gather input from other agencies, and they did not feel it was appropriate to prepare a presentation for the hearing.

Vice Chair Alexander asked what kind of economic impact the project would bring. Mr. Souza answered they had estimated that at full build out, the project would bring in about \$2 million in annual sales tax, and 200 jobs.

Commissioner Ransom asked if the proposed land use was the most appropriate use for the site, in respect to the surrounding area. Mr. Dean stated that the urban reserve designation was a signal that staff was looking for excellent site planning and design. Mr. Dean stated that he would argue that the use was not inappropriate for the site at all; being that it was so close to the freeway. Mr. Dean further stated that the amendment would be fine tuning the planned land use. Commissioner Ransom asked if there was a back-up plan should the planned user back out. Mr. Souza stated that his business was to zone land and sell it to users. Mr. Souza stated that he had not been selling much in the current market. Mr. Souza stated he would market the land to any user who would be looking to buy it.

Commissioner Manne asked if the homes on the site were to be removed, Mr. Souza stated that there were three homes; two would be removed and at least one of those could not be relocated. Mr. Souza further stated the third home was owner occupied and at that time it was unknown what would happen to it.

Mr. Souza indicated in regards to the sign, the property was unique and had a number of unique constraints, including the corner location with railroad tracks on one side, Costco blocking the property on the west, and the proposed new interchange being elevated 65 feet in the air. Mr. Souza stated that because of all the constraints, the applicants wanted to ensure that there would be proper exposure to the site by getting an approval for the large sign.

Chair Mitracos closed the public hearing. No action was needed on the item.

B. RECEIVE COMMENTS FROM THE PLANNING COMMISSION AND THE PUBLIC REGARDING THE GENERAL PLAN AMENDMENT, SUSTAINABILITY ACTION PLAN, AND REVISED DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR)

The staff report was provided by Victoria Lombardo, Senior Planner. Mrs. Lombardo stated that this was a different type of comment hearing than the previous item, as staff had already prepared a Draft Supplemental Environmental Impact Report (SEIR) for the General Plan Amendment, and a Draft Sustainability Action Plan. Mrs. Lombardo indicated that staff had already prepared SEIR for the General Plan Amendment in April of 2009, and had a 45 day review period. Mrs. Lombardo stated that during the comment period, staff had received a significant number of comments, some of which required staff to go back and re-evaluate the EIR and in response to the comments, do more analysis. Mrs. Lombardo indicated that the current 45 day review period had opened on July 23, 2010 and would go until September 7, 2010. Mrs. Lombardo further indicated that there would be Commission workshop in the future, probably at the August 25, 2010 meeting, to discuss any questions the Commission may have

regarding the documents. Mrs. Lombardo stated that CEQA law required that staff had a forum for comments on the SEIR itself; however because the document covers the General Plan Amendment and the draft SAP staff wanted to receive comments on those documents as well if anyone had them. Mrs. Lombardo indicated that there were a few changes including a correction to an error on a map which had removed a portion of land in the airport area from the Sphere of Influence, and in the SAP, the Table of Contents included a Chapter 7 - Monitoring Plan, however it was not completed and the reference should have been removed in this draft.

Vice Chair Alexander asked what the number of existing City vehicles was. Mr. Dean stated that he didn't have the number in front of him. Vice Chair Alexander asked if the City had considered replacing fossil fuels to reduce the green house gas emissions. Mr. Dean stated that subject was included in the SAP where it discussed reducing green house gases by an evaluation process to find the most appropriate vehicle for the particular use as vehicles are replaced.

Commissioner Johnson asked about the reference to "Golden Valley Parkway". Mr. Dean stated that "Golden Valley Parkway" was a proposed relief roadway north of I-205 but it was no longer part of the circulation plan for the future as COG had since found alternate ways to address expressway travel. Commissioner Johnson asked about the planned interchange west of Lammers, at I-205. Mr. Dean stated that was well into the planning and environmental review stage, and it would be approved by CALTRANS and the Federal Government. Mr. Dean added that the funding was not available, and it would probably be a five to eight year project.

Chair Mitracos opened the public hearing. As there was no one to speak to the item, the public hearing was closed. There was no action needed for the item.

3. ITEMS FROM THE AUDIENCE – NONE

4. DIRECTOR'S REPORT

Mr. Dean stated that staff intended to have a workshop on August 25, 2010 to study and discuss the documents.

5. ITEMS FROM THE COMMISSION - None

6. ADJOURNMENT

It was moved by Commissioner Manne and seconded by Commissioner Ransom to adjourn. Voice vote found all in favor.

Time: 7:43 p.m.



CHAIR



STAFF LIAISON

