

MINUTES
TRACY CITY PLANNING COMMISSION
AUGUST 25, 2010
7:00 P.M.
TRACY COUNCIL CHAMBERS and
CITY HALL CONFERENCE ROOM 109
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. PRESENTATION - CITY OF TRACY BUDGET AND SERVICES UPDATE

B. PUBLIC HEARING TO CONSIDER APPLICATIONS TO AMEND THE CONCEPT, PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR THE BROOKVIEW PLANNED UNIT DEVELOPMENT AND TO AMEND THE BROOKVIEW VESTING TENTATIVE SUBDIVISION MAP TO SUBDIVIDE THE 10-ACRE PARCEL INTO 80 RESIDENTIAL LOTS. THE PROJECT IS LOCATED AT THE NORTHWEST CORNER OF BROOKVIEW DRIVE AND PERENNIAL PLACE, ASSESSOR'S PARCEL NUMBER 248-560-28. THE APPLICANT AND PROPERTY OWNER IS BROOKVIEW PROPERTIES, LLC. APPLICATION NUMBERS D10-0003 AND TSM10-0001

C. GENERAL PLAN AMENDMENT STUDY SESSION

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 Scott Claar, Associate Planner; Victoria Lombardo, Senior Planner; Andrew Malik, Director of Development and Engineering Services; Bill Sartor, Assistant City Attorney; Cris Mina, Senior Civil Engineer; and Elizabeth Silva, Recording Secretary.

MINUTES

It was moved by Commissioner Johnson and seconded by Commissioner Manne to approve the minutes of May 12, 2010 with two corrections of typos on page seven, paragraph four. 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. PRESENTATION - CITY OF TRACY BUDGET AND SERVICES UPDATE

Andrew Malik, Director of Development and Engineering Services introduced Division Chief David Brammell of the Fire Department and Lieutenant David Sant of the Police Department. Division Chief Brammell provided an electronic presentation. Division Chief Brammell indicated that the City needs to cut an additional \$4.8 million to balance the budget. Division Chief Brammell further indicated that over 80% of the City's General Tax Revenue goes to fund the Police and Fire Departments. Division Chief Brammell stated that an independent survey of City residents identified the service priorities, and further indicated that residents would support a temporary half-cent sales tax measure if it had a five year sunset clause. Division Chief Brammell further stated that Council had elected to place a measure on the ballot for a sales temporary sales tax for the purpose of maintaining current service levels. Division Chief Brammell indicated that the State could not take or borrow from the resulting funds should the proposed measure pass.

Vice Chair Alexander asked what staff felt the result would be if the sales tax measure were to fail. Lieutenant Sant answered that there were not funds left in any commodities, and all funds would be cut from personnel. Lieutenant Sant stated that currently the City is maintaining services through reserves, but as the reserves continue to dwindle a decision point would be established.

Division Chief Brammell indicated that \$5 million had been cut from the budget, and \$3.1 million had come from personnel by way of concessions, contributions to retirement, furloughs and things of that nature.

Vice Chair Alexander stated that he hoped to see the measure pass, as he had seen Police and Fire cuts in other communities have an adverse effect.

Commissioner Johnson stated that he had lived in Tracy for 27 years, and had never needed emergency services until the last 18 months, in which he had needed it twice. Mr. Commissioner Johnson further stated paying toward the services all those years was worth the services he received when he needed them.

Chair Mitracos asked if the Fire crews had gotten smaller in the last year. Division Chief Brammell answered that the South County Fire Department and the City of Tracy Fire had merged, although both entities still exist. Division Chief Brammell indicated that the City had not reduced their services; however they had seen their partners reduce the staffing from 3 to 2 in some stations.

Chair Mitracos asked if the General Fund was \$48 million. Division Chief Brammell answered that what was mentioned in the presentation was General Fund Tax Revenue.

Commissioner Manne stated that no one wanted to see a reduction in services.

- B. PUBLIC HEARING TO CONSIDER APPLICATIONS TO AMEND THE CONCEPT, PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR THE BROOKVIEW PLANNED UNIT DEVELOPMENT AND TO AMEND THE BROOKVIEW VESTING TENTATIVE SUBDIVISION MAP TO SUBDIVIDE THE 10-ACRE PARCEL INTO 80 RESIDENTIAL LOTS. THE PROJECT IS LOCATED AT THE NORTHWEST CORNER OF BROOKVIEW DRIVE AND PERENNIAL PLACE, ASSESSOR'S PARCEL NUMBER 248-560-28. THE APPLICANT AND PROPERTY OWNER IS BROOKVIEW PROPERTIES, LLC. APPLICATION NUMBERS D10-0003 AND TSM10-0001

Scott Claar, Associate Planner provided the staff report. Mr. Claar indicated that the project involved a ten acre vacant site located in the Garden Square subdivision, which had been approved in October of 2000. Mr. Claar further indicated that the site had been identified as a future school site, but the Jefferson School District had released their interest in the site in 2002. Mr. Claar stated that in 2007 Council had approved a 95 lot residential subdivision for the site. Mr. Claar stated that recently the developer had applied to amend the project to adapt to the current economic situation. Mr. Claar indicated that the changes involved reducing the density from 95 to 80 homes, removing the affordable housing component, and amending the housing type to all two story homes, and making all the homes detached single family homes. Mr. Claar stated that the street layout would not change. Mr. Claar further stated that there would still be 18 alley loaded lots. Mr. Claar indicated that the project with its amendments would be consistent with the General Plan. Mr. Claar indicated that staff had asked the applicant to hold a neighborhood meeting and they did. Mr. Claar stated that as he understood it, there were about five citizens in attendance, and the major concerns involved the high speed traffic on Brookview Drive. Mr. Claar indicated that the concerns did not have a direct relationship to the project. Mr. Claar indicated that staff recommended approval of the project.

Commissioner Ransom asked if there was a public safety issue for the alley loaded parking, as there appeared to be only one entrance. Mr. Claar indicated that there were a very limited number of houses on the alley. Commissioner Ransom asked about the accessibility to the alleyway for public safety vehicles. Mr. Claar stated that Police and Fire had reviewed that proposal and had stated that the alley was adequate to provide public safety services to the residents.

Chair Mitracos opened the public hearing.

Jerry Finch, one of the managers of Brookview Properties, LLC, at 2406 Merced Street, San Leandro, addressed the Commission. Mr. Finch stated that the market had dropped 50%, and in looking at the project, they had determined that the market demanded single family detached homes. Mr. Finch stated that for the previous project approval there had been a neighborhood meeting with 45 or more people in attendance, and there had been several concerns voiced at that time. Mr. Finch stated that he felt the proposed project addressed the citizens concerns better than the previously approved project. Mr. Finch indicated that due to the economy, much of Tracy housing had become affordable, and if built today, the alley loaded properties would sell for less than the proposed affordable housing units would have three years before. Mr. Finch stated that he felt the new proposal would be a more attractive project, would be better suited to the surrounding neighborhood, and would enable them to start the project within the next twelve months.

Mr. Finch introduced the project architect, Dan Hale, 444 Spear Street, San Francisco. Mr. Hale provided an electronic presentation with street layouts, floor plans and elevations of the proposed project.

Vice Chair Alexander stated he was concerned with the reduction of the number of lots from 95 to 80. Vice Chair Alexander further stated he was concerned with the elimination of the affordable housing element. Mr. Finch indicated that in the current market, what people were looking for in Tracy was single family detached homes to build a family in. Mr. Finch stated that the City had repeatedly turned down a mandatory affordable housing requirement, and his organization had proposed those in the previous project voluntarily. Mr. Finch indicated that the economics had changed, and the selling of the market rate houses included in the project would no longer cover the losses of the homes being sold below market rate. Vice Chair Alexander asked what the prices of the homes would be once completed. Mr. Finch stated that in the current market they would be in the \$250-360 thousand range; however they were hopeful the market would improve before the project was completed.

Commissioner Johnson stated that he had contacted the developer to gather some information about the project, and found that approximately 20 years ago he had a very small part in one of their projects; however he did not feel that precluded him from participating in the discussion. Bill Sartor, Assistant City Attorney agreed that he did not feel that would preclude Commissioner Johnson from participating and he appreciated Commissioner Johnson putting it in the public record.

Commissioner Johnson asked about the traffic issue in the area of the project. Mr. Finch stated that there had been some complaints about speeding on Brookview Drive. Commissioner Johnson asked how the issue had been addressed. Mr. Finch answered that the traffic study was deemed fully in compliance with all the legal requirements. Mr. Finch stated that regarding the traffic issues, staff had indicated it may be an enforcement issue. Mr. Malik added that the

City had in the past two years began a traffic calming program, and if there were speed concerns, they could be addressed through the program.

Commissioner Johnson asked for clarification on two lots that were very shallow. Mr. Hale stated that the houses would be sideways and front each other, and have private driveways that would turn into side-loaded garages.

Commissioner Johnson stated that he felt the project was in line with the General Plan, that he felt the reduction in lots was in line with the current economy, and that he felt the architecture fit the Community Character element.

Commissioner Ransom stated that she had drove past the project site everyday, and she appreciated the architectural renderings, and she commended the applicant.

Commissioner Manne stated that he was disappointed to have not been included in the community workshop, as he lived 700 feet away from the project site. Commissioner Manne stated that he felt the applicant had addressed his neighbors concerns with the previous proposal. Commissioner Manne stated that he was excited that there would not be three story homes in the neighborhood. Commissioner Manne indicated that he was concerned with the traffic study that had been performed in the past, although he knew it was outside the scope of this meeting. Commissioner Manne stated that he felt there was a lack of traffic flow in the area currently, and this proposal would add another 80 homes. Cris Mina, Senior Civil Engineer stated that the traffic study was done in 2007. Mr. Mina stated that the study had shown that the width of the streets were sufficient to carry the traffic in the area. Mr. Claar stated that the study had shown that the project would provide less traffic than the previously approved school on the site.

Commissioner Manne stated that the students in the 80 homes would go to the east to Hawkins School. Mr. Finch stated that they had been told by the Jefferson School District that the students in the homes would not go to Hawkins, but would actually go to Monticello. Commissioner Manne stated that he felt that it would be nice to see homes versus a field of dry grass. Commissioner Manne further stated that he thought the homes fronting the park was a good idea, as it would be nice to see something other than the back of homes. Mr. Commissioner Manne further stated that appreciated that there would be architectural detail on all four sides of the home.

Chair Mitracos indicated that he would hope to see some one story homes on the site.

Chair Mitracos closed the public hearing.

It was moved by Commissioner Johnson and seconded by Commissioner Ransom to recommend the City Council approve Development Application numbers D10-0003 and TSM10-0001, for the ten-acre parcel located at the northwest corner of Brookview Drive and Perennial Place, Assessor's Parcel Number 248-560-28, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated August 25, 2010, which include the following:

1. Amend the Concept, Preliminary and Final Development Plan for the Brookview Planned Unit Development; and

2. Amend the Brookview Vesting Tentative Subdivision Map to subdivide the ten-acre parcel into 80 residential lots

Voice vote found Commissioner Johnson, Commissioner Ransom, Vice Chair Alexander, and Chair Mitracos in favor, Commissioner Manne abstained; passed 4-0-0-1.

The Planning Commission adjourned to City Hall conference room 109.

C. GENERAL PLAN AMENDMENT STUDY SESSION

The Planning Commission reconvened in Conference Room 109 to discuss the General Plan Amendment.

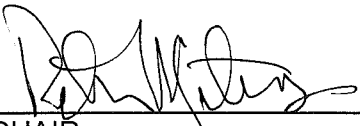
3. ITEMS FROM THE AUDIENCE – None
4. DIRECTOR'S REPORT – None
5. ITEMS FROM THE COMMISSION

Commissioner Manne reminded the Commission of the upcoming Bean Festival on September 11-12, 2010.

6. ADJOURNMENT

It was moved by Commissioner Manne and seconded by Commissioner Ransom to adjourn.

Time: 9:21 p.m.



CHAIR

STAFF LIAISON