

MINUTES
TRACY CITY PLANNING COMMISSION
FEBRUARY 9, 2011
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. **SPEAKER'S BUREAU PRESENTATION: OVERVIEW ON CITY OF TRACY BUSINESS FRIENDLY EFFORTS**
 - B. **STATUS UPDATE ON DOWNTOWN SPECIFIC PLAN**
3. ITEMS FROM THE AUDIENCE
4. DIRECTOR'S REPORT
5. ITEMS FROM THE COMMISSION
6. ADJOURNMENT

* * * * *

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, and Chair Mitracos present; Vice Chair Alexander was absent. Also present were staff

members Scott Claar, Associate Planner; Bill Dean, Assistant Director of Development and Engineering Services; Andrew Malik, Director of Development and Engineering Services; Bill Sartor, Assistant City Attorney; and Elizabeth Silva, Recording Secretary.

MINUTES – None

DIRECTOR'S REPORT REGARDING THIS AGENDA – None

ITEMS FROM THE AUDIENCE – None

1. OLD BUSINESS – None
2. NEW BUSINESS

**A. SPEAKER'S BUREAU PRESENTATION: OVERVIEW ON CITY OF TRACY
BUSINESS FRIENDLY EFFORTS**

The presentation was provided by Bill Dean, Assistant Director of Development and Engineering Services. Mr. Dean provided an electronic presentation. Mr. Dean stated that the City was trying to prioritize economic development by encouraging job creation, maintaining a supply of land, and making regional and local partnerships. Mr. Dean indicated that American Bounty, a meat packaging company; International Quality Ingredients, a pet food company; and an electronic distribution center were all coming to Tracy. Mr. Dean stated that the City was trying to save businesses money by minimizing local business taxes, providing an enterprise zone tax credit, and having no utility user tax. Mr. Dean added that the City provided resources to assist in the development of businesses. Mr. Dean indicated that the City was saving businesses time with policies such as being a facilitator rather than regulator on projects, providing a single point of contact for projects, and providing a permit assistance center. Mr. Dean added that the City was investing in technology which would streamline the project process such as E-Trakit, GIS, and mobile laptops for inspectors to enter their results immediately. Mr. Dean stated that City staff was working to provide regulatory guidance on both local codes which reflect the local priorities, and the State and Federal Regulations. Mr. Dean added that 90% of code requirements for construction projects come from State and Federal regulations which the City cannot change; however staff can help facilitate the process. Mr. Dean stated that the community had an outstanding quality of life because of things such as location, a low crime rate, diverse housing, quality schools, and cultural and recreational amenities. Mr. Dean stated that staff was trying to provide a constant dialogue by holding stakeholder meetings, development review team meetings, focus groups, and business retention visits, as well as the utilization of customer surveys.

Commissioner Johnson asked for information regarding the three businesses which were mentioned in the presentation. Mr. Dean stated that the businesses would be located in existing structures. Andrew Malik, Director of Development and Engineering Services indicated that the electronics company was Best Buy, and they were locating in an existing building in Chabot Court in the NEI area. Commissioner Johnson asked if staff felt that Tracy was selected because of the availability of existing buildings. Mr. Dean stated that there were a number of considerations the businesses looked at including where the market was and where they would be distributing to.

Commissioner Johnson asked for information regarding the Grow Tracy Fund. Mr. Malik indicated that it was a \$4 million fund to which the City committed \$1 million, underwritten by the SBA and it was for existing healthy businesses in Tracy.

Mr. Malik stated that there were testimonials included in the presentation from recent project applicants including one from the Winco project which stated that the Tracy Winco beat all of the existing 75 Winco stores' timelines by two months.

Chair Mitracos stated that he recently spoke to someone who had a healthy business in Elk Grove who was interested in moving to Tracy however there was a large cost to move a business. Chair Mitracos asked if relocation to Tracy would be an eligible expense under the Grow Tracy Fund. Mr. Dean stated that staff would have to look into that.

Commissioner Manne asked how the City was competitive in the sales tax rate. Mr. Malik stated that the City was on par with Manteca and Stockton, and much lower than Bay Area cities.

Commissioner Manne asked about the conception that all businesses were going to Manteca. Mr. Malik indicated Manteca had spent tens of millions of dollars to subsidize the businesses that have recently gone there.

Chair Mitracos asked how the City ranked in development impact fees. Mr. Malik stated that the last study was done in 2009 and at that time the City was a little higher in industrial fees but in most cases the City was on par with the valley cities, and lower than the bay area. Mr. Malik added that recently cities like Stockton had artificially lowered their fees for a few years, but ultimately those fees would need to be recovered. Mr. Dean added that in the end, the cost of the infrastructure is what it is, and the only question is what the improvements will be.

B. STATUS UPDATE ON DOWNTOWN SPECIFIC PLAN

The presentation was provided by Scott Claar, Associate Planner. Mr. Claar provided an electronic presentation. Mr. Claar indicated that there were three phases of the planning process for the Downtown Specific Plan (DSP): First, the gathering of data on the community aspirations; second, concept development; and third, implementation. Mr. Claar stated there had been two factors which had caused staff to slow down on the project. Mr. Claar indicated the first factor was new laws regarding green house gas emissions which had caused staff to prepare and adopt the new Sustainability Action Plan to address those laws. Mr. Claar stated that another reason staff was cautious on moving forward with the project was the current state of the economy. Mr. Claar further stated that when staff first started developing the idea for the DSP the economy was booming; however with the current downturn staff was cautious as the DSP would potentially bring a lot of new regulations to the Downtown area. Mr. Claar indicated that the next steps would be to prepare the environmental impact report and hold the 45 day public review period, engage in a series of study sessions with the Commission, and begin adoption hearings.

Chair Mitracos asked if the process had been started in 2006. Mr. Claar answered that was correct. Chair Mitracos asked if City Council had seen the conceptual design for the Plaza. Mr. Claar stated that the Arts Commission had reviewed and made a recommendation on that piece of the project. Mr. Claar indicated that the next step was to go to Council for the approval of the final design of the plaza.

Commissioner Ransom stated that she looked forward to the study sessions to get caught up on the downtown specific plan.

Commissioner Manne asked if the study sessions would be similar to those held before. Mr. Dean indicated that they would resemble what was held before, with staff and the Commission sitting down in the green room with the plan to discuss and ask and answer questions.

Commissioner Johnson stated that he had read the plan after the high speed rail discussion and had found it very interesting. Commissioner Johnson stated that he would like to see something more added to the plan regarding the other environmental documents that were referenced in the plan.

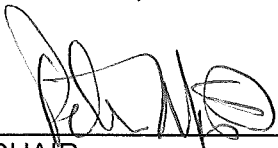
Mr. Claar indicated that Michael Freedman had indicated that there would always be the mall and the other regional centers, so it was more of a matter of creating the Downtown as its own unique space.

Chair Mitracos stated that he really looked forward to seeing it.

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

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

Time: 7:50 p.m.



CHAIR



STAFF LIAISON