

MINUTES
TRACY CITY PLANNING COMMISSION
FEBRUARY 8, 2012
7:00 P.M.
TRACY CITY HALL CONFERENCE ROOM 203
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. DOWNTOWN SPECIFIC PLAN 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 Manne at 7:00 p.m.

The pledge of allegiance was led by Chair Manne.

ROLL CALL: Chair Manne stated for the record all Commissioners were present except Vice Chair Ransom who was running late. Also present were staff members Scott Claar, Associate Planner; Bill Dean, Assistant Director of Development Services; and Bill Sartor, Assistant City Attorney.

MINUTES – None

DIRECTOR'S REPORT REGARDING THIS AGENDA – None

ITEMS FROM THE AUDIENCE – None

1. OLD BUSINESS – None
2. NEW BUSINESS

A. DOWNTOWN SPECIFIC PLAN STUDY SESSION

Chair Manne stated for the record Vice Chair Ransom had arrived and was present.

Scott Claar, Associate Planner stated the purpose of the study session was to review design standards. Mr. Claar provided an electronic presentation with a map of the area of the proposed Downtown Specific Plan (DSP), and a summary chart of the zoning standards of the plan. Mr. Claar provided a brief overview of the development standards proposed in the DSP.

Staff and the Commission discussed the design and architectural standards in the DSP.

A member of the public commented the requirement to have buildings at the street with parking behind would not work for all sites. In response, staff and the Commission briefly discussed parking regulations and requirements, and the parking-in-lieu fee.

A member of the public asked about handicap parking on the street. Mr. Dean stated it needed to be addressed, and he would speak to the City Engineer regarding the issue. Mr. Dean further stated this had come up before, and should be looked into.

Chair Manne asked for the reason for the five story maximum building height. Mr. Claar stated it was based on what was feasible, and at this time five stories wasn't even feasible, but a later date it could be feasible. Mr. Dean added that there were a number of things including infrastructure limits that led to the five story limit. Mr. Dean stated that in the future it could be changed if necessary.

A member of the public stated he was frustrated with number of times his building in the downtown area was getting tagged with graffiti.

1. ITEMS FROM THE AUDIENCE – None
2. DIRECTOR'S REPORT

Bill Dean, Assistant Director of Development Services stated the next agenda would be busy with a General Plan Amendment for a property in the Elissagaray Ranch area, and potentially a rezoning for a small property just outside of the Downtown area, and possibly a scoping meeting regarding the Ellis Specific Plan revisions.

3. ITEMS FROM THE COMMISSION

Chair Manne asked if the item that had recently come before the Commission with 1500 parking spaces had been squashed. Mr. Dean answered an announcement had not been made yet.

4. ADJOURNMENT

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

Time: 7:51 p.m.



CHAIR



STAFF LIAISON