

MINUTES
TRACY CITY PLANNING COMMISSION
JUNE 13, 2012
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. REPORT OF GENERAL PLAN CONSISTENCY FOR CAPITAL IMPROVEMENT PROGRAM PROJECTS FOR FISCAL YEAR 2012/2013 THROUGH FISCAL YEAR 2016/2017 - APPLICATION NUMBER DET12-0002

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: Roll call found Commissioner Johnson, Commissioner Mitracos, Commissioner Sangha, Vice Chair Ransom, and Chair Manne present. Also present were staff members Kimberly Matlock, Assistant Planner; Kul Sharma, City Engineer; Andrew Malik, Director of

Development Services; Bill Sartor, Assistant City Attorney; and Elizabeth Silva, Recording Secretary.

MINUTES

Commissioner Mitracos stated there was a typo on the minutes of February 22, 2012 on page 5, in the last sentence of the first paragraph, and it should read "Mr. Anderson said". It was moved by Vice Chair Ransom and seconded by Commissioner Mitracos to approve the minutes of February 8, 2012 as written, and the minutes of February 22, 2012 as amended. Voice vote found all in favor; passed 5-0-0-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Andrew Malik, Director of Development Services stated he was filling in for Bill Dean, Assistant Director of Development Services, who was unable to attend the meeting.

ITEMS FROM THE AUDIENCE – None

1. OLD BUSINESS – None
2. NEW BUSINESS

A. REPORT OF GENERAL PLAN CONSISTENCY FOR CAPITAL IMPROVEMENT PROGRAM PROJECTS FOR FISCAL YEAR 2012/2013 THROUGH FISCAL YEAR 2016/2017 - APPLICATION NUMBER DET12-0002

The staff report was provided by Kimberly Matlock, Assistant Planner. Mrs. Matlock stated the City was required to annually review the Capital Improvement Program (CIP) for consistency with the General Plan. Mrs. Matlock indicated the current CIP list was for Fiscal years 2012-13 through 2016-17. Mrs. Matlock provided a brief description of the categories of the CIP list. Mrs. Matlock stated staff recommended the Commission report the CIP projects are consistent with the General Plan.

Kul Sharma, City Engineer addressed the Commission, and provided a brief description of some of the major projects in the Fiscal Year 2012-13 CIP list. Mr. Sharma described the relocation of Banta Fire Station to Grant Line, east of MacArthur Drive. Commissioner Mitracos asked if the idea was to shift two stations west. Mr. Sharma stated that was correct, the station at Grant Line and Parker would move to east of Corral Hollow at Grant Line. Mr. Malik stated it would give the City better fire coverage.

Mr. Sharma provided a brief description of the new animal shelter project, and stated it would complete the first phase of the animal shelter, and the second phase would be completed when the additional funding was secured. Vice Chair Ransom asked what the differences were between the two phases. Mr. Sharma stated the first phase would meet the immediate need of the City, and the final phase would be the ultimate need of the City and would be a huge facility. Vice Chair Ransom asked if the second phase would just be an expansion. Mr. Sharma stated that was correct. Commissioner Mitracos asked if it would just be City of Tracy facility, or if it would be shared with surrounding facilities. Mr. Sharma answered it would be just for the City of Tracy.

Mr. Sharma briefly described the Police firing range project, and the ADA compliance of City-wide buildings project. Commissioner Mitracos asked for information regarding the firearms training facility project. Mr. Sharma stated the price estimate was 2.5 million. Commissioner Mitracos asked about the Public Safety Training Facility. Mr. Sharma stated some of the projects came from departments with additional requirements, and since the funding is not there now, staff had to work with them to get the scope and identify the funding. Commissioner Mitracos stated some of the projects will still be several years out. Mr. Malik stated that was correct, and some of the list items are placeholders looking for grant funding or funding sources; and as funding becomes available, the projects would go forwarded.

Mr. Sharma stated staff was working on many projects in traffic safety, and one major project in the next year would be the Eleventh Street and Old MacArthur intersection, and would include an exclusive right turn lane north onto MacArthur. Mr. Sharma stated the City was currently working on the widening of mall entrance. Mr. Sharma stated another big project was the Eleventh Street overpass; the project was in the design process and the City was working on the acquisition of Right-of Ways. Mr. Sharma stated another major project would be the widening of Valpico Road, and a portion of that had been done through the Red Maple Village project. Mr. Sharma stated the City was also working on the extension of Kavanagh, and a portion had been done but ultimately Kavanagh would connect to Joe Pombo Parkway in front of Kaiser near the Shell gas station.

Commissioner Mitracos asked how certain it was that the second phase of Bessie Avenue improvements would be done in fiscal year 2013-14. Mr. Sharma answered when funding was acquired the project would be done, and the City had only gotten part of the funding. Mr. Malik added the first portion of the Bessie Avenue improvements had been done through Federal Stimulus funds.

Mr. Sharma provided a brief description of projects planned in wastewater improvements, and water improvements. Mr. Sharma stated there were several projects involving the purchase of water rights from various irrigation districts.

Mr. Sharma provided a brief description of the airport and transit improvement projects, and the parks and recreation improvement projects. Mr. Sharma stated the design of the Aquatic Center project was on hold pending the outcome of the Ellis project. Commissioner Mitracos asked what the funding source was for the project. Mr. Malik stated Council had earmarked the funds from the 301 fund.

Vice Chair Ransom asked about the project for the ballpark. Mr. Malik stated it was not the Holly Sugar Sports Park; it was the park on Tracy Boulevard.

Mr. Sharma provided a brief description of miscellaneous projects.

Mr. Malik indicated before the State had dissolved Redevelopment the City had purchased the West Side Market and staff was working with a brewpub to see their financials, and determine if they can take on the whole building, or a portion of the building. Commissioner Mitracos asked if the City intended to hold onto the building. Mr. Malik indicated to make it work, the City would probably need to hold the lease, and could do a lease option to buy, but in this economy there are not a lot of restaurants that can buy the property and do the necessary improvements to the building.

Vice Chair Ransom asked for information regarding the projects that were formally funded by Redevelopment funds. Mr. Malik stated there was an Oversight Board, and any funds that remained in the accounts are going back to the State. Mr. Malik stated there were assets that were owned by the agency, such as parking lots in the downtown area. Mr. Malik indicated the State was winding down the agencies and selling the assets.

Chair Manne opened the public hearing.

Robert Tanner of 1371 Rusher addressed the Commission. Mr. Tanner stated several months ago there was discussion about changing the street lights in the City to LED lights, and there had been much debate about if the project would be done by a local contractor or not. Mr. Tanner stated he did not see anything in the CIP list regarding this project. Mr. Sharma stated bids were made, and staff realized the payback period for the project would not be economical.

It was moved by Commissioner Mitracos and seconded by Vice Chair Ransom that the Planning Commission report that the Capital Improvement Program Projects are consistent with the goals, policies and actions of the City's General Plan. Voice vote found all in favor; passed 5-0-0-0.

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

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

Time: 8:01 p.m.



CHAIR



STAFF LIAISON