

NOTICE OF A REGULAR MEETING

Pursuant to Section 54954.2 of the Government Code of the State of California, a Regular meeting of the City of Tracy **Planning Commission** is hereby called for:

Date/Time: Wednesday, July 11, 2012
7:00 P.M. (or as soon thereafter as possible)

Location: City of Tracy Council Chambers
333 Civic Center Plaza

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Planning Commission on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

REGULAR MEETING AGENDA

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 item shall be placed on an agenda within 30 days*

1. OLD BUSINESS
2. NEW BUSINESS
 - A. **REPORT OF CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR A VACATION OF A PORTION OF REAL PROPERTY LOCATED AT 21401 NAGLEE ROAD. THIS IS A CITY INITIATED PROJECT. APPLICATION NUMBER DET12-0003**
 - B. **REPORT OF CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR A VACATION OF EXCESS PUBLIC RIGHTS-OF-WAY LOCATED ON THE NORTH AND SOUTH SIDES OF KAVANAGH COURT. THIS IS A CITY INITIATED PROJECT. APPLICATION NUMBER DET12-0004**
 - C. **REPORT OF CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR DISPOSAL OF REAL PROPERTY LOCATED BETWEEN COVEY LANE AND SCHULTE ROAD. THIS IS A CITY INITIATED PROJECT. APPLICATION NUMBER DET12-0005**

3. ITEMS FROM THE AUDIENCE
4. DIRECTOR'S REPORT
5. ITEMS FROM THE COMMISSION
 - A. ELECTION OF OFFICERS**
6. ADJOURNMENT

July 6, 2012

Posted date

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6000), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Development and Engineering Services department located at 333 Civic Center Plaza during normal business hours.

AGENDA ITEM 2-A

REQUEST

REPORT OF CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR A VACATION OF A PORTION OF REAL PROPERTY LOCATED AT 21401 NAGLEE ROAD - CITY INITIATED - APPLICATION NUMBER DET12-0003

DISCUSSION

Background

In 2000, the City approved the development of an automotive sales office at 2605 Auto Plaza Drive. A portion of the site's parking lot improvements were developed upon City-owned property to the north, Detention Basin No. 10/11, addressed at 21401 Naglee Rd (Attachment B). The dimensions of the subject parking lot improvements are 40 feet wide by approximately 896 feet long, a total of approximately 0.82 acres.

The site at 2605 Auto Plaza Drive is not currently occupied, and a new automotive sales business plans to occupy the site. In order for the business to use the portion of the parking lot that was developed on the City-owned property, the subject property must be conveyed to the property owner.

The City has initiated this disposal of real property because it has been determined that the subject property will not be needed for any future public facilities, including the detention basin. A lot line adjustment will also need to be recorded for the sale of the property.

Whenever a public agency proposes to dispose of real property, California Government Code, Section 65402 requires a report of conformity with the General Plan. If the Planning Commission reports that the disposal of property is in conformance with the General Plan, the City Council will conduct a public hearing and decide whether or not to declare a surplus of property and vacate the property for sale.

General Plan Conformity

The subject property has a General Plan land use designation of Commercial and a zoning designation of Planned Unit Development. The requested disposal of real property is in conformance with the General Plan because it would allow commercial use of the land in conjunction with the adjacent automotive sales office.

Environmental Document

The proposed disposal of real property is categorically exempt from the California Environmental Quality Act pursuant to Section 15312 of the CEQA Guidelines. This exemption pertains to surplus government property sales. In compliance with CEQA Guidelines Section 15312, the property proposed for disposal does not have significant value for wildlife habitat or other environmental purposes.

RECOMMENDATION

Staff recommends that the Planning Commission report that the disposal of real property located at 21401 Naglee Road is in conformity with the City of Tracy General Plan, as stated in the Planning Commission Resolution (Attachment C: Planning Commission Resolution).

MOTION

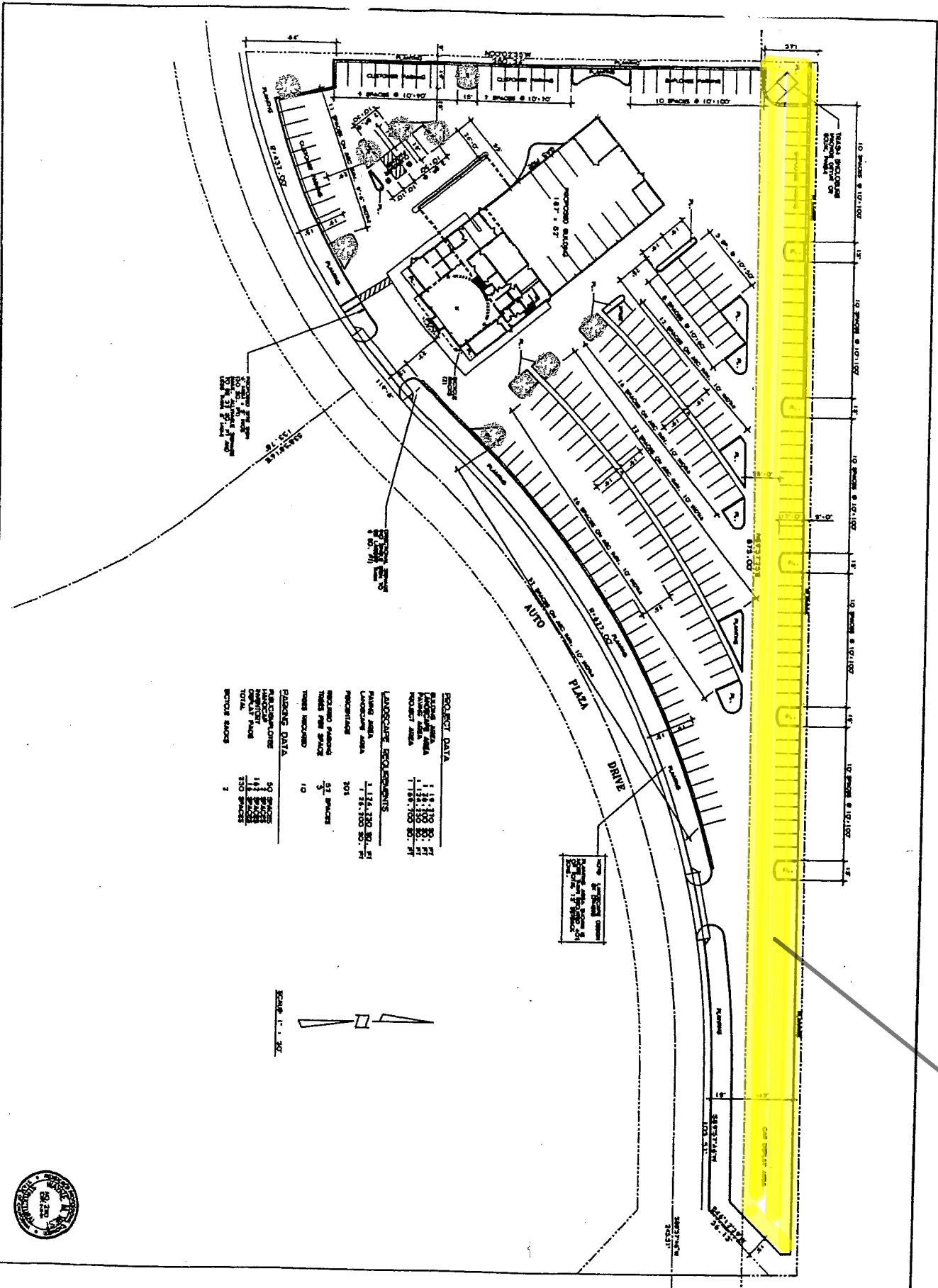
Move that the Planning Commission report that the disposal of real property located at 21401 Naglee Road is in conformity with the City of Tracy General Plan, as stated in the Planning Commission Resolution.

Prepared by: Kimberly Matlock, Assistant Planner
Reviewed by: Cris Mina, Senior Civil Engineer
Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

- A: Location Map
- B: Exhibit Showing Proposed Portion of Property to be Disposed
- C: Planning Commission Resolution





Property proposed to be disposed

PROJECT DATA

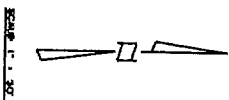
| | |
|----------------|-------------------|
| PLANNING AREA | 1.14, 110 SQ. FT. |
| LANDSCAPE AREA | 1.14, 110 SQ. FT. |
| TOTAL AREA | 1.14, 110 SQ. FT. |

LANDSCAPE REQUIREMENTS

| | |
|----------------|-------------------|
| PLANNING AREA | 1.14, 110 SQ. FT. |
| LANDSCAPE AREA | 1.14, 110 SQ. FT. |
| TOTAL AREA | 1.14, 110 SQ. FT. |

PARKING DATA

| | |
|------------------|------------|
| PLANNING AREA | 50 SPACES |
| LANDSCAPE AREA | 144 SPACES |
| TOTAL AREA | 194 SPACES |
| SECTIONAL SPACES | 2 |



| <p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> | NO. | DATE | BY | DESCRIPTION | | | | | <p>ARCHITECTURAL SITE PLAN</p> <p>TRACY VOLKSWAGEN 2605 AUTO PLAZA DRIVE TRACY, CALIFORNIA</p> |  |
|---|------|------|-------------|-------------|--|--|--|--|--|--|
| NO. | DATE | BY | DESCRIPTION | | | | | | | |
| | | | | | | | | | | |

RESOLUTION 2012-_____

**REPORT OF CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR A
VACATION OF A PORTION OF REAL PROPERTY LOCATED AT 21401 NAGLEE ROAD.
THIS IS A CITY INITIATED PROJECT. APPLICATION NUMBER DET12-0003**

WHEREAS, There is a City-owned detention basin on the property at 21401 Naglee Road, and

WHEREAS, In 2000, an automotive sales office was developed on 2605 Auto Plaza Drive directly to the south of the City-owned detention basin, and

WHEREAS, A portion of the automotive sales office's parking lot was improved on a portion of the City-owned property, and

WHEREAS, For the automotive sales office to use the improved portion of the City-owned property, the portion of property must be conveyed to the property owner of the 2605 Auto Plaza Drive, and

WHEREAS, City staff has analyzed the proposed disposal of real property to ensure the conformity of the proposal with the goals, policies, and actions of the City of Tracy's current General Plan, and

WHEREAS, The Planning Commission conducted a public meeting to review and consider the conformity of the proposed disposal of real property with the General Plan on July 11, 2012; and

WHEREAS, The disposal of real property is in conformance with the General Plan because the parcels would retain a General Plan land use designation of Commercial and would allow commercial use of the land in conjunction with the adjacent automotive sales office;

NOW, THEREFORE BE IT RESOLVED, The Planning Commission hereby reports that the disposal of a portion of real property at 21401 Naglee Road is in conformance with the City's General Plan goals, policies and actions.

The foregoing Resolution 2012-_____ was adopted by the Planning Commission on the 11th day of July, 2012, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTAIN: COMMISSION MEMBERS:

Chair

ATTEST:

Staff Liaison

AGENDA ITEM 2-B

REQUEST

REPORT OF CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR A VACATION OF EXCESS PUBLIC RIGHTS-OF-WAY LOCATED ON THE NORTH AND SOUTH SIDES OF KAVANAGH COURT - CITY INITIATED - APPLICATION NUMBER DET12-0004

DISCUSSION

Background

In 2011-2012, the City extended Kavanagh Avenue west through Corral Hollow Road. The project required the acquisition of rights-of-way from two 80-foot wide parcels located on the west side of Corral Hollow Road (Assessor's Parcel Numbers 214-020-03 and 04). The City purchased both parcels and constructed Kavanagh Court on portions of each parcel. The construction resulted in remainder property on the north and south sides of Kavanagh Court (Attachment B). The remaining parcels are approximately 40 feet in width and approximately 520 feet in length.

The City has initiated this vacation of public rights-of-way because it has been determined that the subject properties will not be needed for any future public improvements.

Whenever a public agency proposes to dispose of real property, California Government Code, Section 65402 requires a report of conformity with the General Plan. If the Planning Commission reports that the public right-of-way vacation is in conformance with the General Plan, the City Council will conduct a public hearing and decide whether or not to declare a surplus of property and sell the properties.

General Plan Conformity

The subject parcels have a General Plan land use designation of Office and a zoning designation of General Highway Commercial. The requested vacation of right-of-way is in conformance with the General Plan because it would allow commercial-office use of the land if developed with adjacent parcels similarly zoned. Properties surrounding Kavanagh Court currently contain single-family homes that were established when the properties were in the jurisdiction of San Joaquin County, and future development of the site is anticipated to be office or commercial in accordance with the General Plan.

Environmental Document

The proposed right-of-way vacation is categorically exempt from the California Environmental Quality Act pursuant to Section 15312 of the CEQA Guidelines. This exemption pertains to surplus government property sales. In compliance with CEQA Guidelines Section 15312, the right-of-way property proposed for vacation does not have significant value for wildlife habitat or other environmental purposes.

RECOMMENDATION

Staff recommends that the Planning Commission report that the vacation of excess public right-of-way located on the north and south sides of Kavanagh Court is in conformance with the City of Tracy General Plan, as stated in the Planning Commission Resolution (Attachment C: Planning Commission Resolution).

MOTION

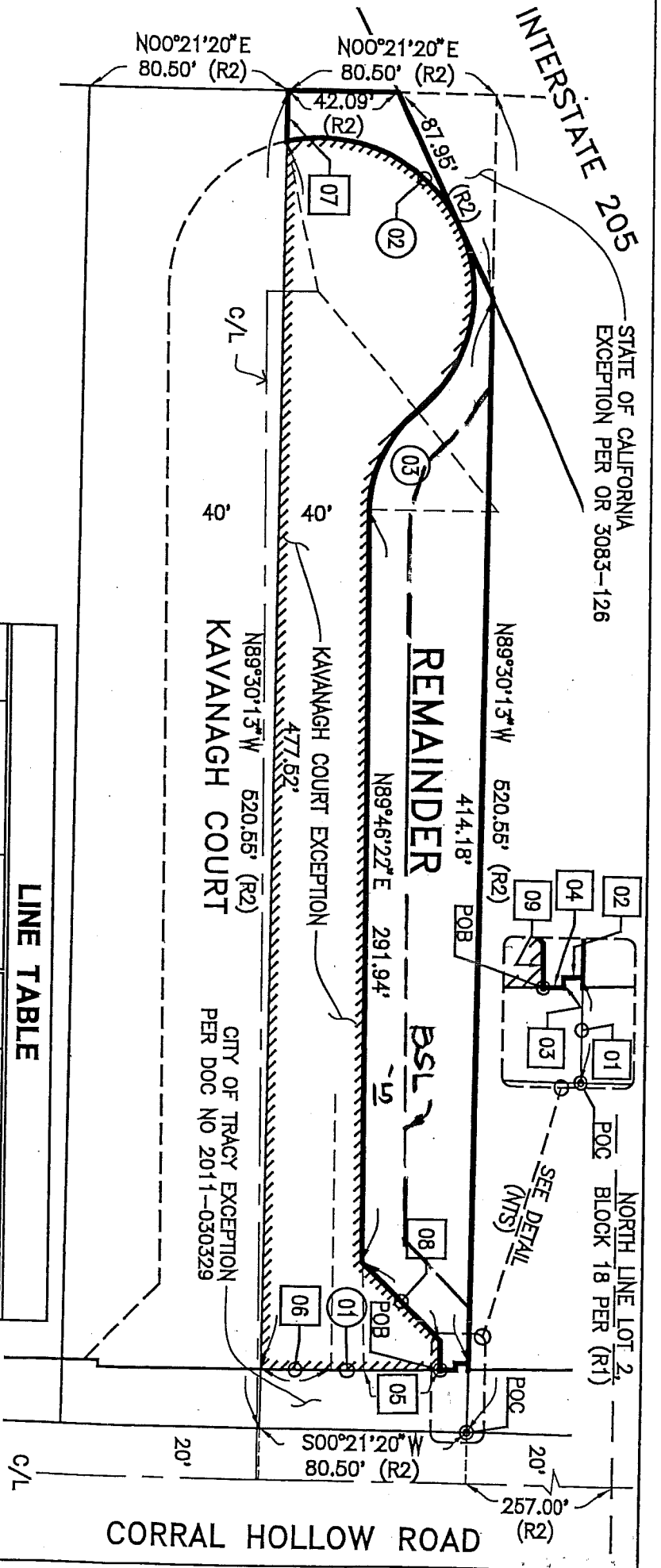
Move that the Planning Commission report that the vacation of excess public right-of-way located on the north and south sides of Kavanagh Court is in conformance with the City of Tracy General Plan, as stated in the Planning Commission Resolution.

Prepared by: Kimberly Matlock, Assistant Planner
Reviewed by: Cris Mina, Senior Civil Engineer
Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

- A: Location Map
- B: Exhibits of Excess Rights-of-Way Proposed to be Vacated
- C: Planning Commission Resolution





REFERENCES

| SYM | DESCRIPTION |
|---------|---|
| (R1) | TRACY GARDEN FARMS, MAP & PLATS, VOLUME 8, PAGE 1, SJCR |
| (R2) | MAP OF SURVEY, BOOK 19, PAGE 51, SJCR |
| SJCR | SAN JOAQUIN COUNTY RECORDS |
| OR | OFFICIAL RECORDS, SJCR |
| DOC. NO | DOCUMENT NUMBER, SJCR |
| C/L | ROADWAY CENTERLINE |
| POC | POINT OF COMMENCEMENT |
| POB | POINT OF BEGINNING |

LINE TABLE

| SYM | COURSE | LENGTH | SYM | COURSE | LENGTH |
|-----|-------------|--------|-----|-------------|--------|
| 01 | N89°30'13"W | 27.17' | 06 | S00°03'31"W | 27.31' |
| 02 | S01°24'01"E | 5.15' | 07 | N89°30'13"W | 19.98' |
| 03 | N88°35'59"E | 2.50' | 08 | N44°11'38"E | 42.85' |
| 04 | S01°24'01"E | 5.92' | 09 | N88°36'55"E | 11.48' |
| 05 | S01°24'01"E | 29.68' | - | - | - |

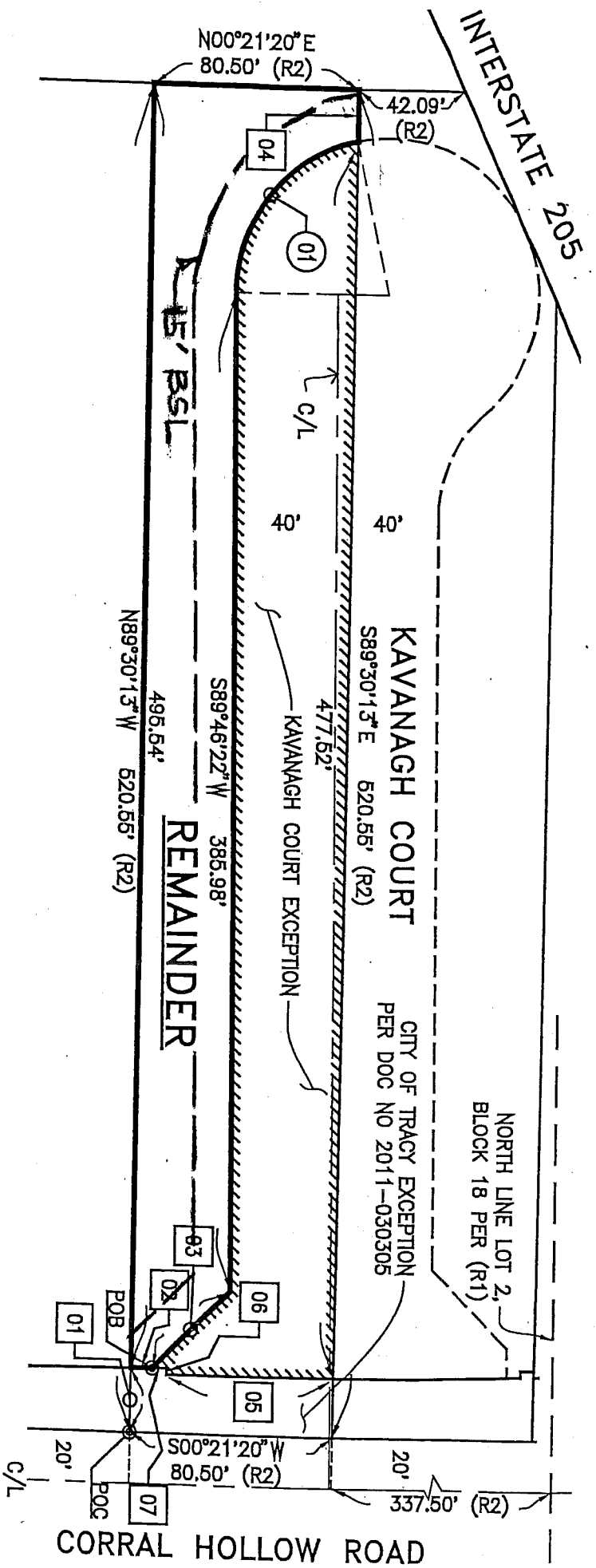
CURVE TABLE

| SYM | RADIUS | DELTA | LENGTH | CHORD | LENGTH |
|-----|---------|------------|---------|-------------|---------|
| 01 | 492.50' | 01°27'48" | 12.54' | S00°40'15"E | 12.54' |
| 02 | 60.00' | 152°39'36" | 159.87' | N63°55'18"E | 116.60' |
| 03 | 50.00' | 50°28'44" | 44.05' | S64°59'16"E | 42.64' |

SCALE: 1"=60'



APN: 214-020-03
DATE: 03/30/12



REFERENCES

| SYM | DESCRIPTION |
|--------|---|
| (R1) | TRACY GARDEN FARMS, MAP & PLATS, VOLUME 8, PAGE 1, SUGR |
| (R2) | MAP OF SURVEY, BOOK 19, PAGE 51, SUGR |
| SUGR | SAN JOAQUIN COUNTY RECORDS |
| OR | OFFICIAL RECORDS, SUGR |
| DOC NO | DOCUMENT NUMBER, SUGR |
| C/L | ROADWAY CENTERLINE |
| POC | POINT OF COMMENCEMENT |
| POB | POINT OF BEGINNING |

LINE TABLE

| SYM | COURSE | LENGTH | SYM | COURSE | LENGTH |
|-----|-------------|--------|-----|-------------|--------|
| 01 | N89°30'13"W | 25.01' | 05 | S00°03'31"W | 66.14" |
| 02 | N00°32'00"W | 8.56' | 06 | N89°56'29"W | 2.52' |
| 03 | N44°40'46"W | 42.88' | 07 | S00°32'00"E | 5.80' |
| 04 | S89°30'13"E | 19.98' | - | | |

CURVE TABLE

| SYM | RADIUS | DELTA | LENGTH | CHORD | LENGTH |
|-----|--------|-----------|--------|-------------|--------|
| 01 | 60.00' | 77°49'08" | 81.49' | N61°19'04"W | 75.37' |
| - | | | | | |

SCALE: 1" = 60'



APN: 214-020-04
DATE: 03/30/12

RESOLUTION 2012-_____

**REPORT OF CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR A
VACATION OF EXCESS PUBLIC RIGHTS-OF-WAY LOCATED ON THE NORTH AND
SOUTH SIDES OF KAVANAGH COURT. THIS IS A CITY INITIATED PROJECT.
APPLICATION NUMBER DET12-0004**

WHEREAS, The City purchased two parcels on the west side of Corral Hollow Road and constructed Kavanagh Court, a roadway extension of existing Kavanagh Avenue, and

WHEREAS, There are remaining portions of right-of-way on the north and south sides of Kavanagh Court that City staff has determined will not be needed for any future public improvements, and

WHEREAS, City staff has analyzed the proposed vacation of right-of-way to ensure the conformity of the proposal with the goals, policies, and actions of the City of Tracy's current General Plan, and

WHEREAS, The Planning Commission conducted a public meeting to review and consider the conformity of the proposed vacation with the General Plan on July 11, 2012; and

WHEREAS, The vacation of the public rights-of-way is in conformance with the General Plan because the parcels would retain a General Plan land use designation of Office and would allow development of office and commercial uses if developed with adjacent parcels designated Office;

NOW, THEREFORE BE IT RESOLVED, The Planning Commission hereby reports that the vacation of excess public rights-of-way located on the north and south sides of Kavanagh Court is in conformance with the City's General Plan goals, policies and actions.

The foregoing Resolution _____ was adopted by the Planning Commission on the 11th day of July, 2012, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTAIN: COMMISSION MEMBERS:

Chair

ATTEST:

Staff Liaison

AGENDA ITEM 2-C

REQUEST

REPORT OF CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR DISPOSAL OF REAL PROPERTY LOCATED BETWEEN COVEY LANE AND SCHULTE ROAD - CITY INITIATED - APPLICATION NUMBER DET12-0005

DISCUSSION

Background

In 1988, the City approved the Lakeview Estates single-family subdivision on the northeast corner of Tracy Boulevard and Schulte Road (Attachment A). A 140 foot by 180 foot outparcel fronting onto Schulte Road was not developed as part of the subdivision.

In 1994, the City acquired the outparcel for the widening of Schulte Road between Tracy Boulevard and MacArthur Drive. The City dedicated 45 feet of the parcel for the widening of Schulte Road. The resulting parcel was 180 feet wide by 95 feet long (Attachment B). In 1999, the City subdivided the subject parcel into three lots at 60 feet wide by 95 feet long. The City has recently received interest from a buyer for the lots for the development of single-family homes to match the surrounding Lakeview Estates subdivision.

In order to sell the lots, the City has initiated this disposal of real property because it has been determined that the subject properties will not be needed for any future public improvements.

Whenever a public agency proposes to dispose of real property, California Government Code, Section 65402 requires a report of conformity with the General Plan. If the Planning Commission reports that the disposal of the properties is in conformance with the General Plan, the City Council will conduct a public hearing and decide whether or not to declare a surplus of properties and vacate the properties for sale.

General Plan Conformity

The subject parcels have a General Plan land use designation of Residential Low and a zoning designation of Low Density Residential. The requested disposal of real property is in conformance with the General Plan because it would allow development of single-family homes compatible with the adjacent single-family home subdivision. The required street improvements along Covey Lane have been constructed, and there is adequate water and wastewater infrastructure to serve the lots. Development impact fees will be collected at the time of construction.

Environmental Document

The proposed disposal of real property is categorically exempt from the California Environmental Quality Act pursuant to Section 15312 of the CEQA Guidelines. This exemption pertains to surplus government property sales. In compliance with CEQA Guidelines Section 15312, the property proposed for disposal does not have significant value for wildlife habitat or other environmental purposes.

RECOMMENDATION

Staff recommends that the Planning Commission report that the disposal of real property located between Covey Lane and Schulte Road is in conformance with the City of Tracy General Plan, as stated in the Planning Commission Resolution (Attachment C: Planning Commission Resolution).

MOTION

Move that the Planning Commission report that the disposal of real property located between Covey Lane and Schulte Road is in conformance with the City of Tracy General Plan, as stated in the Planning Commission Resolution.

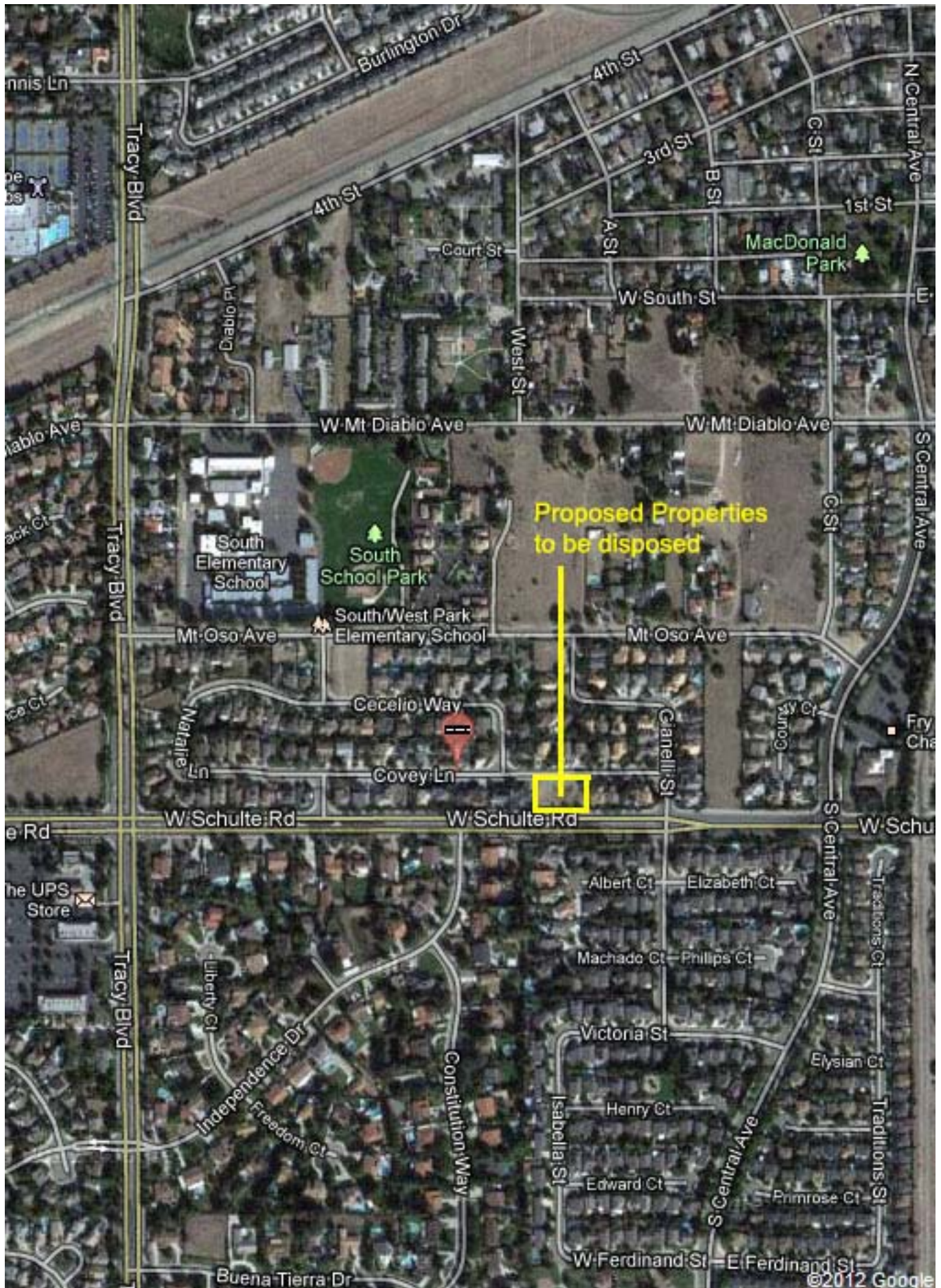
Prepared by: Kimberly Matlock, Assistant Planner

Reviewed by: Cris Mina, Senior Civil Engineer

Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

- A: Location Map
- B: Exhibit of Property Proposed for Disposal
- C: Planning Commission Resolution



N 447225.09
E 1735343.80

SCALE 1" = 500'

SEE BELOW
1163.91'(M)
N 89°31'52" W

FOUND RESET BRASS DISC STAMPED "L.S. 5956" AT INTERSECTION OF SCHULTE ROAD AND GIANELLI STREET (ORIGINALLY SET PER R4) AND STAMPED "L.S. 4479"

"GPS-8" STEEL ROD SET IN 4 CONCRETE MONUMENT WELL 12 FEET EAST ROAD TRACK CENTERLINE AND 2' OF SCHULTE ROAD CURB (R6) L 447210.86 E 1732784.46

AMENDED LAKEVIEW ESTATES M. & P. 29-58



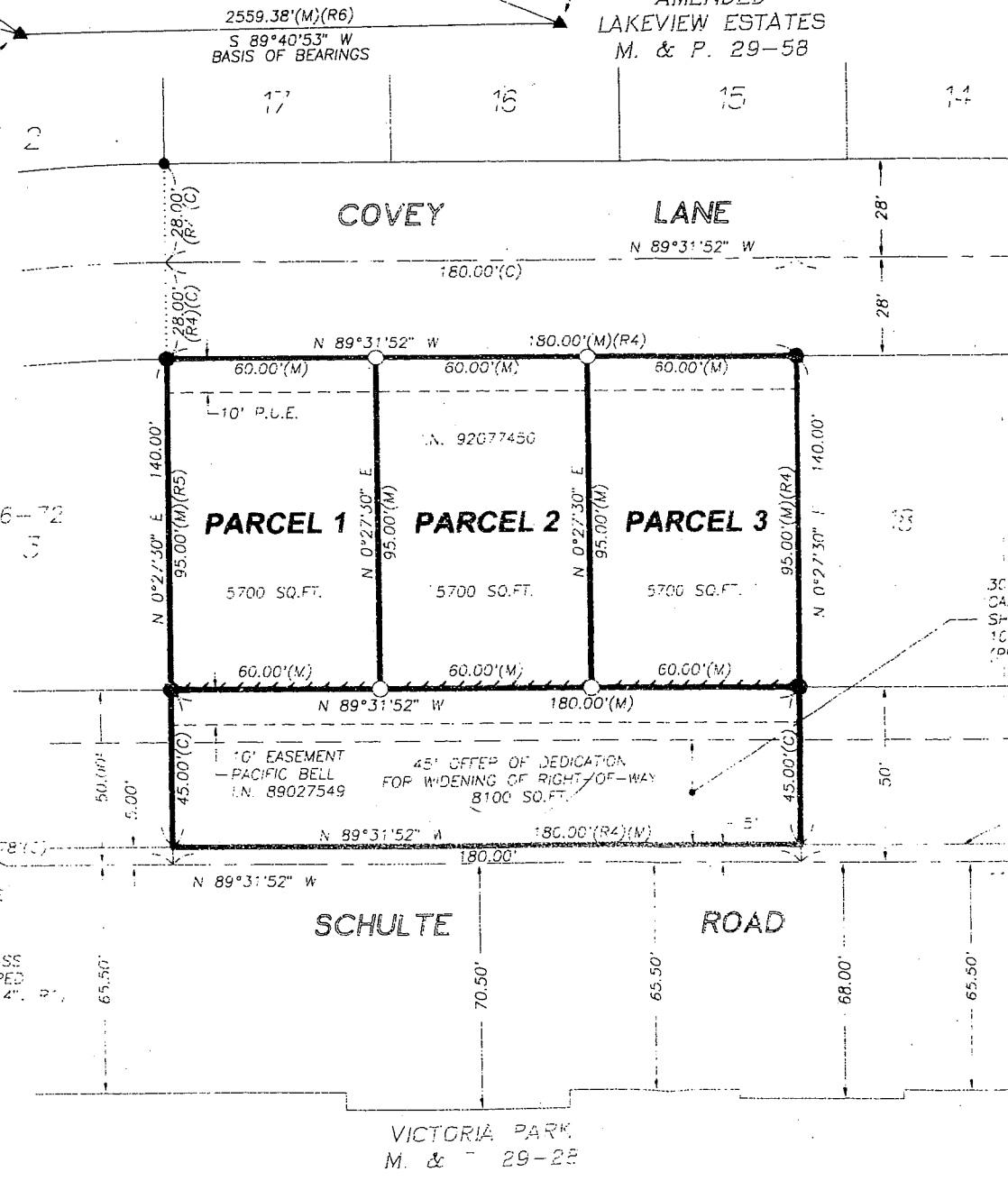
P.M. 16-72
LOT 3

BASIS OF BEARINGS:

THE LINE BEARING S 89°40'53" W BETWEEN CITY OF TRACY MONUMENTS "GPS-7" AND "GPS-8" OF THE CITY OF TRACY GRID CONTROL, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 0 OF SURVEYS, AT PAGE 18, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON. COORDINATES SHOWN ARE BASED ON THE CITY OF TRACY GRID CONTROL SYSTEM.

INDEPENDENCE DRIVE
BET 1
30 FT

FOUND BRASS DISC STAMPED "P.C.E. 8714" R1



SCHULTE ROAD

VICTORIA PARK M. & P. 29-28

RESOLUTION 2012- _____

REPORT OF CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR DISPOSAL OF REAL PROPERTY LOCATED BETWEEN COVEY LANE AND SCHULTE ROAD. THIS IS A CITY INITIATED PROJECT. APPLICATION NUMBER DET12-0005

WHEREAS, The City purchased property between Covey Lane and Schulte Road for the widening of Schulte Road, and

WHEREAS, There are remaining properties resulting from the road widening that City staff has determined will not be needed for any future public improvements, and

WHEREAS, City staff has analyzed the proposed disposal of real property to ensure the conformity of the proposal with the goals, policies, and actions of the City of Tracy's current General Plan, and

WHEREAS, The Planning Commission conducted a public meeting to review and consider the conformity of the proposed disposal of real property with the General Plan on July 11, 2012; and

WHEREAS, The disposal of real property is in conformance with the General Plan because the parcels would retain a General Plan land use designation of Residential Low and would allow development of single-family homes in conformance with the Low Density Residential zone;

NOW, THEREFORE BE IT RESOLVED, The Planning Commission hereby reports that the disposal of real property located between Covey Lane and Schulte Road is in conformance with the City's General Plan goals, policies and actions.

The foregoing Resolution _____ was adopted by the Planning Commission on the 11th day of July, 2012, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTAIN: COMMISSION MEMBERS:

Chair

ATTEST:

Staff Liaison