

MINUTES
TRACY CITY PLANNING COMMISSION
JULY 11, 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 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

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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; Cris Mina, Senior Civil Engineer; Bill Dean, Assistant 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. REPORT OF CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR A VACATION OF A PORTION OF REAL PROPERTY LOCATED AT 2140 NAGLEE ROAD. THIS IS A CITY INITIATED PROJECT. APPLICATION NUMBER DET12-0003

The staff report was provided by Kimberly Matlock, Assistant Planner. Mrs. Matlock stated the item was similar to the next two items on the agenda, and dealt with the disposal of public property. Mrs. Matlock indicated in 2000 the City had approved an automotive sales office, and a portion of the approved project parking lot was built on a City-owned detention basin. Mrs. Matlock stated Volkswagen was interested in re-occupying the site. Mrs. Matlock stated in order for the business to use the portion of the parking lot developed on City-owned property, the subject property must be conveyed to the property owner. Mrs. Matlock further stated the property had a land use designation as Commercial, and a zoning designation as Planned Unit Development (PUD).

Commissioner Mitracos asked if Attachment A showed an existing detention basin still on the property. Mrs. Matlock answered it was. Commissioner Mitracos asked how that would happen, and if it was an oversight. Cris Mina, Senior Civil Engineer stated it was a project condition of approval, that they could use the 40 feet of land subject to acquisition; however the acquisition never happened.

Vice Chair Ransom asked if the City would be selling the land to the applicant. Mr. Mina stated they would, and after this step, the next step would be to determine fair market value.

Chair Manne asked if the property was vacant. Mrs. Matlock answered it was, and there was an interested auto sales business for the property.

Commissioner Johnson stated he had gone by the property and it had not been being maintained, and it would be great to have the site occupied.

Chair Manne opened the public hearing. As there was no one to speak to the item, the public hearing was closed.

It was moved by Vice Chair Ransom and seconded by Commissioner Mitracos 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 dated July 11, 2012. Voice vote found all in favor, passed 5-0-0.

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

Mrs. Matlock provided the staff report. Mrs. Matlock stated this item was similar to the last item, and was for a portion of Kavanagh Court. Mrs. Matlock further stated the City had initiated the vacation of right-of-way after determining the subject properties were not needed for any future improvements. Mrs. Matlock stated the subject properties had a General Plan land use designation of Office, and a zoning designation of General Highway Commercial.

Vice Chair Ransom asked who the City was vacating the property to. Mr. Mina stated there were two property owners involved; the adjacent property owner to the north and the adjacent property owner to the south. Mr. Mina stated the best way to vacate the property would be to negotiate the sale of the land to those property owners. Mr. Mina indicated if those property owners refuse, the land would remain public land, perhaps for wider right of way landscaping. Vice Chair Ransom asked if there were any current negotiating happening. Mr. Mina stated the owners had been contacted and would be open to negotiating with the City. Mr. Mina indicated the City would determine fair market value through appraisal.

Commissioner Johnson asked if he had misunderstood Kul Sharma that Kavanagh would be extended to connect to Orchard Parkway. Mr. Mina stated that his understanding was there would be a connection through driveway connections or an access road. Mr. Mina stated the City would retain an easement for ingress and egress.

Chair Manne asked of the initial purpose of extending Kavanagh to Corral Hollow. Mr. Dean stated this is an area in the City that contained a lot of narrow lots that front onto a well traveled arterial roadway. Mr. Dean stated opening up the access through the cul de sac bulb gave it a different ability for development rather than the long narrow lots with access constraints.

Commissioner Mitracos stated he liked that in recent development; there had been connections between adjacent parking lots.

Chair Manne asked if the City would still have responsibility to maintain the landscaping of the properties. Mr. Dean stated only the public right of way would have to be maintained by the City and anything privately owned would be privately maintained.

Chair Manne opened the public hearing.

Robert Tanner of 1371 Rusher Street addressed the Commission and asked if this vacation had already taken the widening of Corral Hollow into consideration. Mr. Mina answered it had.

Chair Manne closed the public hearing.

Commissioner Johnson asked if the Kavanagh extension would be signalized when the widening took affect. Mr. Mina answered it would be a four way traffic signal.

It was moved by Commissioner Mitracos and seconded by Vice Chair Ransom 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 dated July 11, 2012. Voice vote found all in favor; passed 5-0-0-0.

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

The staff report was provided by Mrs. Matlock. Mrs. Matlock stated the Lakeview Estates subdivision was approved in 1988, and the property in question was an out-parcel not developed as part of the subdivision. Mrs. Matlock further stated the land was acquired by the City in 1994 for the widening of Schulte Road between Tracy Boulevard and MacArthur Drive, dedicated 45 feet of the parcel for the widening, and subdivided the remaining property into 3 lots. Mrs. Matlock stated recently a buy had come forward who was interested in developing the three lots into single family homes to match the surrounding subdivision. Mrs. Matlock indicated City Staff had determined the land was no longer needed for public improvements.

Chair Manne asked if this was an infill opportunity Mrs. Matlock answered yes.

Commissioner Sangha asked how many homes could be built on this property. Mrs. Matlock answered a maximum of three single family homes.

Mr. Mina stated it had been cheaper to purchase the whole piece of property together. Mr. Mina stated he had tried to sell the property for the last ten years, and had not been able to find a party. Mr. Mina stated the recent proposal had come from a real estate professional.

Commissioner Mitracos asked what the process was. Mr. Dean stated there was a certain size that would trigger a notification of non-profits. Mr. Sartor added it was a noticing requirement, and the City had to simply notify school districts and non-profits before the property was disposed of.

Commissioner Johnson asked if these lots had sewer and water connections. Mr. Mina answered the lots were ready to develop with curb cuts, and sewer and water connections.

Commissioner Johnson asked how many more of these types of parcels exist. Mr. Mina stated there were a lot of utility corridors that the City could vacate, and just keep an easement for access to the utilities.

Commissioner Mitracos asked if there were retention basins that could be developed. Mr. Mina stated there were two basins that had been removed already because the City had completed the Westside Channel Outfall.

Commissioner Sangha asked if this were to be sold to a developer, who would decide how the property would be developed. Mrs. Matlock answered there were zoning regulations which governed the development of the lots and in this case it was Low Density Residential.

Chair Manne opened the public comment. As there was no one to speak on the item, the public comment was closed.

It was moved by Vice Chair Ransom and seconded by Commissioner Sangha that the Planning Commission report that the disposal of real property located between Covey Lane and Schulte Lane is in conformance with the City of Tracy General Plan as stated in the Planning Commission Resolution dated July 11, 2012, 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

A. ELECTION OF OFFICERS

Chair Manne stated it had been a very quick year, and it was a great experience to be Chair of the Commission. Chair Manne indicated he had made a promise that he would entertain discussion before any motions were entertained.

Commissioner Mitracos stated he was in favor of a rotation of the Chair, and that being said, he would like to see a motion for Vice Chair Ransom as Chair, and if Commissioner Johnson was not interested, he would suggest Commissioner Sangha as Vice-Chair.

Vice Chair Ransom stated she had stated everything she wanted to say the last time this had been discussed. Vice Chair Ransom stated for the benefit of Commissioner Sangha, there had been a previous discussion in which she had said she would like to see the bylaws be changed to require discussion before a nomination.

Chair Manne stated things could change after November 6, 2012; due to the election.

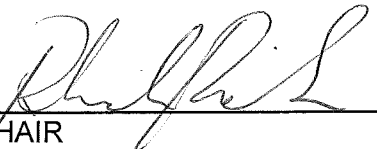
Commissioner Mitracos nominated Vice Chair Ransom as Chair. Commissioner Sangha seconded the nomination. Voice vote found Commissioner Johnson, Commissioner Mitracos, Chair Manne, and Commissioner Sangha in favor, Vice Chair Ransom abstained; passed 4-0-0-1.

Commissioner Mitracos nominated Commissioner Sangha as Vice Chair; Vice Chair Ransom seconded the nomination. Voice vote found all in favor; passed 5-0-0-0.

6. ADJOURNMENT

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

Time: 7:49 p.m.



CHAIR



STAFF LIAISON