

MINUTES
TRACY CITY PLANNING COMMISSION
JANUARY 23, 2013
7:00 P.M.
TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES 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. **PUBLIC HEARING TO CONSIDER A 300-UNIT RESIDENTIAL APARTMENT PROJECT (TRACY SIERRA DEVELOPMENT), INCLUDING PARKING AND RELATED ON-SITE IMPROVEMENTS ON APPROXIMATELY 10.8 ACRES LOCATED ON THE NORTH SIDE OF PAVILION PARKWAY, NORTHWEST OF THE INTERSECTION OF PAVILION PARKWAY AND POWER ROAD, ASSESSOR'S PARCEL NUMBERS 212-280-02 AND 15. THE PROJECT INCLUDES A GENERAL PLAN DESIGNATION AMENDMENT FROM COMMERCIAL TO RESIDENTIAL HIGH (GPA12-0002), AN AMENDMENT TO THE I-205 CORRIDOR SPECIFIC PLAN DESIGNATION FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL AND MAXIMUM DENSITY ALLOWED IN THE HIGH DENSITY RESIDENTIAL AREA (SPA12-0004), A PLANNED UNIT DEVELOPMENT PRELIMINARY AND FINAL DEVELOPMENT PLAN (PUD12-0001) FOR THE PROJECT, AND AN ADDENDUM TO THE WINCO ENVIRONMENTAL IMPACT REPORT. THE APPLICANT IS CYNTHIA ERB AND ASSOCIATES FOR SIERRA HILLS DEVELOPMENT**

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 Ransom at 7:00 p.m.

The pledge of allegiance was led by Chair Ransom

Chair Ransom advised that Commissioner Manne had been appointed to the City Council resulting in an open seat on the Planning Commission. She advised there would be four commissioners until the vacancy is filled.

ROLL CALL: Found Commissioner Johnson, Commissioner Mitracos, Vice Chair Sangha and Chair Ransom present. Also present were staff members Andrew Malik, Director of Development Services, Bill Dean, Assistant Director of Development Services, Bill Sartor, Assistant City Attorney, Alan Bell, Senior Planner, Criseldo Mina, Senior Civil Engineer and Recording Secretary Jan Couturier.

MINUTES APPROVAL: Chair Ransom requested clarification on the December 19, 2012 minutes; regarding the opening of the public comments twice without recessing. Bill Dean advised that the session had been opened twice. A general discussion about the minutes ensued during which Commissioner Mitracos advised that he felt the minutes were too truncated for such an important meeting. He reviewed several issues of concern to him indicating that specific important issues were not represented. Mr. Dean advised that a transcript of the meeting had been made.

Commissioner Mitracos moved that the commission postpone approval of the minutes. Seconded by Chair Ransom; all in favor, none opposed no abstentions.

DIRECTOR'S REPORT REGARDING THIS AGENDA: Mr. Dean requested clarification on what should be captured in the minutes. He indicated staff would typically summarize the meeting. Commissioner Mitracos felt that some meetings may be more significant than others. He feels we need to better reflect what actually happened. Generally the minutes are fine, but the contentious nature of the meeting may have required greater detail. Chair Ransom suggested that a summary should capture the important detail.

Commissioner Mitracos asked if the transcript could be used for this particular meeting's minutes. Mr. Dean advised that a direct transcript would likely still require formatting and editing.

Bill Sartor, Assistant City Attorney cautioned that it would be appropriate to use the same format for all meetings and not necessarily create minutes verbatim.

Mr. Dean advised that staff would bring back revised minutes. Commissioner Johnson agreed that he would prefer to have a better representation of his comments.

4. ITEMS FROM THE AUDIENCE – None

1. OLD BUSINESS – None

2. NEW BUSINESS

A. PUBLIC HEARING TO CONSIDER A 300-UNIT RESIDENTIAL APARTMENT PROJECT (TRACY SIERRA DEVELOPMENT), INCLUDING PARKING AND

RELATED ON-SITE IMPROVEMENTS ON APPROXIMATELY 10.8 ACRES LOCATED ON THE NORTH SIDE OF PAVILION PARKWAY, NORTHWEST OF THE INTERSECTION OF PAVILION PARKWAY AND POWER ROAD, ASSESSOR'S PARCEL NUMBERS 212-280-02 AND 15. THE PROJECT INCLUDES A GENERAL PLAN DESIGNATION AMENDMENT FROM COMMERCIAL TO RESIDENTIAL HIGH (GPA12-0002), AN AMENDMENT TO THE I-205 CORRIDOR SPECIFIC PLAN DESIGNATION FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL AND MAXIMUM DENSITY ALLOWED IN THE HIGH DENSITY RESIDENTIAL AREA (SPA12-0004), A PLANNED UNIT DEVELOPMENT PRELIMINARY AND FINAL DEVELOPMENT PLAN (PUD12-0001) FOR THE PROJECT, AND AN ADDENDUM TO THE WINCO ENVIRONMENTAL IMPACT REPORT. THE APPLICANT IS CYNTHIA ERB AND ASSOCIATES FOR SIERRA HILLS DEVELOPMENT

Chair Ransom read the proposed request into the minutes and requested a staff report. Alan Bell, Senior Planner presented the staff report. He reviewed the history of the area over the previous 20 years. He summarized that the proposal is to construct a 300-unit, residential apartment project and its location and to amend the general designation from commercial to high density residential. He suggested that the mix of high density with commercial would be an attractive alternative with a positive outcome for both the residents and the businesses.

Mr. Bell gave an overview of the site design and showed various renderings. He indicated that the proposed project is well within the City's General Plan limits. He also reviewed the various amenities that will be included and that the City's open space requirements and design guidelines are met. He added that the agenda item requests that the maximum density requirement be changed from 19 dwelling units per acre to 25 for the I-205 Specific Plan to make it more consistent with the General Plan and the High Density Zoning in the City.

He summarized by asking that the Planning Commission recommend approval of the resolution to the City Council including all four components.

Chair Ransom opened the meeting to the Commissioners.

Commissioner Johnson asked staff about the fact that one parcel appears to be represented in the example. Alan Bell clarified that there are two parcels likely to be merged into one. The net size is 10.8 acres. It is for 300 units. Commissioner Johnson then mentioned the fact that 300 acres divided by 10.8 acres does not comply with the less than 25. Bell explained that the gross size is actually over 12.68 acres. The zoning ordinance sets both a minimum net lot area of 1,400 square feet as well as the net amount of dwelling units per gross acre.

Chair Ransom asked if the improvements were originally part of the parcel. Mr. Bell advised that was correct.

Commissioner Mitracos asked if the same methodology would apply in older neighborhoods if a resident wanted to put an additional unit on a parcel; these calculations be applied as well. Mr. Bell advised yes.

Chair Ransom asked if there are other examples of this type of development in other cities. Mr. Dean advised there were numerous examples; one of which was the NW corner of Dublin Blvd

and Hopyard/Daugherty Road. He further indicated there had been a great deal of discussion among the staff about that issue. Andrew Malik indicated that Hacienda business park was originally intended to be primarily industrial. But as it developed residential was added into the park. Mr. Dean suggested that this project was an opportunity to take the next step on the I-205 annexation. He mentioned that residential high development is permitted. He added that this project represents a significant departure from earlier versions based on bringing the buildings up to the street; that it creates a more human scale.

Commissioner Mitracos asked if there will be a masonry wall along 3 sides. Mr. Bell advised that it would help mitigate noise and to help create some kind of separation.

Chair Ransom asked if staff had any concerns about continued growth of commercial around this residential. There was a general discussion about the juxtaposition of residences and commercial as it related to noise; various present examples were reviewed. He added that by zoning it as residential would help mitigate noise issues.

Chair Ransom asked about the Environmental Impact Report relative to a grocery store vs. residential asking if there might be any possibility of air pollution concerns. Mr. Dean advised staff had looked at CEQA and went through the appropriate approach. Staff concluded after various studies that this project would meet the requirements.

Chair Ransom invited the applicant to speak.

Cynthia Erb of Erb and Associates reviewed the inception of the project its unique nature. She then provided a presentation of the details of the project. Ms. Erb advised that the firm had met with local merchants who were very happy to have residential nearby. She reviewed the landscaping features to show a sense of community from all angles. Ms. Erb introduced her associate John Tomacello of Grass Valley with Sierra Hills Development asked if there were any questions.

Robert Tanner 1371 Rusher Street, asked for the estimated rental price and also suggested there were only two entrances for automobiles suggesting that this might be inadequate for both residents and emergency services access. Mr. Tomacello and Mr. Bell advised there are 3 entrances and Mr. Dean advised that it was fully vetted by the Police Department and Fire Department. Mr. Tomacello advised that they do not yet know the rental rates, but it will be market based.

Chair Ransom asked if there were any further questions, seeing none brought the discussion back to the commission for discussion.

Commissioner Johnson commented that he had the opportunity to review the project with Ms. Erb. He advised that the projects mentioned that this type of development in other cities changed the dynamic in a positive way. He suggested that to get the City of Tracy positioned for larger businesses such as Amazon this would be appropriate. He felt it was pleasing to the eye and felt that the engineering plans were good.

Vice Chair Sangha advised she had also met with the project developers. Liked the way it looked and felt it will help to bring us into the future.

Commissioner Mitracos agreed that this is a good project.

Chair Ransom also met with the developer felt this made sense to have walkable neighborhoods and the retail base. She thanked the staff and project developers and added that the project would be good for the area.

Commissioner Johnson moved that the Planning Commission recommend that the City Council take the following actions:

1. Approve the General Plan designation Amendment from Commercial to Residential High
2. Approve the I205 Corridor Specific Plan Designation Amendment from General Commercial to High Density Residential
3. Approve the I205 Corridor Specific Plan Amendment establishing a maximum density of 25 units per gross acre within a High Density residential designation
4. Approve the Plan Unit Development Preliminary and Final Development plan for the Tracy Sierra Development Apartment Project

Vice Chair Sangha seconded. All in favor none opposed.

5. ITEMS FROM THE AUDIENCE - None

6. DIRECTOR'S REPORT

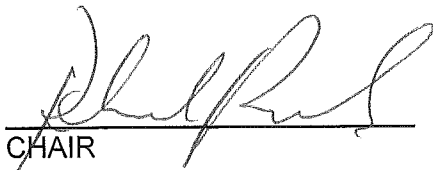
Mr. Dean led a discussion about the commissioners' recommendations for the processing of the minutes. Mr. Sartor asked for clarification and was advised that the format of minutes in past has been fine. He requested that the minutes from December 19, 2013 be fleshed out more, but that bullet points would be fine as long as the salient points are covered.

7. ITEMS FROM THE COMMISSION

Chair Ransom expressed hope for a good replacement for Commissioner Manne. Commissioner Mitracos asked about the replacement process and the timeframe. Mr. Dean advised that there would be no staff involvement in the replacement recruitment; that the process would be in the hands of Council.

8. ADJOURNMENT

Chair Ransom moved to adjourn the meeting at 8:10, seconded by Commissioner Johnson.


CHAIR


STAFF LIAISON