

MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, APRIL 10, 2013
7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA

CALL TO ORDER Chair Ransom called the meeting to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE Chair Ransom led the pledge of allegiance

ROLL CALL Roll Call found Chair Ransom, Vice Chair Sangha, Commissioner Johnson, Commissioner Mitracos, and Commissioner Orcutt. Also present were staff members Andrew Malik, Development Services Director, Bill Dean, Assistant Development Services Director, Scott Claar, Associate Planner, Victoria Lombardo, Senior Planner, Criseldo Mina, Senior Civil Engineer, Bill Sartor, Assistant City Attorney and Jan Couturier, Recording Secretary.

MINUTES APPROVAL Chair Ransom reviewed the minutes of the March 27, 2013 meeting requesting they be amended from February 27, 2013 to March 27, 2013. Commissioner Mitracos moved to approve with the amendment, Commissioner Johnson seconded; all in favor with Commissioner Orcutt opposed citing the fact that the minutes were for the February 27, 2013 meeting and not the March 27 meeting. There was discussion during which it was concluded that the commissioners' packets contained the wrong minutes.

Mr. Sartor advised that the Commission would need to make a motion to reconsider the minutes. Chair Ransom made the motion to reconsider approval of the minutes, Commissioner Mitracos seconded, all in favor, none opposed.

Commissioner Mitracos moved to not accept the minutes as written, Chair Ransom Seconded; all in favor, none opposed.

DIRECTOR'S REPORT REGARDING THIS AGENDA Bill Dean, Assistant Director of Development Services reviewed the meeting agenda and mentioned Study session.

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. **ITEMS FROM THE AUDIENCE:** None

2. **OLD BUSINESS** None

3. **NEW BUSINESS**

- A. **PUBLIC HEARING TO CONSIDER APPROVAL OF AN 8-LOT TENTATIVE SUBDIVISION MAP ON A 1.2-ACRE PARCEL LOCATED AT THE SOUTH END OF ALHAMBRA AND GIBSON COURTS FOR THE CONSTRUCTION OF EIGHT SINGLE-FAMILY HOMES. THE APPLICANT IS MACKAY AND SOMPS AND OWNER IS STANDARD PACIFIC HOMES- APPLICATION NUMBER TSM11-0001**

Chair Ransom introduced the request and asked for the staff report.

Ms. Lombardo, Senior Planner, summarized the staff report by indicating that the proposal was to divide the property into eight lots in order to develop eight detached single-family homes on approximately 1.2 acres. The proposed lot sizes range from 6,235 to 7,043 square feet, which is in compliance the LDR zone. She reviewed the previous phases of this subdivision and advised that the Planning Commission has approval authority for a Tentative Subdivision Map, rather than making a recommendation for City Council action, as is required for Vesting Tentative Subdivision Maps.

Ms. Lombardo reviewed the minimum building setbacks as being consistent with the standards of the LDR zone, advising that these building setbacks are the same as those of the surrounding housing developments. She added that because this project is proposed as a Tentative Subdivision Map and is within the LDR zone, the development is exempt from the requirement for Development (architectural) Review.

Ms. Lombardo said the project would be eligible to apply for and receive RGAs per the regulations set forth in the Growth Management Ordinance and Growth Management Ordinance Guidelines after a Tentative Subdivision Map is approved.

She advised that the developer had worked out the utilities with the City, and that the developer had executed an MOU with the School District to mitigate the proposed developments' impacts on school facilities.

Ms. Lombardo indicated that due to the fact that the minimum park size within the City is typically required to be two acres; this project would pay in-lieu fees rather than construct a park within the project.

Ms. Lombardo concluded by saying that staff recommended approval of the Muirfield 7 Phase 3 Tentative Subdivision Map.

Chair Ransom brought the discussion back to the Planning Commission.

Commissioner Johnson stated that he has done work for the owner of this project and therefore would recuse himself. He asked Mr. Sartor if he should leave the chamber, but was advised there was no need.

Commissioner Mitracos asked for clarification on a vesting map. Ms. Lombardo advised that vesting maps do not require additional conditions or architectural review and tend to be used for larger projects.

Commissioner Mitracos asked if the proposed plans, having been done in 2001 during earlier phases of the development, would meet today's traffic and street requirements with regard to the street layout and use of cul-de-sacs. Ms. Lombardo advised that the City's policies on sub division street designs did change with the General Plan update in 2011, and that we now discourage cul-de-sacs and favor a grid or modified grid street pattern. Due to the fact that the two streets of this subdivision were already constructed with an earlier phase of development, staff recommended approval of the street layout.]

Commissioner Mitracos asked what would happen with the setback requirements. He also mentioned that in his review he noted that the streets appeared to be narrow. Ms. Lombardo reviewed the minimum building setbacks and indicated them to be consistent with the standards of the LDR zone. She further mentioned these building setbacks are the same as those of the surrounding houses. She also

mentioned that without being developed, the appearance of the street widths might appear narrow.

Commissioner Orcutt asked if there was a plan to build a fence around Starflower. Ms. Lombardo indicated that Tracy does not require fencing, but that the developer had plans to do so.

Commissioner Mitracos asked about the change to Conditions of Approval. Ms. Lombardo advised that the issue was condition number 2 under Planning Conditions was to change the timing of the requirement for submittal of landscape plans.

Chair Ransom asked if the commissioners had any further questions.

Chair Ransom commented about the Planning Commission not having access to any architectural drawings asked about the look of the subdivision. Ms. Lombardo discussed Standard Pacific's background with the City of Tracy and the quality of the various subdivisions they have developed over the years.

Mr. Dean added that the City of Tracy altogether does not have purview over the architecture of such projects, not just the Planning Commission, due to the regulations within the Tracy Municipal Code and the Subdivision Map Act.

Chair Ransom opened the public hearing at 7:22 p.m.

The applicant, Linda Heffelfinger of Standard Pacific, thanked City Staff for their assistance with the project and reviewed the history of Standard Pacific's various subdivisions and commitment to quality. She addressed the issue of fencing and architectural design, indicating that they would be in keeping with the surrounding developments.

Commissioner Mitracos asked the applicant about landscaping. Ms. Heffelfinger advised that the development would be consistent with what is out there now.

Chair Ransom asked if there were additional comments from the public.

Matt Clark resident of Gibson Court commented about the lot sizes of the Muirfield Development and asked if the lots would be adequate to handle the number of homes. He expressed concern about whether the development would adversely affect property values, which have suffered during the economic downturn. Ms. Heffelfinger indicated that the development would be in keeping with the homes in the area.

Robert Tanner of Rusher Street questioned the need for Standard Pacific to pay an lieu of fee for parks when they were only developing 8 parcels and planning to add an additional 61 parcels at a later date.

Ms. Lombardo advised that every residential development project must mitigate the impact of the development to the park system. She advised that several surrounding developments had already set aside fees for land that has been dedicated for this use west of Hirsch School.

Chair Ransom asked staff to address Mr. Clark's comments. She asked what the lot sizes were proposed to be and what was currently in the neighborhood. Ms. Lombardo advised that the lots are consistent with the area and that they meet the requirement in the zone.

Chair Ransom asked for further questions, seeing none, closed the public hearing at 7:28 and re-opened the discussion for the Commissioners.

Commissioner Orcutt asked about the existing park and where the fees from this development would be applied. He asked if they would go into the City of Tracy General Fund. Ms. Lombardo advised that there was more land for the expansion of that park and these fees would be applied to that expansion.

Vice Chair Sangha asked when the development would begin building. Ms. Lombardo advised that it would take place this calendar year.

Chair Ransom returned the meeting to the commissioners for a motion.

Commissioner Mitracos moved that the Planning Commission approve the Muirfield 7 Phase 3 Tentative Subdivision Map application number TSM11-0001 based on the findings and subject to the conditions contained in the Planning Commission Resolution Attachment C dated April 10, 2013. Vice Chair Sangha seconded.

Chair Ransom made an amendment to include "the conditions of approval as handed out". All in favor, none opposed, Commissioner Johnson abstained.

Chair Ransom called for a break prior to re-convening in Conference Room 109 at 7:30 p.m.

B. PLANNING COMMISSION STUDY SESSION REGARDING THE DRAFT CORDES RANCH SPECIFIC PLAN

Chair Ransom introduced the Study Session in Conference Room 109 at 7:45 p.m.

Mr. Dean opened the session and introduced the Cordes Ranch project by providing some initial comments and an overview of how a Specific Plan is developed. He advised that the Environmental Impact Report would be brought before the Planning Commission at the April 24, 2013 Meeting.

Scott Claar reviewed the Cordes Ranch Specific Plan Chapters 1, 2, 3 and 4 relative to Land Use, Zoning Development Standards and Design Guidelines. There was a general discussion with the Study Session Participants. He advised that the primary emphasis would be on Chapter 3 Land Use elements.

Commissioner Mitracos asked if the Infrastructure Master Plans were completed to which Mr. Dean responded that all three portions would be going before the next City Council Meeting on April 16. Commissioner Mitracos asked about the annexation of this project. Mr. Dean reviewed the timeline.

Chair Ransom asked if the City of Tracy had any jurisdiction relative to the Mountain House Parkway area. Mr. Dean reviewed the project boundaries indicating everything south of I205 would be annexed into the City.


Commissioner Mitracos commented on the fact that City Council expressed concerns about the look of the project. He asked about the architectural aspects of the project. Mr. Claar advised that Chapter 5 of the Draft Specific Plan has great detail about the design and landscaping along the Freeway.

Mr. Mitracos asked about the zoning districts. Mr. Claar discussed the requirements for land use and design along the Freeway. Mr. Dean advised that the Council had made it clear that this development had to be different and had to meet Council's

conditions. Mr. Claar reviewed table 3.1 which outlined the various zoning segments of the project.

The applicants provided some background information about the project and how it was developed. Mr. Tom Martin advised that the applicant wanted to be ready for the upturn in the economy to attract a variety of commercial uses and their focus was long range. He further advised that the aim of the project was to be a quality development that would augment the I205 corridor while still being flexible and responsive to the market changes.

3. **ITEMS FROM THE AUDIENCE:** None
4. **DIRECTOR'S REPORT:** None
5. **ITEMS FROM THE COMMISSION:** None
6. **ADJOURNMENT:** The meeting was adjourned at 8:45 p.m.



CHAIR



STAFF LIAISON