

**MINUTES  
TRACY CITY PLANNING COMMISSION  
WEDNESDAY, APRIL 24, 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 7:08 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, Victoria Lombardo, Senior Planner, Bill Sartor, Assistant City Attorney, and Steve Noack, Principal with Design, Community & Environment/The Planning Center, Inc. and Jan Couturier, Recording Secretary.

**MINUTES APPROVAL** Chair Ransom requested that the March 27 minutes be amended to reflect that the public hearing was re-opened because the applicant, Ms. Fielder, wished to address the Planning Commission. Commissioner Johnson moved to approve the March 27, 2013 minutes as amended, Vice Chair Sangha seconded; all in favor none opposed.

Chair Ransom requested comments on the April 10, 2013 minutes; there were none. Commissioner Orcutt moved to approve the April 10, 2013 minutes, Commissioner Mitracos seconded; all in favor, none opposed.

**DIRECTOR'S REPORT REGARDING THIS AGENDA** None

*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*

**ITEMS FROM THE AUDIENCE** - None

**A. OLD BUSINESS** None

**B. NEW BUSINESS**

**A. MINOR AMENDMENT TO THE PLAZA ONE FINAL DEVELOPMENT PLAN TO REPLACE PARKING STALLS WITH AN OUTDOOR DINING AREA ADJACENT TO THE BUILDING AT 2972 WEST GRANT LINE ROAD - APPLICANT IS JS KENDALL CONSTRUCTION, INC. FOR PLAZA ONE, LLC**

Chair Ransom reviewed Agenda Item 2A and requested the staff report. Ms. Lombardo provided a review of the project stating that it had originally been approved in 2000. She further described the project's history and location. She advised that the proposal was a minor amendment to the original approval which would add an outdoor seating area which would replace 7 existing parking stalls. She further advised that there would be some added landscaping referring to the rendering in attachment B and that the parking would still meet the guidelines for that project.

Ms. Lombardo further reviewed Attachment C which gave a representation of the outdoor seating area. She indicated that staff recommended approval of the minor amendment which

does not compromise the overall site plan. She indicated that it meets all the codes and guidelines.

Chair Ransom asked for comments from the Commission. Hearing none; Chair Ransom opened the Public Hearing. There were no comments.

Chair Ransom asked for a motion from the Commission. Commissioner Mitracos moved that the Planning Commission recommend the City Council approve the minor amendment to the Plaza One Final Development Plan to replace seven parking stalls with an outdoor dining area; based on the findings contained in Planning Commission Resolution date April 24, 2013 Attachment D. Commissioner Orcutt seconded the motion; all in favor, none opposed.

**B. PUBLIC HEARING TO RECEIVE COMMENTS ON THE CORDES RANCH SPECIFIC PLAN PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT, AND TO DISCUSS AND RECEIVE COMMENTS ON THE DRAFT CORDES RANCH SPECIFIC PLAN, AND RELATED DRAFT GENERAL PLAN AMENDMENT**

Chair Ransom reviewed Agenda Item 2B and requested the staff report. Mr. Dean advised that this Public Hearing was a continuation of the process of bringing the Cordes Ranch project to the Planning Commission. He further indicated that this was an additional opportunity for the public to review the project and comment specifically on the Draft Environmental Impact Report (EIR). He mentioned that this Draft EIR was quite technical.

Mr. Dean introduced Steve Noack who then proceeded to provide an overview of the EIR. He discussed the various technical terms that were included in the report along with a description of the project; the project location, its size and the development plans.

Mr. Noack provided a PowerPoint presentation during which he advised that an EIR is required by California Environmental Quality Act and is an informational document meant to disclose any effects to the environment based on a project's General Plan. He added that the primary purpose of the report is to provide information and show the manner in which these impacts might be mitigated.

Mr. Noack reviewed the timeline for this process; highlighting opportunities for public comment. He summarized the various environmental impacts outlined in the EIR process and those specific to the Cordes Ranch project, including those which were significant and unavoidable.

Mr. Dean mentioned that the list of impacts was typical for projects of this sort.

Mr. Noack summarized that the process required the applicant to review alternatives for mitigation, including those considered superior. He restated that the purpose of this meeting was to focus on the adequacy of the document not on the merits of the project. He indicated all comments would be reviewed and responded to in the final EIR.

Mr. Dean advised that the bulk of comments tend to be from various agencies involved as well as from the public at large.

Chair Ransom asked the Commissioners for their comments.

Commissioner Mitracos asked how the amount of park land had been calculated and if park land is required in such projects. Mr. Dean responded that the City of Tracy mitigates for parkland through residential development standards. He advised that in this case there had been numerous discussions about the dynamics of the space, but indicated there was no specific policy.

Commissioner Mitracos asked about Alternative 3. He reviewed past practices and commented on Mixed Use guidelines.

Mr. Dean indicated that although the question was not entirely about the EIR he would comment on the General Plan portion of the question. He advised that plans are amendable and that the City would consider amendments over time from members of the community and the Planning Commission.

Commissioner Mitracos then spoke to rail alignments and the two alignments that are in the area. Mr. Dean advised the rail alignment was not a specific proposal for this project. He advised that it would involve other properties.

Commissioner Orcutt asked about the wetlands described in the EIR and the issue of the expiration of one area in 2006. He asked if that expiration was something that would be mitigated via legal action.

Mr. Noack responded that this was a previous wetlands delineation. Because no action had been taken place on that site; that delineation had expired. A new review would have to be done and the Army Corps of Engineers would need to work with the applicant going forward to determine what impacts would occur as a result of the project.

Orcutt commented on the Mountain House community status until full build out adding that it would be somewhat isolated. He wanted to know how the use of parkland area would be amenable to traditional uses of a park versus the present definition included in the Draft EIR.

Mr. Dean responded by referring to the City of Tracy's recent approval of the Parks Master Plan which would address the uses of various parks in the city; that the Master Plan provided policies that would guide the process of developing residential parks.

Chair Ransom asked if there would be a formal response to the wetlands questions raised by Commissioner Orcutt. Mr. Noack responded that he had recorded the question and would provide a written response in the final document.

Chair Ransom then opened the public hearing at 7:40 p.m. Seeing no further comments, she advised that any further comments would be accepted, in writing, up until May 20, 2013

Mr. Noack advised where the public would be able to review the Draft EIR.

Chair Ransom asked if the Commissioners had any further questions. Hearing none, Chair Ransom requested items from the audience.

**3. ITEMS FROM THE AUDIENCE** None

**4. DIRECTOR'S REPORT** None

**5. ITEMS FROM THE COMMISSION** None

**6. ADJOURNMENT** - Commissioner Mitracos moved to adjourn and was seconded by Commissioner Orcutt at 7:43 p.m.

  
\_\_\_\_\_  
CHAIR

  
\_\_\_\_\_  
STAFF LIAISON

