

**MINUTES**  
**TRACY CITY PLANNING COMMISSION**  
**WEDNESDAY, June 26, 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 7:02 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 Bill Dean, Assistant Director Development Services, Kul Sharma, Senior Engineer, Scott Claar, Associate Planner, Bill Sartor, Assistant City Attorney and Jan Couturier, Recording Secretary.

**MINUTES APPROVAL**

Chair Ransom requested a review of the June 12, 2013 Minutes and asked for comments. Commissioner Orcutt moved that the Commission approve the June 12, 2013 minutes. Commissioner Mitracos seconded; all in favor, none opposed.

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

**ITEMS FROM THE AUDIENCE** – None

1. **OLD BUSINESS** – None

2. **NEW BUSINESS**

**A. RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF AN  
AMENDMENT TO THE RESIDENTIAL DESIGN SECTION OF THE CITY OF TRACY  
DESIGN GOALS AND STANDARDS – CITY INITIATED**

Chair Ransom reviewed Agenda item 2A and called for the staff report.

Scott Claar, Associate Planner, advised that the intent of the section is to add clarity and flexibility to the goals and standards to assist developers as well as add flexibility to set backs requirements.

Chair Ransom asked if the Commissioners had any questions.

Commissioner Orcutt requested what precipitated these revisions. Mr. Claar restated the need to provide clarity to the Goals and Standards; to make them more flexible. He added that with the recent increase in development staff had decided it was important to review them.

Mr. Dean advised that this was an attempt to streamline the process. That this was one piece that tended to raise questions.

Commissioner Orcutt asked requested an interpretation on the section pertaining to garage set back requirements.

Mr. Claar reviewed the intent and indicated that new laws required some of these changes. Mr. Dean advised that this particular provision is typically not controversial. Mr. Claar added that this set back requirement is least desirable in the market place.

Commissioner Orcutt asked if these changes would be beneficial for the city or the developer. Mr. Dean advised that these are guidelines to aid both and gave examples.

Vice Chair Sangha asked if these would affect apartment complexes. Mr. Claar advised that these guidelines were for single family residences.

Chair Ransom stated that she found the wording of the guidelines a bit loose and not really a standard.

Commissioner Johnson asked if these standards applied to all zone densities. Mr. Claar advised it is for all single family homes. There was some further discussion about the lack of specificity of the standards. Mr. Dean added that the old format was not clear and advised that the standards remained the same; only the wording was changed.

Chair Ransom asked about minimum or maximum floor plans/elevations, indicating concern about not enough variety within a neighborhood. She gave an example and Mr. Claar clarified the standard adding that developers needed to have a certain amount of variety.

Commissioner Mitracos commented that he was uncomfortable with the revisions to the standards as provided, stating that he felt these standards were too loose. He suggested there should be greater variety and fixed standards.

Commissioner Johnson further commented that if all the standards are being diluted he felt this would make the process of approval more difficult. He asked if the Commission would be making these reviews. Mr. Claar advised that would be the case.

Chair Ransom commented that if these standards are being negotiated at the staff level that might become too subjective based on the individual making that decision. Mr. Claar advised that the Planning Commission and then City Council would have the ultimate approval.

Mr. Dean provided the rationale behind the changes to the standards. He advised that a staff review is performed prior to it coming to Planning Commission. Commissioner Mitracos suggested that the standards would appear to be too diluted if there is a need for a staff review.

Chair Ransom then summarized her concerns adding that these standards were too loose and would require negotiations. Mr. Dean provided additional insight on the standards versus what the market will bear.

Chair Ransom asked if staff could rework the verbiage to add more specificity. Mr. Dean provided some examples of how the standards could be changed. Commissioner Mitracos suggested a wider discussion or workshop to allow more input from the Commissioners and developers to review the concerns of the Commission.

Chair Ransom opened Public Hearing at 7:50 p.m.

Jerry Finch, of San Leandro a developer in Tracy for 25 years, stated that he hoped to be presenting a larger project in the near future. He provided specifics from the perspective of a developer; how the market comes to bear on the types of homes, lots, elevations that the consumer will want. He advised that when there are hard and fast rules it makes it very hard for the developer. From a developer perspective the process is market driven and cannot be predicted.

Commissioner Mitracos asked how quickly his new development could sell in today's market. Mr. Finch advised that the state of the finances in the market along with growth restrictions in Tracy have a significant impact. He advised that estimate that he would be able to build approximately 50 units per year. He added that he felt Tracy's standards tend to be a bit more stringent than most communities.

Commissioner Mitracos asked about the garage setback standards. Mr. Finch stated he was strongly opposed to the standard of increased setbacks adding that the further a garage is set back, the greater the affect on storm drainage. There was more discussion about variations of these setbacks and the impact on house design.

Commissioner Johnson commented about the architecture of a previous project developed by Mr. Finch and recalled that the project was very good; although that previous project did not meet standards.

Chair Ransom re-opened the Commissioner session at 8:08 p.m.

Commissioner Johnson suggested that the public session was a good example of what could be accomplished with developers input on the standards during a workshop or study session.

Chair Ransom asked what the Commission wished to do next. Commissioners Johnson and Mitracos agreed that a study session would be beneficial and asked about the public hearing notice. Mr. Dean advised that there had been a public hearing notice sent to developers about this Planning Commission meeting. He added that staff would be willing to set up a workshop for further discussions in support of the Commissioners' concerns.

Commissioner Orcutt made a motion to return Item 2A to City Staff and conduct a workshop to discuss the various elements reviewed, seconded by Vice Chair Sangha.

Ransom restated that it had been recommended to send Agenda Item 2A; recommendation to the City Council for approval of an amendment to the Residential Design Section of the City of Tracy design goals and standards – city initiated, back to staff and to prepare a workshop between the community and the Planning Commission. All in favor; none opposed.

**A. REPORT OF GENERAL PLAN CONSISTENCY FOR CAPITAL IMPROVEMENT PROGRAM PROJECTS FOR FISCAL YEAR 2013/2014 THROUGH FISCAL YEAR 2017/2018 - APPLICATION NUMBER DET13-0002**

Chair Ransom reviewed Agenda item 2B and called for a staff report.

Mr. Dean reviewed the process for the Capital Improvement Program projects approval and advised that Kul Sharma would be doing the review.

Kul Sharma, Senior Engineer advised that he would be reviewing the list of proposed expenditures from construction, maintenance, and improvements to capital facilities including streets, buildings, infrastructure, parks, the airport, and other public facilities for fiscal year 2013 – 2014 through 2017 – 2018.

He reviewed the existing projects starting with the relocation of the fire station in Banta and an additional fire station on Grantline which is already under construction. He then reviewed the status of the new Animal Shelter project.

Commissioner Mitracos asked if the project was fully funded. Mr. Sharma stated that the money had been appropriated and advised that this was for Phase I.

Commissioner Mitracos asked about the Fire Arms Training project funding. Mr. Sharma advised that it was an ongoing project and gave additional details.

Chair Ransom asked about how future projects move up in priority, specifically asking about the Youth Center Multipurpose Facility.

Mr. Sharma reviewed how the projects are assessed and prioritized stating that some projects are funded from development projects and some from general projects fund. He added that development impact fees can change these priorities. Once a threshold is reached the project may move up.

Chair Ransom asked about New Gymnasium Multi-Purpose Facility. Mr. Sharma advised this project was funded by both grants and general funding. Sharma advised that grant funding is uncertain and that City Council would review the list and make recommendations. He then reviewed the process by which Development Impact Fees are reviewed and adopted.

Mr. Sharma reviewed the intersection improvement at 11<sup>th</sup> Street and MacArthur Avenue which was funded by grant money. Commissioner Mitracos asked about the project. Mr. Sharma advised there are two projects, that city is working on designs for both; but there have been significant changes to the project as well as funding issues.

Commissioner Mitracos asked for greater detail about the re-alignment of MacArthur. Mr. Sharma reviewed the changes and the fact that some projects become complicated by multi agency involvement, funding constraints and amendments to the original design.

Mr. Sharma continued to review existing projects and then moved to future projects which, he indicated, were long term projects adding that these tend to be dependent on grant funds.

Commissioner Mitracos asked about the Kavanagh Road project and asked why it was being extended. Mr. Sharma advised that it had to do with the future development for commercial projects and access to those properties. He added that the project had been funded through a grant.

Commissioner Orcutt asked about the efficacy of traffic circles and if there were any plans to implement any more. Mr. Sharma advised that there may be more in future, but it would depend on new developments; adding there had been some resistance from residential neighborhoods. Commissioner Orcutt asked about the design process. Mr. Sharma commented that traffic circles work well with an even distribution of traffic, but are less effective during peak hours or high volume.

Mr. Sharma reviewed the Aquatics Center project indicating location had not yet been determined. Commissioner Mitracos asked if the money was guaranteed. Mr. Sharma advised that it was. Chair Ransom asked if the cost of the project would increase if the site for the center were to change and Mr. Sharma advised that there might be other funding available

to supplement if that should occur; adding that City Council would have to make that final determination.

Mr. Sharma concluded his remarks by asking if there were further questions.

Commissioner Johnson asked about the wastewater dumping not meeting federal standards. Mr. Sharma indicated that because this was a Public Works project he was not as familiar. Commissioner Johnson asked about the expansion of capacity. Mr. Sharma advised permits are set, but funding is not yet available.


Chair Ransom asked if there were further questions. She opened the public hearing at 9:02 p.m.

A representative of Carpenter's Local 152 in Manteca addressed the Commission saying that she found the information very helpful. She asked about the date of the Environmental Impact Report for Cordes Ranch public hearing and was advised it would be July 10, 2013.

Commissioner Mitracos moved that the Planning Commission report that the Capital Improvement Program Projects are consistent with the goals, policies and actions of the City's General Plan. Commissioner Orcutt seconded, all in favor. None opposed.

3. **ITEMS FROM THE AUDIENCE** - None
5. **DIRECTOR'S REPORT** – Mr. Dean advised that there would be a Cordes Ranch agenda item on July 10, 2013.
6. **ITEMS FROM THE COMMISSION** – Vice Chair Sangha asked a question about Mountain House Community Services District. Mr. Dean advised it is included in the packet when the final Environmental Impact Report is given on July 10, 2013.
7. **ADJOURNMENT** – 9:07 Orcutt made a motion to adjourn.

  
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STAFF LIAISON

  
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CHAIR

