

**MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, APRIL 23, 2014 – 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER – Bill Dean, Assistant Development Services Director, opened the meeting at 7:00 p.m. He advised that, because both the Planning Commission Chair and Vice Chair were not in attendance, the remaining Commissioners should appoint a Chair for this meeting only.

Commissioner Ransom nominated Commissioner Mitracos to chair the meeting. Commissioner Vargas seconded.

PLEDGE OF ALLEGIANCE – Commissioner Mitracos led the pledge of allegiance.

ROLL CALL – Found Commissioner Mitracos, Commissioner Ransom and Commissioner Vargas, and as noted Chair Sangha and Vice Chair Orcutt were absent. Also present were staff members Bill Dean, Assistant Development Services Director; Victoria Lombardo, Senior Planner; Bill Sartor, Assistant City Attorney; and Janis Couturier, Recording Secretary.

MINUTES APPROVAL – There were no minutes.

DIRECTOR'S REPORT REGARDING THIS AGENDA – None

ITEMS FROM THE AUDIENCE – None

1. **OLD BUSINESS** – None
2. **NEW BUSINESS** –

- A. **APPLICATION TO AMEND A VESTING TENTATIVE SUBDIVISION MAP FOR THE DEVELOPMENT OF 57 SINGLE-FAMILY LOTS ON A 9.42-ACRE PARCEL, AND A PRELIMINARY AND FINAL DEVELOPMENT PLAN AMENDMENT TO ALLOW FOR THE CONSTRUCTION OF 57 SINGLE-FAMILY HOMES LOCATED WITHIN THE 9.42-ACRE INFILL SITE. TSM13-0006 AND PUD13-0006: APPLICANT AND OWNER IS WOODSIDE 05N, LP – NORTHWEST CORNER OF PESCADERO ROAD AND MACARTHUR DRIVE.**

Commissioner Mitracos presented the agenda item and called for a staff report. Victoria Lombardo introduced the item and advised that the reason for the second hearing of this item was that there had been an error in noticing the March 26 meeting. She then indicated that the noticing area had also been expanded to provide the local residents an opportunity to comment.

Ms. Lombardo then provided a summary of the project saying that it had originally been approved as a site for 64 single family homes in 2008; at that time that there had been a different owner, a different builder and it had been intended to be a slightly higher density project. The new proposed project was for 57 single family homes, with two car garages and a more traditional layout.

Ms. Lombardo then indicated that in order to make the change from the original project to the new proposal, an amendment to the Planned Unit Development and an amendment to the Vesting Tentative Map would be required. She added that the density of the project was at the low end of the range required for the zoning of the area. She said that due to the fact that the project was relatively small in acreage it would not require a new park or school, so the developer would pay in lieu fees. She reviewed the five floor plans and closed by stating that staff was recommending approval of the project.

Commissioner Mitracos asked if there had been a major change in the number of homes from the original project and Ms. Lombardo advised that the project was originally 64 units and now is planned for 57.

Commissioner Ransom commented that because the item had been presented at the March 26, 2014, Planning Commission meeting there had been a number of questions that the Commissioners had at that time which were answered. She added that it had been unanimously approved at that meeting.

Commissioner Mitracos asked if the applicant was available.

Doug Goldsmith, of Woodside Homes, thanked staff for their assistance with the project. He indicated that pricing of the homes, a question which had been brought up at the last meeting, would be in the range of \$365,000 to \$450,000 based on today's market.

Commissioner Vargas indicated that she had some questions and added that she had not attended the previous meeting. She asked if the applicant had read and agreed to all of the Conditions of Approval. Mr. Goldsmith indicated they had. She then specifically asked about condition C 15.1 which referred to the developer creating a plan for improvements needed for pedestrian and vehicular access to schools. She asked to have a requirement for sidewalks to be connected to assure the safety of the children on their way to and from school be added to that condition. She liked the homes and mentioned that they would be seen from the freeway and that she had some recommendations as a result.

Jill Williams, the principal with KTG Group, introduced herself. She provided a PowerPoint presentation with the various elevations.

Commissioner Vargas commented that the rooflines on some of the elevations appeared to be a bit boxy, but realized it was too late to make those changes now. She mentioned that in elevation 1A adding some siding might break the architectural line at bedroom 2, to break up the stucco. She then suggested adding carriage lights on each side of the garage for all the elevations. She noted there were no porch lights mentioned in the plans and suggested they should be added. Ms. Williams mentioned that they would likely add can lights.

Commissioner Mitracos commented that at this level the electrical might not be shown in the attached site plans. Ms. Williams indicated they would likely have the address on the side of the garage lit and a carriage light on one side. Commissioner Vargas spoke to assuring balance, so that not one wall would be left unembellished. Ms. Williams indicated that in some instances they may not have enough room on the building to have that balance in all cases.

Commissioner Vargas then spoke about elevation 1B and added she would like to see more balance with the stone veneers so that they might wrap all the way around the garage. Ms.

Williams mentioned that staff had discussed those issues with them and they felt that the veneer wrap might interfere with the gas and electric meters. Commissioner Vargas repeated that she would like to see the veneer wrapped.

Commissioner Ransom asked if Commissioner Vargas was expressing her personal opinion or was she addressing an issue of balance. Commissioner Vargas indicated it was a matter of balance.

Commissioner Vargas mentioned she would like to see an additional feature that would break up the look of the entrance. Ms. Williams added they could add wainscoting for elevation B, but not on elevation C.

Commissioner Vargas then addressed the issue of the garage doors stating that she felt that having windows in the garage doors in some of the elevations would be necessary. Ms. Williams indicated they would work with staff on the final construction documents. Commissioner Vargas asked if this could be completed in time for the City Council meeting. Ms. Williams agreed that it would.

Commissioner Ransom commented that in many instances the kinds of details such as windows in garage doors would be something a home buyer might request as an option. She then asked if Commissioner Vargas specifically wanted the applicant to assure that there would be windows in every elevation. Mr. Goldsmith said it was typically an option, not a requirement.

Commissioner Mitracos said that a certain amount of diversity would be appropriate and it would be good to have it as a design element, not an option. The Commissioners then discussed the issue and Ms. Williams indicated they would come up with a way they can introduce that variation.

Commissioner Vargas asked whether certain lots within the subdivision would have specific elevations assigned to them. Ms. Williams confirmed that this would be the case to assure variety. Commissioner Vargas asked to have a percentage of elevation A with windows in the garage as a condition of approval. She also added that she wished to see those elevations that have wrapped veneer to have it wrapped all the way to the fence line.

Commissioner Mitracos asked about the fence line and why it didn't extend further. Ms. Williams indicated that the fence line might come further forward and there was some discussion about meters and the requirement to provide 10 feet for access for utility companies, etc.

Commissioner Ransom indicated that she felt the Commission might need to be careful about where the line of questioning was going. She expressed concern about getting into too much detail.

Commissioner Mitracos said he understood what Commissioner Ransom said, but he added that some subdivisions have the same basic houses throughout. He said he realized there were cost tradeoffs for this type of variation, but that the goal is for great neighborhoods. He then asked the applicant to let them know when they had gone too far.

Commissioner Ransom commented that she felt the Commission needed to draw a line between guidelines and personal opinion. She added that the Commission had unanimously approved and commended the applicant at the last meeting.

Commissioner Mitracos asked for staff's opinion on the issue. Mr. Dean indicated that staff discussions were similar to the ones being held right now. He added that, over time, staff had developed design goals and standards as a result of the types of discussions that the Planning Commissioners and City Council members had. That as a result of these discussions, City Council and staff put together the City's Design Goals and Standards. He commented that sometimes too much detail might bring things to a standstill and that guidelines are basic and they take in most aspects of developments, but they are a baseline. He added that there would be opportunities for staff and Commission to further develop a project. He indicated that everyone had a different sense of design.

Commissioner Mitracos spoke to a specific subdivision as being less attractive. Commissioner Vargas agreed and added that because this location was at a major entry point to the City she felt it even more important that the design elements be a bit above the standards.

Commissioner Vargas continued with elevation 2A. She indicated she would like to see the addition of siding to the upstairs front window. She commented on the same issues of carriage lights, porch lights and windows on the garage. She expressed a concern about an entire wall of stucco. She would like to see some additional features on the wall. She requested the same architectural detail for 2B.

She moved on to elevation 3A and asked if there could be some kind of treatment on the bathroom and stair outside wall. Ms. Williams mentioned they might add more window detail and a bolder trim color. She repeated her request for windows in the garage doors, carriage lights, address lights and lights at the front porch.

Ms. Williams commented that the wainscoting issue was added to the 3D elevation and the full veneer on 3C. Commissioner Vargas suggested siding on 3C and repeated her request for carriage lights, address lights and porch lights.

Commissioner Mitracos asked about the color schemes and then suggested the veneer be added to elevation 3D.

Commissioner Ransom asked if there would be a need for the applicant to return to the Commission with these changes. Mr. Dean suggested that the recommendations were specific enough to be added to the conditions of approval.

Commissioner Vargas then addressed some issues with elevation 4A stating that it called for windows on the garage along with her request for carriage lights, address lights and porch lights. She mentioned adding a band, or wainscoting, at the top of elevation 4B at the window. Mr. Dean asked for clarification on 4B and whether Commissioner Vargas was asking for rock veneer to be added to the upper story. Ms. Williams advised that putting stone at the second floor would be problematic. She suggested there might be an alternative to the stone veneer and some other detail might be appropriate. Mr. Dean commented that this same comment had been made for the two story homes having this same detail. This had been mentioned for elevations 3C and 3D. He suggested that perhaps siding or some other element that would break up the stucco wall.

Commissioner Vargas mentioned adding siding to elevation 5A at the three lower windows and that some siding up to the upper two windows.

Commissioner Mitracos opened the public hearing at 8:00 p.m. He asked the neighbors if they had any questions. There were none. Commissioner Mitracos closed the public hearing and asked if the Commissioners had anything else to add.

Commissioner Ransom mentioned that she thought the project well-designed. She reviewed safety issues relative to the single entrance which she felt had been addressed at the March 26, 2014, meeting and the concerns that the neighbors had relative to the value of the homes had now been addressed. She felt the Commission had done a good job of vetting the property. She said that she felt that some of the recommendations that had been made during this meeting might throw off the design, adding that some aspects of the review are assumed to be included, such as porch lighting, etc. She indicated she did not agree with some of the recommendations and did not want to include all of those elements, but that she wanted to see the project move forward.

Commissioner Vargas stated that she paid attention to detail and that she wanted people who drive through the City to see nice homes in 10 to 20 years. She was asking for a minimal increase in the basic standards with her recommendations, especially in a neighborhood that is near a major artery of the City.

Commissioner Mitracos agreed adding that extra elements were necessary. He didn't feel that the recommendations would be a huge burden on the architect. He supported Commissioner Vargas's recommendations to have the architect work with staff.

Commissioner Ransom asked if staff would have enough leeway in reviewing these recommendations to be able to work with the applicant. Mr. Dean indicated that because of the specificity of the recommendations and with the latitude provided, staff would be able to proceed.

Commissioner Ransom said she would approve the motion as long as staff would have the flexibility to modify or decline the applicant's modifications if they were not appropriate.

Commissioner Vargas moved that the Planning Commission recommend that the City Council approve the amendment to the Classics Vesting Tentative Subdivision Map, Application Number TSM13-0006, and the amendment to the Preliminary and Final Development Plans, Application Number PUD13-0006, based on the findings and subject to the conditions contained in the Planning Commission Resolution (Attachment E) dated April 23, 2014, and subject to the conditions per the Commissioners' discussion at this meeting. Commissioner Ransom added to include condition C 15.1. Commissioner Ransom seconded; all in favor.

B. AMENDMENT TO THE 2770 N. NAGLEE ROAD PRELIMINARY AND FINAL DEVELOPMENT PLAN TO REMOVE THE EXISTING RESTAURANT BUILDING AND REPLACE IT WITH A 5,671 SQUARE FOOT RESTAURANT WHILE RETAINING THE PARKING AND LANDSCAPE IMPROVEMENTS - APPLICANT IS RED ROBIN GOURMET INTERNATIONAL AND OWNER IS TRACY MALL PARTNERS, L.P.

Commissioner Mitracos presented the agenda item. Ms. Lombardo advised that the existing building is to be torn down, but leave all parking and landscape the same. Ms. Lombardo had a sample materials board for Commissioners to review for the colors. She stated that staff recommended approval.

The applicant, Brad Smith Property Development Manager for Red Robin, addressed the Commissioners. He thanked the Commissioners and staff for the opportunity to join the Tracy community. He indicated they were committed to the site, but they felt that their best bet would be demolish the existing building and move forward with their elevation to make it more compatible with the area.

Commissioner Ransom spoke to the square footage of the new building and asked if there was going to be additional landscaping. Ms. Lombardo mentioned that there will be some additional landscape and hardscape.

Commissioner Vargas expressed excitement about the restaurant and had some suggestions she wished to have added. Knowing that there often is a wait for a table, she asked that the applicant add benches outside for those who are waiting. She recommended some type of shade element for the west facing area. Mr. Smith suggested they could add benches on the north and south side, but that additional trees would need to be limited to the south side – in order to allow the sign to be visible. He wished to preserve the sightline to their sign.

Commissioner Vargas asked to have the recommendation for benches and shade on the south side added to the conditions. She also asked if they would be adding lighting to the landscaped area. Mr. Smith said they would retain the lighting that is presently there.

Commissioner Mitracos advised he was glad to see the space to be filled and opened the public hearing at 8:18 p.m.

Bob Tanner, Rusher Street, addressed the applicant stating that Tracy needed a Red Robin and asked when it would be open. Mr. Smith indicated that it would probably take about 6 months and that it was their hope to be open by early November.

Mr. Dean advised that Red Robin was in the top 10 of restaurants that the community wanted to see in Tracy.

Commissioner Mitracos closed the public hearing at 8:20 p.m.

Commissioner Ransom commented that she appreciated having the actual samples of the new color palette. She then asked staff what the conditions of the tear down would be. Ms. Lombardo advised that the applicant would need to obtain a demolition permit which would require air quality control, dust control and a City staff review by Traffic Management staff.

Commissioner Vargas moved that the Planning Commission recommend that the City Council approve the amendment to the 2770 North Naglee Road Preliminary and Final Development Plan to remove the existing restaurant building and replace it with a 5,671 square foot restaurant while retaining the parking and landscape improvements, based on the findings contained in the Planning Commission Resolution dated April 23, 2014 (Attachment D) with the inclusion of benches, shade trees and some additional lighting in the landscaped area. Commissioner Ransom seconded the motion, all in favor, none opposed.

C. PUBLIC HEARING TO CONSIDER PLANNING COMMISSION RECOMMENDATION REGARDING THE SURLAND COMMUNITIES LLC APPLICATIONS FOR A DEVELOPMENT AGREEMENT AMENDMENT RELATED TO THE ELLIS PROJECT. THE ELLIS PROJECT AND DEVELOPMENT AGREEMENT SITE IS APPROXIMATELY 321-ACRES LOCATED AT THE NORTHWEST CORNER OF CORRAL HOLLOW ROAD AND LINNE ROAD. APPLICATION DA13-0002 - APPLICANT IS THE SURLAND COMMUNITIES LLC.

Commissioner Mitracos presented the agenda item. Mr. Dean presented the report. He stated that last year Surland Communities requested an amendment to their Development Agreement to push out the date for one year for their \$2 million payment for the swim center and that City Council directed staff to negotiate the agreement. In exchange for the delay, the City has asked for a one year extension for the time the City has to accept the land dedication offer for a swim center.

Commissioner Mitracos verified the dates of the extensions with Mr. Dean.

Commissioner Ransom asked if this recommendation was a win/win for City and Surland Communities. She wanted to be sure she understood it properly. Mr. Dean advised she was correct.

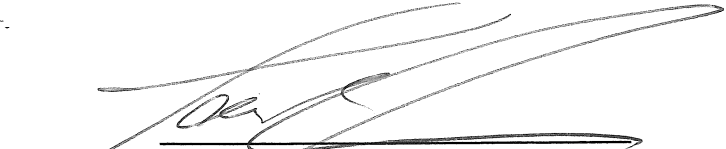
Commissioner Mitracos opened the public hearing at 8:25 p.m. Chris Long, of Ellis Project, addressed the Commission and indicated that they supported staff's recommendation.

Commissioner Mitracos closed at 8:26

Commissioners Ransom indicated she did not have any questions. She moved that the Planning Commission recommend that City Council approve a Development Agreement Amendment with Surland Communities, LLC, Application Number DA13-0002. Commissioner Vargas seconded, all in favor. None opposed.

3. ITEMS FROM THE AUDIENCE - None
4. DIRECTOR'S REPORT – Mr. Dean welcomed Commissioner Vargas.
5. ITEMS FROM THE COMMISSION - None
6. ADJOURNMENT Commissioner Ransom moved to adjourn, Commissioner Vargas seconded, all in favor.


STAFF LIAISON


CHAIR

