

**MINUTES**  
**TRACY CITY PLANNING COMMISSION**  
**WEDNESDAY, AUGUST 27, 2014 – 7:00 P.M.**  
**CITY OF TRACY COUNCIL CHAMBERS**  
**333 CIVIC CENTER PLAZA**

**CALL TO ORDER** – Vice Chair Vargas called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE** – Vice Chair Vargas led the Pledge of Allegiance.

**ROLL CALL** – Roll call found, Vice Chair Vargas, Commissioners Mitracos, Ransom, and Sangha present; Chair Orcutt absent. Also present were staff members Andrew Malik, Development Services Director; Alan Bell, Senior Planner; Bill Dean, Assistant Development Services Director; Cris Mina, Senior Civil Engineer; Bill Sartor, Assistant City Attorney; Vickey Dion, City Engineer; Brian Millar, Consultant; Nanda Gattiparthi, Consultant; and Sandra Edwards, Recording Secretary.

**MINUTES APPROVAL** – It was moved by Commissioner Mitracos and seconded by Commissioner Ransom to approve the minutes of August 13, 2014, as corrected. Voice vote found all in favor, passed and so ordered.

**DIRECTOR'S REPORT REGARDING THIS AGENDA** – Bill Dean, Assistant Development Services Director, stated that the applicant has asked that item 2A on the agenda be pulled and considered at a later date.

**ITEMS FROM THE AUDIENCE** – None.

1. OLD BUSINESS – None.
2. NEW BUSINESS
  - A. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT APPLICATION TO ALLOW A SPORTS AND FITNESS TRAINING FACILITY AT 3402 MARS CT. APPLICANT IS ELITE TRAINING ACADEMY OF CALIFORNIA, LLC. PROPERTY OWNER IS STIP SPE I, LLC. APPLICATION NUMBER CUP14-0004 – Item pulled.
  - B. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT APPLICATION TO ALLOW A DOG DAYCARE/ KENNEL AT 157 SLOAN CT. APPLICANT IS LARRY DUNN. PROPERTY OWNER IS JOHN PERINE. APPLICATION NUMBER CUP14-0008 - Alan Bell, Senior Planner, provided the staff report. The site contains a 30,000 square foot building, with parking in the front, rear, and on one side. A warehouse/distribution use is located at the rear of the building.

The Conditional Use Permit (CUP) request is for a dog kennel, or “dog day care”, in the front two-thirds of the building. Approximately 63 indoor kennels are proposed along with interior dog run and dog play areas. Two outside dog run areas are also proposed adjacent to the building.

The site is surrounded by a variety of industrial buildings and uses, with agricultural property, outside the City limits, to the north. The proposed use has

the potential to generate noise from barking dogs. Fortunately, this industrial neighborhood does not contain noise sensitive uses and we do not anticipate noise to be a problem at this location.

The site contains approximately 40 parking spaces, with approximately one dozen spaces near the entrance to provide for drop-off and pick-up of dogs.

Staff believes this is a reasonably compatible use for the area, the site can accommodate the kennel, and staff recommends approval of the CUP as indicated in the written staff report.

Commissioner Ransom asked what type of feedback was received from neighboring businesses. Mr. Bell stated the standard notice to property owners was sent out and staff did not hear from any property owners. Mr. Bell explained the type of businesses surrounding the proposed use includes delivery areas and an equipment facility. Mr. Bell added that when the dogs are outside, there would also be personnel outside supervising the dogs. Mr. Bell stated staff was not recommending any particular conditions pertaining to noise.

Commissioner Ransom asked if code enforcement provided any feedback regarding the number of dogs that could be outside. Mr. Bell described the outside play areas which would limit the number of dogs that could be accommodated at one time. Mr. Bell added that barking dog issues are a big issue for Animal Control in residential areas.

Commissioner Mitracos asked for clarification regarding the proposed site and existing businesses. Mr. Bell explained that the rear of the site was adjacent to a packaged food distribution warehouse.

Vice Chair Vargas asked what the property was zoned. Mr. Bell stated it was zoned in the County and most likely agricultural.

Vice Chair Vargas invited the applicant to address the Commission.

Larry Dunn, 157 Sloan Court, stated dog day care was a big need in Tracy and allows dogs to run free and play with other dogs instead of locking them outside when no one is home.

Commissioner Ransom asked if there were any breed or size of dogs that were not permitted. Mr. Dunn stated the dogs were sectioned off by size and all dogs must have all of their shots.

Vice Chair Vargas opened the public hearing. As there was no one wishing to address the Commission on the item, the public hearing was closed.

It was moved by Commissioner Mitracos and seconded by Commissioner Ransom to approve a Conditional Use Permit to allow a dog daycare/kennel at 157 Sloan Court, Application Number CUP14-0008, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated

August 27, 2014. Voice vote found Commissioners Mitracos, Ransom, Sangha, and Vice Chair Vargas in favor; Chair Orcutt absent.

- C. **PUBLIC HEARING TO CONSIDER A PROPOSAL TO AMEND THE I-205 CORRIDOR SPECIFIC PLAN DESIGNATION FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL (APPLICATION NUMBER SPA14-0001), APPROVE A PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY AND FINAL DEVELOPMENT PLAN (APPLICATION NUMBER D14-0011) FOR A 441-UNIT MULTI-FAMILY APARTMENT PROJECT, APPROVE AN OFF-STREET PARKING SPACE REDUCTION FOR THE APARTMENT PROJECT, AND APPROVE AN ADDENDUM TO THE FILIOS/DOBLER ANNEXATION AND DEVELOPMENT PROJECT ENVIRONMENTAL IMPACT REPORT (SCH NO. 2010072043). THE APPROXIMATELY 22.22-ACRE SUBJECT PROPERTY PROPOSED FOR SPECIFIC PLAN AMENDMENT IS LOCATED ON THE SOUTH SIDE OF GRANT LINE ROAD, NORTH OF THE UNION PACIFIC RAILROAD TRACKS, EAST OF BYRON ROAD AND APPROXIMATELY 600 FEET WEST OF LAMMERS ROAD, (ASSESSOR'S PARCEL NUMBERS 209-270-10, 11, 30, AND 31). THE PUD PRELIMINARY AND FINAL DEVELOPMENT PLAN IS PROPOSED FOR APPROXIMATELY 20.04 ACRES ON THE EAST SIDE OF THE SITE, ASSESSOR'S PARCEL NUMBERS 209-270-30 AND 31. THE APPLICANT IS DENTON KELLEY, SR95 VENTURES, LLC. – Alan Bell, Senior Planner, introduced Brian Millar of Land Logistics, and Nanda Gattiparthi with SNG, consultants, who have been assisting staff with the project.**

Mr. Millar provided the staff report. The proposal is to construct a 441-unit, multi-family residential project on approximately 22 acres. Mr. Millar stated the density of the project includes 22 units per acre with two building types, both three stories tall, with a mix of unit types. Mr. Millar discussed construction materials, parking spaces, carports, trash enclosures, landscaping plans, fencing, entryways, signals, improvements on Grant Line Road and masonry walls. Mr. Millar added that the project is proposed to be gated. The project would connect to City water, wastewater and storm drainage systems and the applicant would be required to pay their fair share of utility extension costs.

Mr. Millar provided a brief history of the adjoining 2.18 acres Maibes property, outlining why the Maibes property was included in the amendment, including limited vehicle access, land use compatibility, and orderly growth of the City. The triangular-shaped Maibes property would be isolated from other properties with the Union Pacific rail line on its southwest side. While no development is proposed at this time on the 2.18 acres, City staff requested inclusion of the Maibes property in the I-205 Corridor Specific Plan amendment action, changing the General Commercial designation to High Density Residential.

Mr. Millar discussed on-site parking and the request for a reduction in required parking. Mr. Millar added that staff was in support of the parking reduction request.

Mr. Millar referred the Commission to Condition of Approval C.3.2.I, recommending it be eliminated. Mr. Millar indicated a simple change is requested to Planning Commission Condition number B32, which copy was provided to the Commission just prior to the meeting.

Staff recommended that the Planning Commission:

1. Approve the Addendum to the Filios/Dobler EIR in support of the proposed Project;
2. Approve the Amendment to the I-205 Corridor Specific Plan, changing the Tracy Apartments and Maibes properties land use designations from General Commercial

- to High Density Residential;
3. Approve the proposed parking reduction, determining that 1.8 off-street parking spaces per unit are sufficient to mitigate parking demands of the Project; and
  4. Approve a Planned Unit Development (PUD) Preliminary and Final Development Plan for a 441-unit multi-family apartment project.

Mr. Bell introduced other consultants in the audience who had prepared various technical reports.

Vice Chair Vargas stated she met with staff and the applicant regarding a traffic report and hydraulic study.

Commissioner Sangha asked why the City needed so many apartments. Mr. Bell stated the vacancy rate for multifamily housing in Tracy is very low which indicates the demand is high. Mr. Bell outlined various housing projects currently anticipated to be built in the City of Tracy.

Vice Chair Vargas asked for clarification regarding land use and zoning. Mr. Bell provided a brief history stating City Council approved annexation of the property in 2011, and the City changed the General Plan Designation from Urban Reserve to Commercial. Mr. Bell added that the application does not include a General Plan Amendment because high density residential is allowed within the Commercial designation of the General Plan. The project does require a Specific Plan Amendment from General Commercial to High Density Residential for the 23 acre site.

Vice Chair Vargas asked how large an area the I-205 Corridor Specific Plan encompassed, and the impact of rezoning the 23 acres. Mr. Bell stated between 700-800 acres, outlining its borders. Mr. Bell added that the 1993 General Plan identified this area as Residential Medium.

Commissioner Ransom asked if the analysis was included in the packet received by the Planning Commissioners. Mr. Bell stated information provided in the staff report included a 50-plus page Environmental Impact Report (EIR) Addendum; the EIR referred to a couple of supporting documents which provided the necessary information for staff to make a recommendation. Mr. Bell added that the documents are referenced in the EIR and are always available to the public and/or the Planning Commission.

Commissioner Ransom asked what the difference was in the traffic analysis between Commercial and High Density Residential. Mr. Bell stated in general the traffic analysis helped to ensure that the project would achieve compliance with City standards regarding Level of Service (LOS). The study analyzed and made recommendations regarding areas as close as two miles away.

Commissioner Ransom asked what the difference was in the LOS. Mr. Bell stated retail commercial generates more traffic trips than multifamily residential except for a.m. peak hour.

Commissioner Ransom asked if there was a specific LOS that is anticipated. Fredrick Venter stated all LOS results indicated impacts as the same, adding LOS in the a.m. increased, but in p.m., remained the same.

Commissioner Mitracos asked for additional information regarding the potential extension of Lammers Road. Mr. Venter stated if Lammers Road was extended, it would go under the freeway, crossing over the railroad tracks, east of the project.

Commissioner Mitracos asked about the change in the entrance to the project. Mr. Millar indicated the request was for a grand entrance and staff suggested that request be removed.

Commissioner Mitracos discussed the ability for residents to walk to neighboring areas since the project is gated. Mr. Bell stated a General Plan policy discourages gated communities, but would be considered with a few general exceptions. Mr. Bell added in this case, the intention is to have the gate open during the day and closed at night.

Commissioner Ransom asked about a gate for pedestrians. Mr. Millar stated there would be vehicular and pedestrian pathways to connect to the adjacent shopping area.

Vice Chair Vargas suggested the sidewalk connecting the project to the shopping center be more permanent, if possible. Mr. Bell stated staff was proposing an eight foot asphalt paved connection between the public sidewalk in front of the proposed apartments and the sidewalk in front of the Walmart shopping center, maintained by the City for an indefinite duration. Mr. Bell added that the reason staff was proposing this is because the City does not own the right of way between the apartment site and the Wal Mart center at this time.

Commissioner Ransom stated based on the number of one bedroom units, she was not concerned with the number of parking spaces. Commissioner Ransom asked for additional information regarding the need to treat the two properties the same. Mr. Bell stated from a land use perspective, the 2.1 acre Maibes property is isolated, separated by the Union Pacific railway line, access will be limited, the speed and volume of traffic on Grant Line Road and the proximity of nearby intersections to this apartment project, there will be limited access to the Maibes property and likely no median breaks. Mr. Bell added staff believes that the opportunity for a land use with multifamily dwellings was more appropriate versus a small retail or commercial site.

Commissioner Ransom asked if there was a potential to wait and see if they have a viable project that could fit nicely on the site. Mr. Bell stated regardless of the General Plan designation, the land use can remain indefinitely as a legal non-conforming use.

Commissioner Mitracos asked what the down side would be if the corner site was left as is. Mr. Bell stated it was staff's conclusion that there is a higher potential for incompatible land uses and that multifamily is reasonable and appropriate.

Commissioner Mitracos asked about the secondary access and ultimate improvements. Mr. Bell stated the driveway that will serve the apartment complex can remain for quite some time while the Maibes parcel remains as is. Mr. Bell added that ultimate improvements were unknown at this point.

Commissioner Ransom asked if rezoning both properties gives the City an opportunity to look at another project before rezoning it. Mr. Bell stated the property would require re-zoning if a non-multifamily project were to go there.

Vice Chair Vargas invited the applicant to address the Planning Commission.

Denton Kelley, 3140 Peacekeeper Way, Sacramento, introduced himself to the Commission, stating the process had gone quickly, adding that they were in agreement with the conditions of approval and the two amendments to those conditions. Mr. Kelley discussed market conditions and the benefits of commercial/retail property adjacent to multifamily housing.

Ron Metzker, LPAS Architecture & Design, provided a presentation regarding the architecture of the project.

Vice Chair Vargas asked the architect to work with staff on the Grant Line Road elevation by adding embellishments and breaking up the stucco. Mr. Metzker stated he would be happy to work with staff on the changes.

A discussion ensued regarding architectural elements including window articulation, stone elements, and wainscoating.

Mr. Metzker stated the best way to achieve what the Commission is looking for is to bring a hint of the stone, maybe three to four feet in height, on the elevation.

Mr. Bell stated a condition of approval could be added which states "The apartment elevations facing Grant Line Road shall include the use of additional architectural embellishments such as accent stone used on the club house buildings, subject to the approval of the Development Services Director".

The Commissioners were in agreement with the condition.

Vice Chair Vargas asked if any elements from the Sacramento project would be included in this project. Mr. Metzker stated new Title 24 regulations would be included such as motion control sensors, gas water heating, and thermal element requirements.

Vice Chair Vargas opened the public hearing

Rebecca Maibes, property owner of 3610 West Grant Line Road, stated they are not opposed to the apartment project, but did not want to participate in the rezoning of their property. Ms. Maibes voiced concerns regarding reduced property value, and limitation for potential development. Ms. Maibes asked that their property remain zoned General Commercial.

Commissioner Mitracos asked what the property was zoned before. Ms. Maibes stated agricultural and subsequently rezoned commercial. Ms. Maibes added that their long term plans were not to stay there.

Gary Dobler, Tracy, stated he was one of the paying partners for the Filios Environment Impact Report. Mr. Dobler voiced noise concerns requesting that an eight foot masonry wall be installed next to his property.

Commissioner Mitracos asked if there was a specific project planned for the site. Mr. Dobler stated yes, with delivery doors.

Mr. Dobler suggested the Commission leave the Maibes parcel as commercial. Mr. Dobler discussed an agreement with the City of Tracy from November 26, 2012, regarding the railroad track crossing.

Robert Tanner voiced concerns regarding traffic backing up on Grant Line Road to access the gated entrance. Commissioner Mitracos stated this project gate is set back further than the gate of the Summergate project Mr. Tanner referred to. Mr. Bell added the gate is approximately 150 feet from Grant Line Road and could accommodate eight cars.

As there was no one further wishing to address the Commission, the public hearing was closed.

Commissioner Mitracos asked staff to address Mr. Dobler's concern about noise and the height of the masonry wall. Mr. Bell stated the Tracy Municipal Code calls for a six foot masonry wall separating residential from non-residential parking areas and in most cases it is typical to have an eight foot wall between commercial and residential when commercial service areas abut a residential site. Mr. Bell added in this case separation of the properties includes a 26 foot wide drive isle, and landscaping areas total 80 feet or more. Staff recommended that the six foot wall was adequate in this case.

Commissioner Ransom stated she heard the six foot wall was adequate, asking if it was preferred. Mr. Bell stated six feet was adequate, but it is not unprecedented to go up to eight feet.

Commissioner Mitracos asked if noise becomes a problem, who addresses it. Mr. Bell stated the person violating the noise ordinance.

Commissioner Mitracos asked staff to address the concern regarding any negative effect to the property value of the neighboring parcel. Mr. Bell stated staff's interpretation of the reason for the Maibes' request is that the Maibes believe changing the zoning of the property from commercial to high density residential will have a negative effect on their ability to sell the property.

Commissioner Ransom asked if it was necessary to rezone the Maibes property in order to approve this project. Mr. Bell stated no, and can be amended as the Planning Commission wishes.

Commissioner Ransom asked if the applicant had a specific objection to an eight foot wall. The applicant outlined the separation between their property and the neighbors stating he believed a six foot wall represented an ample buffer.

Commissioner Ransom asked if the applicant's preference was because of aesthetic or financial reasons. The applicant stated both.

Mr. Dobler stated a taller wall would be appropriate.

Mr. Bell added that the wall was approximately 1,200 feet in length, and that the potential for noise would occur intermittently along that wall. Mr. Bell stated when commercial development is proposed, specific noise mitigation can be considered when that comes in the future.

Commissioner Sangha stated an eight foot fence, 1,200 feet in length, would look too enclosed.

Commissioner Mitracos stated he was in favor of leaving the Maibes parcel in its current zoning.

Commissioner Ransom stated she did not want to take away the Maibes' options. Regarding the wall, Commissioner Ransom stated an eight foot fence would be hard to mitigate, adding future projects can be configured in a way that won't create a nuisance.

Vice Chair Vargas asked for clarification regarding Condition of Approval C.3.2. and utility easements. Vice Chair Vargas stated the easement should include the word "permanent and irrevocable agreement". Cris Mina, Senior Civil Engineer, stated the wording would be added.

Commissioner Ransom asked if the other Commissioners had a problem with removing the Maibes property from the rezoning request.

Mr. Bell outlined the changes to the project including:

- Removing Condition of Approval C3.2.I;
- Removing the Maibes property from the Specific Plan Amendment;
- Modify Condition of Approval B.32 handed out at the meeting;
- Add Condition of Approval B.37 relating to modifications to the building façade fronting Grant Line Road; and
- Modify Condition of Approval C.3.2.D and C.3.2.H to add "and irrevocable", in reference to the easements.

It was moved by Commissioner Ransom and seconded by Commissioner Sangha that the Planning Commission recommend City Council approve the items listed below and as amended and stated at the Planning Commission meeting:



1. Approve the Addendum to the Filios/Dobler EIR in support of the proposed Project;
2. Approve the Amendment to the I-205 Corridor Specific Plan, changing the Tracy Apartments property land use designation from General Commercial to High Density Residential;
3. Approve the proposed parking reduction, determining that 1.8 off-street parking spaces per unit are sufficient to mitigate parking demands of the Project; and
4. Approve a Planned Unit Development (PUD) Preliminary and Final Development Plan for a 441-unit multi-family apartment project.

Voice vote found Commissioners Mitracos, Ransom, Sangha, and Vice Chair Vargas in favor; Chair Orcutt absent.

Vice Chair Vargas called for a five minute recess at 9:17 p.m., reconvening at 9:23 p.m.

- D. REPORT OF GENERAL PLAN CONSISTENCY FOR CAPITAL IMPROVEMENT PROGRAM PROJECTS FOR FISCAL YEAR 2014/2015 THROUGH FISCAL YEAR 2018/2019 - APPLICATION NUMBER DET14-001 – Will Dean, Assistant Development Services Director, introduced Vickey Dion, City Engineer, who provided the staff report.

The City's CIP is a list of proposed expenditures from construction, maintenance, and improvements to capital facilities including streets, buildings, infrastructure, parks, the airport, and other public facilities. Ms. Dion provided an overview of the proposed CIP for fiscal year (FY) 2014/2015 through 2018/2019 including:

138 Current Projects at	\$450M
229 New Projects at	\$ 23M
224 Future Projects at	\$776M

Ms. Dion provided an overview of the nine Functional Groups of Projects and how they conform to the General Plan including:

- General Government and Public Safety Facilities

*Report of General Plan Consistency - Objective PF-4.1- Support the needs of the community through the construction and maintenance of public buildings, such as City Hall, community centers, libraries and the public works facility.*

- Traffic Safety

*Report of General Plan Consistency - Objective CIR-1.6 - Maximize traffic safety for automobile, transit, bicycle users, and pedestrians.*

- Streets and Highways

*Report of General Plan Consistency - Goal CIR-1 - A roadway system that provides access and mobility for all Tracy's residents and businesses while maintaining the quality of life in the community.*

- Wastewater Improvements

*Report of General Plan Consistency - Goal PF-7 - Meet all wastewater treatment demands and federal and State regulations.*

- Water Improvements

*Report of General Plan Consistency - Goal PF- 6 - Adequate supplies of water for all types of users.*

*Objective PF-6.2 - Provide adequate water infrastructure facilities to meet current and future populations.*

- Drainage Improvements

*Report of General Plan Consistency - Objective PF- 8.2 - Provide effective storm drainage facilities for development projects.*

- Airport and Transit Improvements

*Report of General Plan Consistency - Goal CIR-4 - A balanced transportation system that encourages the use of public transit and high occupancy vehicles.*

*Objective CIR-1.6 - Maximize traffic safety for automobile, transit, bicycle users, and pedestrians.*

*Objective ED-5.1 - Support the City's Airport Master Plan*

- Parks and Recreation Improvements

*Report of General Plan Consistency - Goal OSC-4 - Provision of parks, open space, and recreation facilities and services that maintain and improve the quality of life for residents.*

*Objective PF-4.2 - Provide sufficient library service to meet the informational, cultural, and educational needs of the City of Tracy.*

- Miscellaneous Projects

- *Report of General Plan Consistency - Goal LU-1- A balanced and orderly pattern of growth in the City.*

*Goal ED-2 - Support for and promotion of existing businesses.*

Ms. Dion mentioned current and proposed projects under each category.

Staff recommended 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 Mitracos asked if there was a design or contract out for the new radio tower. Mr. Dean stated the need has been identified but no contract has been awarded for the project.

Commissioner Mitracos asked for clarification regarding Eleventh Street and MacArthur and if it was related to the Eleventh Street overpass replacement. Ms. Dion stated it was a separate project. Ripon Bhatia, Senior Civil Engineer, stated the intersection improvements at Eleventh Street and MacArthur was an existing project and design work was being done to add additional turning lanes and modified signals.

Commissioner Mitracos asked where the second outfall pipeline runs. Andrew Malik, Development Services Director, stated the second outfall line parallels the existing line which is very old.

Commissioner Mitracos asked what the capacity would be when the Wastewater Treatment Plant Expansion was complete. Mr. Bhatia stated the plant is currently at 9.6 million gallons per day (mgd) and would be expanded to 12.6 mgd. Commissioner Mitracos asked if that capacity was sufficient for Tracy Hills, Cordes Ranch, etc. Mr. Bhatia stated those projects were considered in the analysis.

Vice Chair Vargas asked if staff was evaluating development within the Sphere of Influence in the analysis. Mr. Dean stated the basis for the Master Plans included everything within the entire Sphere of Influence.

Commissioner Mitracos asked if there were any other water purchases besides the Lathrop water purchase. Mr. Dean stated the Public Works Department has other water supply sources they evaluate.

Commissioner Mitracos asked if the water meter replacement was ongoing. Mr. Malik stated yes.

Commissioner Mitracos asked for a timeline for the Joe Wilson Pool. Ms. Dion, stated the project was currently under design with construction anticipated to be complete in spring 2016.

Commissioner Ransom asked how the Community Center, which is unfunded, could be moved to the CIP list. Mr. Malik stated the Public Facility Master Plan includes facilities mentioned, including a gym on the other side of town. Mr. Malik stated if Council adopts the CIP list, the item could be added as a placeholder.

Commissioner Ransom asked how you get a project on the list. Mr. Malik stated every year there is an opportunity to add projects.

Vice Chair Vargas asked if there was a master plan for park and recreation which includes soccer fields and water parks. Mr. Malik stated there is a Parks and Recreation Master Plan.

Commissioner Ransom asked if the recommendations and findings discussed would be on the next City Council agenda. Mr. Dean stated the report of consistency remains at the Planning Commission level.

Commissioner Sangha asked if the City was planning to expand the Community Center. Mr. Malik stated there is a Community Center expansion, but stated he did not believe it was for 1,000 people.


Commissioner Sangha asked if the City has a say regarding properties that are eyesores. Mr. Malik stated staff works with property owners to have them be good stewards of their land. Mr. Dean added, relating to Downtown properties, the City does sit in on the TCCA meetings in which this subject is discussed.

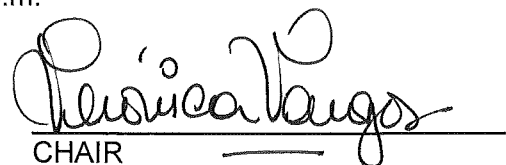
A discussion ensued regarding abandoned buildings and efforts by the City in that regard.

Vice Chair Vargas invited members of the public to address the Commission on the subject. There was no one wishing to address the Commission.

It was moved by Commissioner Ransom, and seconded by Commissioner Mitracos to report that the Capital Improvement Program Projects are consistent with the goals, policies and actions of the City's General Plan. Voice vote found Commissioners Mitracos, Ransom, Sangha, and Vice Chair Vargas in favor; Chair Orcutt absent.

4. ITEMS FROM THE AUDIENCE – None.
5. DIRECTOR'S REPORT – None.
5. ITEMS FROM THE COMMISSION – None.
6. ADJOURNMENT – It was moved by Commissioner Ransom and seconded by Commissioner Mitracos to adjourn. Time: 9:51 p.m.

  
STAFF LIAISON

  
CHAIR