

**MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 24, 2014 – 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

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

PLEDGE OF ALLEGIANCE – Chair Orcutt led the Pledge of Allegiance.

ROLL CALL – Roll call found Chair Orcutt , Vice Chair Vargas, Commissioners Mitracos, Ransom and Sangha present. Also present were staff members Andrew Malik, Development Services Director; Bill Dean Assistant Development Services Director, Victoria Lombardo, Senior Planner; Nanda Gattiparthi, Contract Engineer; Bill Sartor, Assistant City Attorney; and Sandra Edwards, Recording Secretary.

MINUTES APPROVAL – None.

DIRECTOR'S REPORT REGARDING THIS AGENDA – Bill Dean introduced Troy Brown, City Manager. Mr. Brown thanked the Commission for the great work they do. Mr. Brown encouraged the Planning Commission to continue to vet out projects and make recommendations to the City Council.

Chair Orcutt invited Mr. Brown to attend future Planning Commission meetings.

ITEMS FROM THE AUDIENCE – None.

1. **OLD BUSINESS** – None.

2. **NEW BUSINESS**

- A. **PUBLIC HEARING TO CONSIDER AN APPLICATION TO AMEND THE GENERAL PLAN, APPROVE A VESTING TENTATIVE SUBDIVISION MAP ON A 10.15-ACRE TO CREATE 51 LOTS AND AN AMENDMENT TO THE CONCEPT DEVELOPMENT PLAN FOR THE STERLING PARK AND SAN MARCO PLANNED UNIT DEVELOPMENTS FROM A SCHOOL SITE TO A 51 LOT RESIDENTIAL SUBDIVISION KNOWN AS BARCELONA INFILL, AND APPROVAL OF THE CONCEPT, PRELIMINARY AND FINAL DEVELOPMENT PLANS FOR THE BARCELONA INFILL PLANNED UNIT DEVELOPMENT; THE PROJECT IS LOCATED AT THE NORTHWEST CORNER OF BARCELONA DRIVE AND TENNIS LANE, ASSESSOR'S PARCEL NUMBERS 252-520-44 AND 240-390-33. THE APPLICANT AND PROPERTY OWNER IS TVC TRACY HOLDCO, LLC. APPLICATION NUMBERS GPA14-0003, PUD14-0002 AND TSM14-0002** – Victoria Lombardo, Senior Planner, stated this site was the last of three sites set aside for schools. Ms. Lombardo stated the school district has no intention of building a school at this site, so it remains in the possession of the developer.

Ms. Lombardo stated four separate actions were needed for this project. The first is a General Plan Amendment, to Residential Low, to accommodate the

developer's proposal for single-family homes on the site. The second action is an Amendment to the Sterling Park and San Marco Planned Unit Developments, and approval of the Vesting Tentative Subdivision Map.

Ms. Lombardo discussed lot sizes and accommodations made to existing residential lots, sidewalks and landscaping, which meet City of Tracy standards, and are similar to the surrounding neighborhoods. Ms. Lombardo outlined architecture which includes four floor plans with four distinct elevation styles, giving the subdivision 16 different exterior house designs.

Ms. Lombardo added that the applicant held a couple of neighborhood meetings to address any neighbor concerns. Some of the concerns raised related to density, market prices, and speeding on Tennis Lane. Staff believes having houses fronting Tennis Lane will decrease speeding in the area.

Staff recommended that the Planning Commission approve the General Plan Amendment, Amend the existing two Planned Unit Developments, and approve the Vesting Tentative Subdivision Map.

Commissioner Ransom indicated she did not see a letter from the school district or any other information in the packet when the district expressly stated they were no longer interested in the site. Ms. Lombardo stated staff did not receive any formal written notice from the school district, even though the school district was provided with a packet for review. Ms. Lombardo added that five years has passed and the school district no longer has first rights to the land.

Commissioner Mitracos asked for clarification regarding previous zoning for the site. Ms. Lombardo described a parcel, at the end of the Schulte Road, that was approved in the mid 1990's and zoned high density residential. Ms. Lombardo added that the map for the parcel is still approved and can develop in the future.

Commissioner Mitracos noted that when Tennis Lane was built, the street was built wide to accommodate school traffic, and asked if there was a way to narrow the street. Bill Dean, Assistant Development Services Director, discussed the traffic calming policy and the options available if traffic becomes a concern.

Nanda Gattiparthi, engineering consultant, added that a condition of approval for the project (page 11) requires the applicant to conduct a speed survey. If a problem is identified, the applicant will be responsible to pay for any traffic calming device required.

Commissioner Sangha stated there is no stop sign where Barcelona Drive and Cypress Drive intersect, indicating it would be a problem. Andrew Malik, Development Services Director, stated the speed survey will determine if a stop sign is warranted at the intersection.

Vice Chair Vargas stated she met with staff, the architect, and applicant regarding architecture. Vice Chair Vargas provided the Commission with examples of the modifications she requested.

Chair Orcutt opened the public hearing.

Chris Tyler, architect, thanked staff for their assistance on the project. Mr. Tyler discussed architecture, housing mix, and traffic concerns.

Commissioner Ransom asked Mr. Tyler if he had any feedback on Vice Chair Vargas' suggestions regarding architecture. Mr. Tyler stated the suggestions were worthwhile and they agreed to the changes.

A short discussion ensued regarding the suggested changes to the architecture proposed by Vice Chair Vargas.

Mike Beck, 402 Summer Lane, voiced concern with two story homes being placed adjacent to his home. Mr. Tyler pointed out the extra deep lots adjacent to Mr. Beck's property which should mitigate his concerns. Chair Orcutt suggested Mr. Beck work with Mr. Tyler.

Mr. Beck suggested the quality of the new fencing should match existing fencing.

Commissioner Ransom asked if Mr. Tyler knew what elevations were planned for the lots adjoining Mr. Beck's property. Mr. Beck indicated the lots were not plotted, offering his ongoing involvement in working with the neighbors.

Chair Orcutt suggested using different landscaping options to provide additional barriers.

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

Mr. Dean asked if the Commission was in agreement with the changes proposed by Vice Chair Vargas. It was consensus of the Planning Commission that the suggested changes to the architecture be incorporated.

It was moved by Commissioner Mitracos and seconded by Vice Chair Vargas that the Planning Commission recommend that the City Council approve an amendment to the General Plan land use designation of the 10.15 acre site in the Sterling Park and San Marco subdivisions from Public Facilities to Residential Low (GPA14-0003) and approve application number PUD14-0002 and application number TSM14-0002, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated September 24, 2014, with the changes to the architecture as outlined during the public hearing. Voice vote found all in favor; passed and so ordered.

4. ITEMS FROM THE AUDIENCE – None.
5. DIRECTOR'S REPORT – Mr. Dean provided an update on various developments occurring in the City. Vice Chair Vargas asked for an electronic copy of the maps Mr. Dean provided.
5. ITEMS FROM THE COMMISSION – Commissioner Sangha stated she was hosting a business mixer on September 25, 2014, at a local restaurant.

Commissioner Ransom stated she would like to see discussions start again regarding the Design Goals and Standards. Chair Orcutt stated a workshop would be appropriate. Mr. Dean stated he would find a way to bring the item back.

Commissioner Mitracos added that a discussion regarding the role of the Planning Commission was needed as well.


Chair Orcutt asked for clarification regarding the public safety fee that was imposed on the Ellis project. Mr. Dean stated every project would have to pay the public safety fee, and explained why it was brought up during consideration of the Ellis project.

Commissioner Ransom invited everyone to the Sow A Seed Foundation Casino night being held Saturday, September 27, 2014, at 7:00 p.m., at the Community Center.

6. ADJOURNMENT – It was moved by Commissioner Ransom and seconded by Vice Chair Vargas to adjourn. Voice vote found all in favor; passed and so ordered. Time: 8:22 p.m.



STAFF LIAISON



CHAIR