

**MINUTES  
TRACY CITY PLANNING COMMISSION  
WEDNESDAY, DECEMBER 3, 2014  
7:00 P.M.  
CITY OF TRACY COUNCIL CHAMBERS  
333 CIVIC CENTER PLAZA**

**CALL TO ORDER** - Bill Dean, Assistant Development Services Director called the meeting to order at 7:00 p.m. and asked for nominations for Acting Vice Chair due to the absence of Chair Orcutt.

Commissioner Mitracos nominated Commissioner Ransom. Commissioner Ransom accepted the nomination.

**PLEDGE OF ALLEGIANCE** - Acting Vice Chair Ransom led the Pledge of Allegiance.

**ROLL CALL** - Roll Call found Commissioners Mitracos, Ransom and Sangha present; Chair Orcutt absent. Also present were staff members Bill Dean, Assistant Development Services Director, Scott Claar, Associate Planner, Bill Sartor, Assistant City Attorney; and Sandra Edwards, Recording Secretary.

**MINUTES APPROVAL** - It was moved by Commissioner Mitracos and seconded by Commissioner Sangha to approve the minutes of October 22, 2014. The minutes were approved as written.

**DIRECTOR'S REPORT REGARDING THIS AGENDA** – Bill Dean, Assistant Development Services Director, reported that item 2-A would be continued until January 14, 2015, so that Costco representatives could be present at the meeting.

**ITEMS FROM THE AUDIENCE** – None.

1. **OLD BUSINESS** – None.

2. **NEW BUSINESS**

A. MINOR AMENDMENT TO THE COSTCO FINAL DEVELOPMENT PLAN FOR .  
MODIFICATION OF THE GASOLINE SERVICE STATION AT 3250 W. GRANT  
LINE ROAD - APPLICANT IS BARGHAUSEN CONSULTING ENGINEERS AND  
PROPERTY OWNER IS COSTCO WHOLESALE CORPORATION -  
APPLICATION NUMBER D14-0019 – continued to January 14, 2015.

B. MINOR AMENDMENT TO THE PRELIMINARY AND FINAL DEVELOPMENT  
PLAN TO CHANGE THE MINIMUM LOT WIDTH AND DEPTH DIMENSIONS,  
AND ADJUST THE MINIMUM STREET SIDE YARD SETBACKS WITHIN THE  
TRINITY LANE SUBDIVISION. THE PROJECT IS LOCATED AT THE  
NORTHEAST CORNER OF LAMMERS ROAD AND FETEIRA WAY –  
APPLICANT AND OWNER IS PULTE HOMES – ASSESSOR'S PARCEL  
NUMBERS 238-620-01 THROUGH 70 – Victoria Lombardo, Senior Planner,  
provided the staff report. Ms. Lombardo stated that at the time of the project  
approval, the developer proposed their Vesting Tentative Subdivision Map, as  
well as their corresponding PUD standards, and those standards were approved

by City Council as proposed. Upon review of the first building permits within the project, staff realized that the width of many of the lots within the project did not meet the minimum 29 feet as was established with the PUD. Many of the lots were 28.7 feet wide, rather than 29 feet. Discussion with the developer and their engineer revealed that this discrepancy occurred because the tentative map that was approved showed the lot dimensions in whole numbers, whereas the precise lot widths were actually slightly smaller. In order to correct this error due to rounding, the developer proposes to amend the minimum lot width to 28 feet.

The minimum lot depth as established in the PUD is currently 60 feet. Because most of the subdivision's lots are not a perfect rectangle, some lots have a measurement that is deeper on one side than the other. While the depth of most lots in the project is more than 70 feet, some have one side that is shorter than the 60-foot deep standard. In order to prevent any confusion regarding lot depth in this situation, an adjustment from a minimum of 60 feet to 58 feet is proposed to reflect the actual dimension of the shallowest lots approved on the subdivision map. This change does not result in any differences in the approved front or rear yard building setbacks.

The final proposed amendment to the PUD is for building setbacks along street-facing side yards. Internal lots within the PUD have a minimum building setback of four feet on one side and zero lot line on the other, but street side yards were proposed to be at least five feet wide, with open porches allowed to encroach into that setback area. Once the developer plotted the houses on the lots on their building permit applications, it was determined that the houses as designed do not fit on some of the narrower of the six corner lots on the site. The developer is proposing to reduce the five-foot setback to four feet, matching the internal lots. Because the proposed change only varies by one foot and the lots are all on private narrow streets, staff agrees that the proposed reduction would not have a significant visual or functional effect on the high-density site.

Staff recommended that the Planning Commission recommend that City Council approve the minor amendment to the PUD to change the minimum lot width, minimum lot depth, and minimum street side yard setbacks based on the findings contained in the Planning Commission Resolution dated December 3, 2014.

Commissioner Mitracos asked if the PUD standard can be set any way you want and that this could have been worked through before. Ms. Lombardo stated Commissioner Mitracos was correct; it was an issue of preciseness and will not change the look or feel of the project.

Commissioner Mitracos stated it appeared to be a surveyor issue. Ms. Lombardo stated surveyors use more accurate measurements including fractions, which is how the error was discovered.

Commissioner Ransom stated if the lots were losing a foot of depth it would bring the gates closer to the house. Ms. Lombardo stated it was more of a question of how does the City measure lot depth.

Commissioner Ransom asked if everything was moving. Ms. Lombardo stated the lot sizes are not changing, only the written description of that lot.

Commissioner Ransom asked if it the same was true for corner lots. Ms. Lombardo stated the corner lots were changing, adding that the applicant wanted a five foot setback but none of the houses fit on the lot.

A discussed ensued regarding Planned Unit Developments and setbacks.

Commissioner Ransom invited members of public to address the Commission on the item.

Andy Cost, Pulte Homes, stated he had worked with staff to come up with solutions for the reduced setbacks. Mr. Cost stated no additional units are being added and the houses are not changing.

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

It was moved by Commissioner Mitracos and seconded by Commissioner Sangha that the Planning Commission recommend that the City Council approve the minor amendment to the PUD to change the minimum lot width, minimum lot depth, and minimum street side yard setbacks based on the findings contained in the Planning Commission Resolution dated December 3, 2014. Voice vote found Commissioners Mitracos, Ransom and Sangha in favor; Chair Orcutt absent.

4. ITEMS FROM THE AUDIENCE – None.
5. DIRECTOR'S REPORT – None.
6. ITEMS FROM THE COMMISSION – Commissioner Mitracos asked for an update on filling the empty Planning Commission seat. Mr. Dean stated an item will be considered by City Council on December 16, 2014.
7. ADJOURNMENT – It was moved by Commissioner Mitracos and seconded by Commissioner Sangha to adjourn. Time: 7:17 p.m.



STAFF LIAISON



ACTING VICE CHAIR