

**SPECIAL MEETING MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, MARCH 11, 2015
6:30 P.M.
TRACY TRANSIT STATION
50 E. SIXTH STREET**

CALL TO ORDER - Chair Orcutt called the meeting to order at 6:42 p.m.

ROLL CALL - Roll Call found Commissioners Sangha, Tanner, Vice Chair Mitracos and Chair Orcutt present; Commissioner Ransom absent. Also present were staff members Alan Bell, Senior Planner; Scott Claar, Associate Planner; and Bill Sartor, Assistant City Attorney.

MINUTES APPROVAL – Commissioner Tanner noted two changes needed to the February 25, 2015 minutes. The minutes will be brought back at a subsequent Planning Commission meeting for approval.

DIRECTOR'S REPORT REGARDING THIS AGENDA – None.

ITEMS FROM THE AUDIENCE – None.

1. **OLD BUSINESS** – None.

2. **NEW BUSINESS**

- A. **PLANNING COMMISSION STUDY SESSION REGARDING THE TRACY HILLS PROJECT** – Scott Claar, Associate Planner, indicated the purpose of the meeting was to conduct a workshop regarding the Tracy Hills project, and in particular a review of the Specific Plan. Vice Chair Mitracos referred to the April 25, 2015, staff report and the compatibility of land uses in the northern section of the project. Mr. Claar clarified that what is proposed in the northern section does not represent a change from the original Specific Plan approved in 1998.

Chair Orcutt asked how the zoning was considered in regard to the location of Light Industrial in proximity to Residential. Mr. Claar stated staff had concerns as well adding that there may be changes to the Specific Plan. A lengthy discussion ensued regarding zoning and land use for Phase 1A. Alan Bell, Senior Planner, suggested that the Planning Commission ask similar questions regarding zoning when the Development Agreement (DA) is brought for approval.

A speaker discussed the area south of the California Aqueduct, north of Corral Hollow Road; specifically the Mixed Use Business Park (MUBP), and the pipeline area which will be used as a trail system. Chair Orcutt asked why the General Highway Commercial (GHC) area was not located on both sides of Corral Hollow Road. Mr. Souza explained the reason for the placement of the GHC area only on one side of Corral Hollow Road.

Staff and the Commissioners had a brief discussion regarding Figure 2-1 regarding standards.

Chair Orcutt asked about varying pipeline widths and setbacks. Mr. Claar stated the applicant worked with the various pipeline owners to determine appropriate setbacks. A discussion ensued regarding location of pipelines and easements.

A member of the development team discussed open space, a school site, and timing for the school. Mr. Tanner asked about the timing of the school opening. Mr. Souza discussed working with the School District on the timing and payment of fees.

Chair Orcutt called for a recess at 7:50 p.m., reconvening at 8:00 p.m.

Chair Orcutt asked what limitations could be put in place to exclude windmills in areas highlighted in the Tracy Municipal Airport Land Use Compatibility Zones. Mr. Claar discussed height limits, city limits, and the approval process.

Mr. Claar outlined residential, mixed use and business park design guidelines, signage and monuments, streetscapes and trails. Vice Chair Mitracos asked what fronted the spine road. A member of the development stated mixed use and residential rear yards. A discussion ensued regarding wall materials.

Chair Orcutt asked if the entire retention basin would be full. A member of the development team discussed the parameters used in designing the basin. Mr. Bell added that both of the basins were permanent.

The Commissioners had a brief discussion regarding cul-de-sacs and lighting.

Regarding landscaping, Commissioner Tanner asked if the landscaping was drought tolerant. Mr. Palmer stated City staff has provided comments on the plan landscaping plans.

Chair Orcutt, referring to Figure 4-1, asked for clarification regarding the four lane parkway. A member of the development team stated the roadways conformed to the City's Master Plans.

Chair Orcutt asked if bus routes were planned. Mr. Claar stated not at this point. Mr. Palmer added that they are working with Ed Lovell, Management Analyst, regarding potential bus stops.

Vice Chair Mitracos inquired about fees and how they would be updated. Mr. Souza outlined Infrastructure and Community Facilities District fees. Mr. Bell provided information regarding property taxes.

Mr. Claar referred to section 5, Administration, noting a change regarding residential subdivisions, which will have to have architecture review.

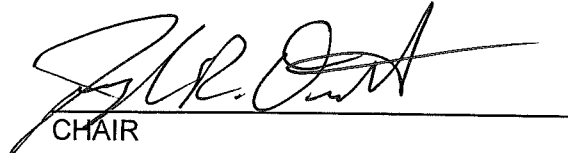
Vice Chair Mitracos stated he would like to have another workshop on the project.

It was Planning Commission consensus to conduct another workshop prior to a future Planning Commission meeting.

3. ITEMS FROM THE COMMISSION – None.
4. ADJOURNMENT – It was moved by Vice Chair Mitracos and seconded by Commissioner Tanner to adjourn.

Time: 9:30 p.m.


STAFF LIAISON


CHAIR

The above are summary minutes. A recording is available at the Development Services Department.

