

NOTICE OF SPECIAL MEETING

Pursuant to Section 54956 of the Government Code of the State of California, a Special meeting of the **Tracy Planning Commission** is hereby called for:

Date/Time: **Wednesday, March 25, 2015, 7:15 p.m.**
(or as soon thereafter as possible)

Location: City of Tracy Civic Center
333 Civic Center Plaza - Conference Room 109

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Planning Commission on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

1. CALL TO ORDER
2. ROLL CALL

ITEMS FROM THE AUDIENCE - *In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2015-012 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Commission Member to sponsor the item for discussion at a future meeting.*

3. STUDY SESSION TRACY HILLS PROJECT
4. ADJOURNMENT

Posted: **March 19, 2015**

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6000), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Development Services Department located at 333 Civic Center Plaza during normal business hours.

AGENDA ITEM 2-A

REQUEST

PLANNING COMMISSION STUDY SESSION REGARDING THE TRACY HILLS PROJECT

DISCUSSION

The public hearing process to consider the proposed development applications for the Tracy Hills project is anticipated to begin within the next few months. The proposed development applications include amendments to the City's General Plan and Zoning Ordinance, a comprehensive update to the Tracy Hills Specific Plan, a Vesting Tentative Subdivision Map for Phase 1A, a Development Agreement, and a new Storm Drain Master Plan for the entire Specific Plan area.

The Planning Commission conducted a discussion agenda item regarding the Tracy Hills project on February 25, 2015, and a study session on March 11, 2015. These previous meetings provided the Planning Commission with an opportunity to review and discuss the project, receive input from the public, provide preliminary feedback, and ask questions. The focus of these meetings was largely on the overall Specific Plan and proposed Phase 1A concepts. The outcome of the March 11, 2015, study session was that the Planning Commission requested an additional study session to further discuss the project.

The focus of this study session will be the applications for the Tracy Hills project, including the Draft Specific Plan, the proposed General Plan Amendment, and the Vesting Tentative Subdivision Map for Phase 1A.

This agenda item requires no action other than discussion.

RECOMMENDATION

Staff recommends that Planning Commission conduct a study session regarding the Tracy Hills project

Prepared by: Scott Claar, Associate Planner

Reviewed by: Bill Dean, Assistant Development Services Director

Approved by: Andrew Malik, Development Services Director