

NOTICE OF A REGULAR MEETING

Pursuant to Section 54954.2 of the Government Code of the State of California, a Regular meeting of the City of Tracy Planning Commission is hereby called for:

Date/Time: Wednesday, April 8, 2015
7:00 P.M. (or as soon thereafter as possible)

Location: City of Tracy Council Chambers
333 Civic Center Plaza

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.

REGULAR MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES APPROVAL

DIRECTOR'S REPORT REGARDING THIS AGENDA

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.*

1. OLD BUSINESS – None.
2. NEW BUSINESS
 - A. REPORT OF CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR DISPOSAL OF REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF NAGLEE ROAD AND PAVILION PARKWAY (APN 212-290-39). THIS IS A CITY INITIATED PROJECT - APPLICATION NUMBER DET15-0001
3. ITEMS FROM THE AUDIENCE
4. DIRECTOR'S REPORT
5. ITEMS FROM THE COMMISSION
6. ADJOURNMENT

Posted: **April 1, 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.

**MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 25, 2015
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 Commissioners Sangha, Ransom, Tanner, Vice Chair Mitracos and Chair Orcutt present. Also present were staff members Bill Dean, Assistant Development Services Director; Andrew Malik, Development Services Director; Kul Sharma, Interim City Engineer; Scott Claar, Associate Planner; Bill Sartor, Assistant City Attorney; and Sandra Edwards Recording Secretary.

MINUTES APPROVAL – It was moved by Commissioner Ransom and seconded by Commissioner Tanner to approve the minutes of December 17, 2014, as presented. Voice vote found all in favor; passed and so ordered.

DIRECTOR’S REPORT REGARDING THIS AGENDA – None.

ITEMS FROM THE AUDIENCE – None.

1. OLD BUSINESS – None

2. NEW BUSINESS

A. UPDATE AND DISCUSSION REGARDING THE TRACY HILLS SPECIFIC PLAN – Bill Dean, Assistant Development Services Director, provided introductory comments concerning the project and its implementation. Scott Claar, Associate Planner, provided a powerpoint presentation on the project, including General Plan Land Use Designations, Open Space, proposed General Plan text changes, proposed changes to the Specific Plan, proposed layout for Phase 1A, architectural review, the development process and discretionary permits.

Vice Chair Mitracos asked if there was a draft of the Development Agreement. Mr. Dean stated a draft was not available for publishing at this time.

John Palmer, representing Integral Communities, provided the Commission with a copy of their slideshow and introduced the Integral team.

Van Stevens discussed hard constraints of the project including Interstate 580 (I-580), Corral Hollow Road interchange, the aqueduct, a pipeline easement, and future connections to Lammers Road. Mr. Stevens discussed design goals and principles including neighborhoods, schools, parks, a trail system, landscaping and wayfinding elements of the project.

Mr. Palmer provided a birds-eye view of the project from I-580 including a windmill feature at Corral Hollow Road and I-580, a business park, school site, residential neighborhoods, roundabouts, HOA features, spine roads, and signage.

Chair Orcutt asked for clarification regarding placement of signage. Mr. Palmer outlined the various locations and levels of signage.

Jill Smith and Cindy Mei of KGTY Architects, discussed the differences/ enhancements between the City of Tracy Design Goals and the Tracy Hills Specific Plan Goals and Standards, including distinct neighborhoods, architectural elements, and does and don'ts for future developers.

Vice Chair Mitracos asked what the distance was from Corral Hollow Road to the western portion of the project. Mr. Palmer stated roughly one mile.

The Commission and Mr. Palmer discussed the conservation easement and setbacks along I-580. Mr. Palmer stated a restoration plan was approved by the San Joaquin Council of Government for the conservation easement.

Chair Orcutt asked for clarification regarding the sound wall. Mr. Palmer provided an illustration that showed breaks in the sound wall where houses will back onto I-580.

Commissioner Ransom stated the applicant did a great job providing a vision, asking if this project can be completed and still feel as though it were in Tracy. Mr. Palmer stated the project is in Tracy and in the Sphere of Influence, adding that in time there will be significant connections to continue to connect this project with the City.

Commissioner Ransom stated a discussion was needed regarding a Community Facilities District (CFD) and how it was going to work.

Steve Bayley, Project Specialist, stated there was a good supply of water for the project, and outlined those supplies. Mr. Bayley added that Phase 1 facilities are built and staff anticipated that water would be in place. Mr. Bayley discussed various water storage methods and their supply.

Regarding infrastructure, Kul Sharma, Interim City Engineer, stated the project was considered as part of the Infrastructure Master Plans and discussed water supply, wastewater, collection systems for sewer and storm drainage.

Commissioner Ransom asked if the current treatment plants will be able to handle Phase 1A. Mr. Sharma explained that this project and others will fund the next expansion phase for the plants.

Chris Austin indicated the CFD is a reimbursement source for infrastructure and included a maintenance component to pay for ongoing maintenance of the parks and obligations for the project. Mr. Austin added they plan to be aggressive with

the installation of infrastructure. Andrew Malik, Development Services Director, added that the City has had CFD's for many years, adding that this project will have a longer term of 25-30 years.

Vice Chair Mitracos stated he was not comfortable at this point and would like to learn a lot more about the project. Vice Chair Mitracos suggested that the Commission conduct several workshops to go over the project.

Commissioner Tanner stated he was not a fan of cul de sacs adding that he would like to see the number decreased, along with more drought tolerant landscaping. Commissioner Tanner also discussed the cities of Los Angeles and Sacramento using storage containers for runoff and using it for landscaping. Commissioner Tanner also stated he was not a fan of roundabouts.

Chair Orcutt asked if walkability was expected to be continued in future phases. Mr. Palmer stated yes. Chair Orcutt asked if there were plans for ball fields. Mr. Palmer provided conceptual plans that would work for soccer, baseball, and football fields in addition to neighborhood parks.

Chair Orcutt asked if any swimming pools were planned. Mr. Palmer stated they were working with the Jefferson School District planning a K through 8th grade facility which doesn't typically have a pool. Mr. Palmer added that since the opening of Kimball High School, Tracy Unified School District did not have any plans for a high school in Tracy Hills.

Chair Orcutt asked if any water features were planned in park areas. Mr. Palmer stated yes, including green areas, passive areas, and water features which will be reviewed and approved by the Parks Commission.

Commissioner Sangha asked how far it would be to the closest fire station to serve the area. Mr. Palmer stated they were working with the Fire Department to build a fire station less than one quarter of a mile from the project. Mr. Palmer added that by the time occupancy occurs in Tracy Hills, there would be a Fire Station.

Vice Chair Mitracos again suggested workshops be held to discuss specific details of the project and also suggested a joint meeting with City Council to avoid duplication of efforts. Commissioner Tanner agreed a workshop would be a good idea.

Mr. Dean stated staff could schedule a workshop to do a "page-turn" through the Specific Plan which could be one way to use what is written as a way to understand the project.

Vice Chair Mitracos stated he was interested in understanding zoning, bike paths and connectivity, residential design standards, as well as the CFD and financing.

It was Planning Commission consensus to begin with a workshop to go over the Specific Plan for the project.

Mr. Palmer stated the project proponents would like Commission to provide specific direction so they can ensure they are responsive. Mr. Palmer added that the policy decision to have the project was made a long time ago and they do not want to wind up in a never-ending process of workshops so they can focus on building the project.

Chair Orcutt invited members of the public to address the Commission regarding the project. There was no one wishing to address the Commission on the item.

3. ITEMS FROM THE AUDIENCE – None.
4. DIRECTOR'S REPORT – None.
5. ITEMS FROM THE COMMISSION – Commissioner Tanner stated he would like to have the parking ordinance reviewed regarding the Sutter project, referencing one bed, one parking space. Mr. Dean recommended staff provide the Commission with the standards and then go into what a hospital might need.
6. ADJOURNMENT – It was moved by Vice Chair Mitracos and seconded by Commissioner Tanner to adjourn. Voice vote found all in favor; passed and so ordered.

TIME: 9:10 p.m.

CHAIR

STAFF LIAISON

AGENDA ITEM 2-A

REQUEST

REPORT OF CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR DISPOSAL OF REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF NAGLEE ROAD AND PAVILION PARKWAY (APN 212-290-39). THIS IS A CITY INITIATED PROJECT - APPLICATION NUMBER DET15-0001

DISCUSSION

Background

The City of Tracy is the owner of the 2.78-acre real property located on the southwest corner of Naglee Road and Park and Ride Drive, currently in use as the Tracy Park and Ride lot (Attachment A). On April 15, 1997, the City of Tracy and the San Joaquin County Transportation Authority entered into a cooperative agreement for the purpose of funding the construction of the Tracy Park and Ride Lot. As a requirement to receiving funding under this agreement, the City of Tracy agreed to maintain the site for commuter parking for a minimum of 10 years from the date of opening of the facility for commuter operations. The facility began commuter operations around November 1997. Therefore, the City's obligation to maintain the site for commuter parking required under the cooperative agreement has been fulfilled.

As the I-205 Specific Plan Area builds out and fewer freeway retail sites are available, staff has received developer and retailer interest in the City-owned Tracy Park and Ride location. Becker Commercial Properties Tracy, LLC (BCP) is currently marketing the property under a City Council approved Exclusive Negotiating Rights Agreement (ENRA) and has received interest from restaurants, which desire to develop and occupy on a portion of the site. In order for the development of the property to move forward, the subject property must be conveyed to the new property owner upon the execution of a purchase and sale agreement.

The City has initiated this disposal of real property because the subject property can be better utilized as a restaurant or retail use consistent with the results from the 2013 Retail Survey, a resident survey inquiring about the types of retail, restaurant, and entertainment uses are most desired by the Tracy community.

The City's General Plan Circulation Element contains three policies related to Park and Ride lots.

- CIR. 2.1, P2 – The City should ensure that land needed for park and ride facilities is conserved in new development areas;
- CIR. 3.1, P7 – New development sites for commercial, employment, educational, recreational, and park and ride land uses shall provide bicycle parking and/or storage facilities;

- CIR. 4.1, P2 – The City shall continue to partner with SJCOG, SJRTD, and Caltrans in efforts to locate park and ride lots and other transit-related facilities in the City of Tracy.

The use of this facility as a Park and Ride lot would cease. The approximately 180 parking spaces for commuters could be accommodated downtown near the Transit Station. There are also approximately 45 Park and Ride spaces currently available at the Tracy Outlet Center site, which could be maintained, although it is not a requirement. Staff has had a few discussions with the new owner of the Outlet Center regarding expanding their number of designated park and ride spaces. Staff is also reaching out to other retail areas (West Valley Mall, etc.) to see if there is any interest to provide additional park and ride spaces, in order to provide a smooth transition.

Whenever a public agency proposes to dispose of real property, California Government Code, Section 65402 requires a report of conformity with the General Plan. If the Planning Commission reports that the disposal of property is in conformance with the General Plan, the City Council will determine whether or not to declare a surplus of property and vacate the property for sale.

General Plan Conformity

The subject property has a General Plan land use designation of Commercial and a zoning designation of Planned Unit Development within the I-205 Corridor Specific Plan. The commercial land use designation allows restaurants. The proposed sale is for the development and operation of restaurants on the site. The requested disposal of real property, therefore, is in conformance with the General Plan because it would allow commercial use of the land for restaurant uses. Additionally, the disposal of the subject property does not prohibit discussions for a Park and Ride expansion with the West Valley Mall, Tracy Outlet Center, or other alternative providers' locations.

Environmental Document

The proposed disposal of real property is categorically exempt from the California Environmental Quality Act pursuant to Section 15312 of the CEQA Guidelines. This exemption pertains to surplus government property sales where the property proposed for disposal does not have significant value for wildlife habitat or other environmental purposes. The parcel has no wetlands or stream crossings, has been graded and cleared for several decades, and is surrounded by urban uses, and therefore has no significant wildlife or environmental value.

RECOMMENDATION

Staff recommends that the Planning Commission report that the disposal of real property located at the southwest corner of Naglee Road and Pavilion Parkway is in conformity with the City of Tracy General Plan, as stated in the Planning Commission Resolution (Attachment B: Planning Commission Resolution).

MOTION

Move that the Planning Commission report that the disposal of real property located at the southwest corner of Naglee Road and Pavilion Parkway is in conformity with the City of Tracy General Plan, as stated in the Planning Commission Resolution.

Prepared by: Barbara Harb, Management Analyst

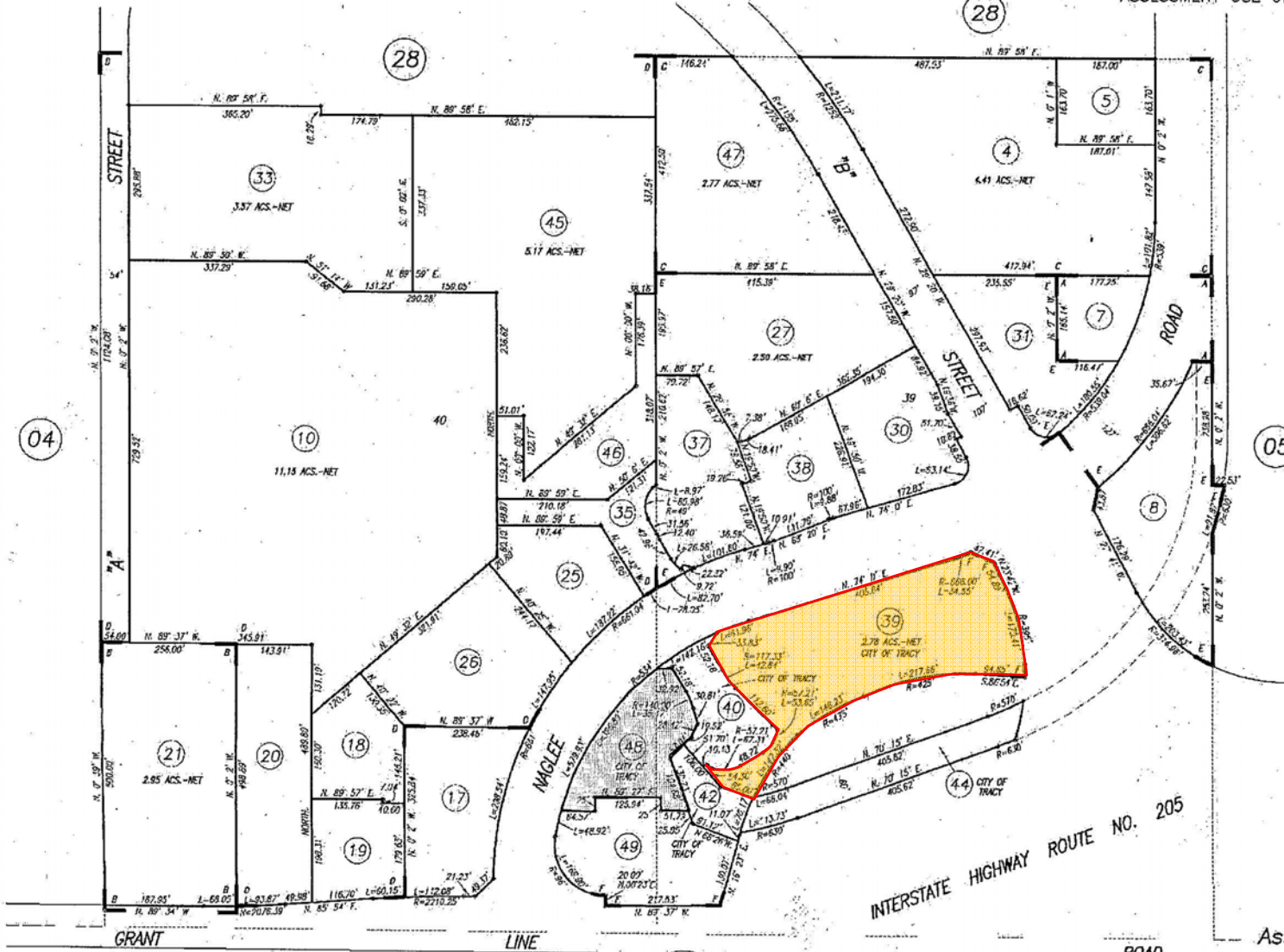
Approved by : Bill Dean, Assistant Development Services Director
Andrew Malik, Development Services Director

ATTACHMENTS

- A: Location Map
- B: Planning Commission Resolution

POR. NAGLEE BURK TRACT

THIS MAP IS FOR ASSESSMENT USE ONLY



- A - R. S. Bk. 19 Pg. 122
- B - P. M. Bk. 09 Pg. 047
- C - P. M. Bk. 21 Pg. 026
- D - P. M. Bk. 22 Pg. 044
- E - P. M. Bk. 22 Pg. 076
- F - P. M. Bk. 23 Pg. 125

HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
03-04	21	32	34
04-05	36		
05-06	38		
06-07	44	48	
07-08	47		
09-10	48		

CITY OF TRACY
Assessor's Map Bk.212 Pg.29
County of San Joaquin, Calif.

Bk. 238

NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

03-04

RESOLUTION 2015-004

REPORT OF CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR THE DISPOSAL OF REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF NAGLEE ROAD AND PAVILION PARKWAY (APN 212-290-39) - APPLICATION NUMBER DET15-0001

WHEREAS, The subject property is City-owned and located at the southwest corner of Naglee Road and Pavilion Parkway (APN 212-290-39), and

WHEREAS, In April 1997, the City of Tracy and the San Joaquin County Transportation Authority entered into a cooperative agreement for the purpose of funding the construction of the Tracy Park and Ride Lot, and

WHEREAS, The City has fulfilled the requirement for receiving funding under this agreement by maintaining the site for commuter parking for a minimum of 10 years from the date of opening of the facility for commuter operations, and

WHEREAS, The City has initiated the disposal of real property because the subject property can be better utilized as a restaurant or retail use consistent with the results from the 2013 Retail Survey, and

WHEREAS, City staff has analyzed the proposed disposal of real property to ensure the conformity of the proposal with the goals, policies, and actions of the City of Tracy's current General Plan, and

WHEREAS, The City's General Plan Circulation Element contains three policies related to Park and Ride lots.

- CIR. 2.1, P2 – The City should ensure that land needed for park and ride facilities is conserved in new development areas;
- CIR. 3.1, P7 – New development sites for commercial, employment, educational, recreational, and park and ride land uses shall provide bicycle parking and/or storage facilities;
- CIR. 4.1, P2 – The City shall continue to partner with SJCOG, SJRTD, and Caltrans in efforts to locate park and ride lots and other transit-related facilities in the City of Tracy.

WHEREAS, Disposal of the subject property does not prohibit discussions for a Park and Ride expansion with alternative potential providers, such as the West Valley Mall, Tracy Outlet Center, or others, and

WHEREAS, The Planning Commission conducted a public meeting to review and consider the conformity of the proposed disposal of real property with the General Plan on April 8, 2015, and

WHEREAS, The disposal of real property is in conformance with the General Plan because it would allow commercial use of the land in conjunction with the adjacent restaurant uses;

NOW, THEREFORE BE IT RESOLVED, The Planning Commission hereby reports that disposal of the subject property located at the southwest corner of Naglee Road and Pavilion Parkway (APN 212-290-39) is in conformance with the City's General Plan goals, policies, and actions.

The foregoing Resolution 2015-004 was adopted by the Planning Commission on the 8th day of April, 2015, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAIN:	COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON