

MINUTES
TRACY CITY PLANNING COMMISSION
Wednesday, May 13, 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., and led the Pledge of Allegiance.

ROLL CALL - Roll Call found Commissioners Ransom, Sangha, Tanner, Vice Chair Mitracos and Chair Orcutt, present. Also present were staff members Alan Bell, Interim Assistant Development Services Director; Victoria Lombardo, Senior Planner; Cris Mina, Senior Civil Engineer, 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 regular meeting minutes of March 25, 2015, and special meeting minutes of March 25, 2015. 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. **PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A PRELIMINARY AND FINAL DEVELOPMENT PLAN TO CONSTRUCT A 795,732 SQUARE FOOT INDUSTRIAL DISTRIBUTION BUILDING WITH CORRESPONDING PARKING AND LANDSCAPE IMPROVEMENTS AND TO CONSIDER AN AMENDMENT TO THE I-205 CORRIDOR SPECIFIC PLAN REGARDING BUILDING HEIGHT, LOCATED AT 8450 ARBOR AVENUE - APPLICANT IS DCT INDUSTRIAL OPERATING LLC; OWNERS ARE GREGG AND ROBERT CHRISTENSEN- APPLICATION NUMBERS D14-0028 AND SPA14-0002** – Victoria Lombardo, Senior Planner, provided the staff report. Ms. Lombardo indicated the applicant had provided a revised set of landscape plans which had been provided to the Commission on the dais this evening.

Vice Chair Mitracos asked for a brief history of the I-205 Corridor Specific Plan and the North East Industrial Area Specific Plan. Alan Bell, Interim Assistant Development Services Director, provided background information regarding adoption of the Specific Plans.

Chair Orcutt opened the public hearing.

Commissioner Sangha stated she was leasing property at the North Gate Village Center and asked the Assistant City Attorney if she should excuse herself from consideration of the item. Bill Sartor, Assistant City Attorney indicated it would

be wise for her to excuse herself. Commissioner Sangha excused herself from the meeting at 7:19 p.m.

The Planning Commission discussed trucking and auto parking, screening, building height, LEED certification, trees and drought resistant plants. Dave Hogan, from DCT, outlined the architectural aspects of the project and responded to the Planning Commission's questions/concerns.

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

ACTION: It was moved by Vice Chair Mitracos and seconded by Commissioner Ransom that the City Council approve a minor amendment to the I-205 Corridor Specific Plan for building height to a maximum of 50 feet, Application Number SPA15-0002, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated May 13, 2015; and to approve the PUD Preliminary and Final Development Plan to develop a 795,732 square foot industrial distribution facility on a 39.58-acre site, located at 8450 Arbor Road, Application Number D14-0028, subject to the conditions and based on the findings contained in the Planning Commission Resolution, amending Condition of Approval B7, reflecting site plans and elevations dated May 7, and May 13, 2015. Roll call found Commissioners Ransom, Tanner, Vice Chair Mitracos and Chair Orcutt in favor; Commissioner Sangha absent.

3. ITEMS FROM THE AUDIENCE - None
4. DIRECTOR'S REPORT - None.
5. ITEMS FROM THE COMMISSION - Chair Orcutt indicated at some point he would like to discuss five items or landmarks that are unique to Tracy.
6. ADJOURNMENT - It was moved by Chair Orcutt and seconded by Vice Chair Mitracos to adjourn. Voice vote found Commissioners Ransom, Tanner, Vice Chair Mitracos and Chair Orcutt in favor; Commissioner Sangha absent.

Time: 7:59 p.m.


STAFF LIAISON


CHAIR

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