

MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, AUGUST 12, 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 Chair Orcutt, Vice Chair Mitracos, Commissioners Sangha, Tanner, and Ransom present. Also present were staff members Andrew Malik, Interim Assistant City Manager; Alan Bell, Interim Assistant Development Services Director; Scott Claar, Senior Planner; Cris Mina, Senior Civil Engineer; Bill Sartor, Assistant City Attorney; and Sandra Edwards Recording Secretary.

MINUTES APPROVAL – The Special Meeting minutes of March 11, 2015, Regular minutes of April 8, 2015, and May 13, 2015, are to be brought back at a future Planning Commission meeting for approval.

DIRECTOR'S REPORT REGARDING THIS AGENDA – Alan Bell stated the election of officers would be conducted at the next regular Planning Commission meeting.

ITEMS FROM THE AUDIENCE – Brenda Dayton addressed the Planning Commission regarding the lack of higher paying jobs in Tracy and safe pathways to schools.

1. **NEW BUSINESS**

- A. **PUBLIC HEARING TO AMEND THE ELLIS TENTATIVE SUBDIVISION MAP CONDITIONS OF APPROVAL FOR THE FIRST PHASE OF THE ELLIS PROJECT, WHICH CONSISTS OF APPROXIMATELY 150 ACRES LOCATED AT THE NORTHWEST CORNER OF CORRAL HOLLOW ROAD AND LINNE ROAD, ASSESSOR'S PARCEL NUMBERS 240-140-30 AND 31. THE APPLICANT IS THE SURLAND COMPANIES. THE PROPERTY OWNER IS STANDARD PACIFIC CORPORATION. APPLICATION NUMBER TSM11-0002**
– Scott Claar, Senior Planner, provided the staff report.

The Planning Commission discussed Condition of Approval C-4, and who would vote for a Community Facilities District or Landscape Maintenance District.

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

ACTION

It was moved by Commissioner Ransom and seconded by Commissioner Sangha that the Planning Commission approve the amendments to the Ellis Tentative Subdivision Map Conditions of Approval, as stated in the Planning Commission Resolution dated August 12, 2015. Voice vote found all in favor; passed and so ordered.

- B. STUDY SESSION TO RECEIVE PUBLIC INPUT REGARDING HOUSING NEEDS IN TRACY RELATED TO THE CITY-INITIATED UPDATE TO THE GENERAL PLAN HOUSING ELEMENT** – Alan Bell, introduced the subject outlining the purpose of the meeting. Mr. Bell introduced Veronica Tam and Jessica Suimanjaya of Veronica Tam Associates, who provided background information on the Housing Element.

The Planning Commission discussed the methodology surrounding the Regional Housing Needs Allocation (RHNA) number for cities, Measure A constraints, income levels for housing (low, very low), clean up items needed since adoption of the previous Housing Element, certification of the Housing Element, and the number of representatives on the Council of Governments.

Chair Orcutt invited members of the public to offer comments.

Marvin Rothschild, 1652 Waverly, addressed the Commission asking for clarification regarding extremely low income households. Veronica Tam provided a break out the various household income levels.

Diana Milligan, 3431 Castle Court, discussed the need for senior housing, the waiting lists for these units, affordable housing for seniors, and the homeless.

Sue Miller, 162 Ramona Way, discussed the need for low cost housing for seniors, housing for the homeless, and congestion on primary corridors leading to housing development.

John Beckman, Building Industry Association, discussed SB375 and its relation to transit, housing, and RHNA.

Gail Forrest, 1028 Atherton Drive, discussed the need for housing for individuals with development disabilities and autism.


A discussion ensued regarding senior housing, affordable senior housing, and funding for senior housing.

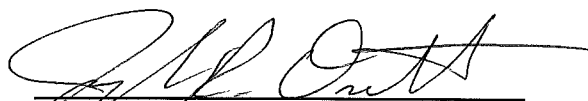
A short discussion transpired related to the City being more proactive in researching avenues to secure affordable senior housing.

- C. ITEMS FROM THE AUDIENCE** – None.
- D. DIRECTOR'S REPORT** – None.
- E. ITEMS FROM THE COMMISSION** – Commissioner Ransom invited everyone to a "Sow a Seed Foundation" fundraiser on Saturday, September 19, at the Community Center which will help to serve local youth.

- F. ADJOURNMENT – It was moved by Commissioner Ransom and seconded by Commissioner Sangha to adjourn. Voice vote found all in favor; passed and so ordered.

Time 9:01 p.m.


STAFF LIAISON


CHAIR