

**MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, OCTOBER 28, 2015, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

Chair Mitracos called the meeting to order at 7:00 p.m., and led the pledge of allegiance.

ROLL CALL

Roll call found Chair Mitracos, Vice Chair Tanner, Commissioners Orcutt, Sangha, and Ransom present. Also present were staff members Bill Dean, Assistant Development Services Director; Kimberly Matlock, Associate Planner; Cris Mina, Senior Civil Engineer; Nanda Gottiparthi, Engineering Consultant; Bill Sartor, Assistant City Attorney; and Sandra Edwards Recording Secretary.

DIRECTOR'S REPORT REGARDING THIS AGENDA – None.

ITEMS FROM THE AUDIENCE – None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR AN AMENDMENT TO THE EDGEWOOD CONCEPT DEVELOPMENT PLAN TO PERMIT MULTI-FAMILY RESIDENTIAL USES AND SELF-STORAGE USES AT THE SITE CURRENTLY DESIGNATED NEIGHBORHOOD SHOPPING CENTER AND AN APPLICATION FOR A PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR A 144-UNIT APARTMENT COMPLEX AND ASSOCIATED OUTDOOR AREAS. THE PROJECT IS LOCATED AT THE SOUTHEAST CORNER OF CORRAL HOLLOW ROAD AND MIDDLEFIELD DRIVE, ASSESSOR'S PARCEL NUMBERS 244-020-07. THE APPLICANT IS PACIFIC UNION LAND COMPANY, INC. AND PROPERTY OWNER IS EDGEWOOD LANE DEVELOPERS, LP. APPLICATION NUMBERS PUD12-0002 & D13-0017 - Kimberly Matlock, Associate Planner, provided the staff report along with a brief history of the project.**

The Commission discussed the possibility of requiring solar panels on the parking garages or storage buildings, the number of bedrooms being offered, connectivity to a park, and a concern regarding what the self-storage unit would look like since no application had been submitted. Bill Dean, Assistant Development Services Director, indicated the current application requested a zoning change and that no site details were available. Mr. Dean added that such an application would be brought to the Commission and Council for approval.

Chair Mitracos opened the public hearing.

Chris Garwood, Pacific Union Land Company, original developers of the Edgewood Subdivision, addressed the Commission and provided a history of the site and the inability to attract a retailer to develop the site. Mr. Garwood introduced Jin Zhu, of Steinberg Architects, who provided a presentation of the project.

The Commissioners asked about handicap accessible units, balconies, drought tolerant trees, security around the pool, letters to the developer, carports, and how the project lines up with the Housing Element.

Concerned neighbors Richard and Alice English, Wendy Tong, Jennifer Ralley, Bill and Peggy Barnes, Teresa, and Margie Baker expressed concerns regarding the change in zoning, the proposed storage facility, the change in feel versus their existing community, developer held neighborhood meetings and noticing, health and vitality of their existing neighborhood, schools, traffic, lack of nearby retail, and walkability.

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

The Commission further discussed traffic, the airport and land use.

ACTION: It was moved by Commissioner Orcutt and seconded by Commissioner Sangha, to delay consideration of the application for 30 days to provide the residents time to voice their concerns in writing to City staff. Voice vote found Orcutt and Sangha in favor; Mitracos and Tanner opposed; Ransom abstained. Motion failed.

ACTION: It was moved by Vice Chair Tanner and seconded by Commissioner Ransom to recommend City Council approve an amendment to the Edgewood Planned Unit Development CDP to permit multi-family residential use at the 10.92-acre site at the southeast corner of Corral Hollow Road and Middlefield Drive, Assessor's Parcel Number 244-020-07 (Application Number PUD12-0002), and recommend that the City Council approve application number D13-0017 for a PDP/FDP for five three-story apartment buildings totaling 144 dwelling units, subject to the conditions attached as Exhibit 1. Roll call vote found Commissioners Ransom, Chair Mitracos, and Vice Chair Tanner in favor; Commissioner Orcutt opposed; Commissioner Sangha abstained. Motion carried.

B: 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 LOCATED AT 8450 ARBOR AVENUE - APPLICANT IS DCT INDUSTRIAL OPERATING LLC; OWNERS ARE GREGG AND ROBERT CHRISTENSEN- APPLICATION NUMBER D15-0014 – Bill Dean, Assistant Development Services Director, provided the staff report.

Commissioner Sangha recused herself from consideration of the item and left the dais at 9:05 p.m.

The Commission discussed the change in building height, visibility of rooftop equipment from the freeway, truck bays and their visibility, development plans for property on the opposite of Arbor Avenue, truck traffic, tree height and types of trees. Chair Mitracos opened the public hearing.

David Haugen and Calvin Coatsworth, provided a presentation of the project outlining the differences in the proposed plan versus their previous plan. Mr. Coatsworth asked that the Planning Commission recommend City Council approve the project.

The Commissioners further discussed outdoor lighting, distance of the building from the freeway, building size, signage, and building color.

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

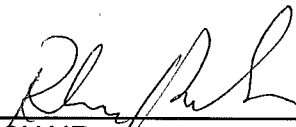
ACTION: It was moved by Commissioner Ransom and seconded by Vice Chair Tanner that City Council approve the PUD Preliminary and Final Development Plan to develop a 795,732 square foot industrial distribution facility on a 39.58-acre site, located at 8450 Arbor Avenue, Application Number D15-0014, subject to the conditions and based on the application's consistency with the I-205 Specific Plan and the PUD Concept Development Plan as stated in the Planning Commission Resolution dated October 28, 2015. Voice vote found Commissioners Orcutt, Ransom, Vice Chair Tanner, and Chair Mitracos in favor; Commissioner Sangha recused.

2. ITEMS FROM THE AUDIENCE – None.
3. DIRECTOR'S REPORT – Commissioner Ransom asked if the Commission could request that speakers provide their address for the record. Bill Sartor, Assistant City Attorney, stated the Commission can ask for the information, but the public did not have to comply.
4. ITEMS FROM THE COMMISSION – None
5. ADJOURNMENT – It was moved by Commissioner Ransom and seconded by Vice Chair Tanner to adjourn. Voice vote found all in favor.

Time: 9:46 p.m.



STAFF LIAISON



CHAIR