

**MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, NOVEMBER 18, 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.

PLEDGE OF ALLEGIANCE - Chair Mitracos 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; Alan Bell, Senior Planner; Bill Sartor, Assistant City Attorney; and Sandra Edwards Recording Secretary.

MINUTES APPROVAL – None

DIRECTOR'S REPORT REGARDING THIS AGENDA – None.

ITEMS FROM THE AUDIENCE – None.

1. **NEW BUSINESS**

- A. **PUBLIC HEARING TO CONSIDER AN APPLICATION FOR AN EXTENSION OF THE ELISSAGARAY INFILL VESTING TENTATIVE SUBDIVISION MAP FOR 47 LOTS (APPLICATION NUMBER TSM12-0002) TO JANUARY 7, 2018. THE PROJECT IS LOCATED ON DOMINIQUE DRIVE BETWEEN EASTLAKE CIRCLE AND BASQUE DRIVE, ASSESSOR'S PARCEL NUMBERS 252-050-24 AND 252-260-01. THE APPLICANT AND PROPERTY OWNER IS TVC TRACY HOLDCO, LLC. APPLICATION NUMBER EXT15-0004 - Kimberly Matlock, Associate Planner, provided the staff report.**

The Planning Commission discussed sewer capacity and plans to expand the water treatment plant. Cris Mina, Senior Civil Engineer, stated the plant is currently operating at 10 million gallons per day (mgd).

Chair Mitracos opened the public hearing.

Chris Tyler, representing the property owner, provided a history of the project and asked that the Planning Commission approve the project.

The public hearing was closed.

The Commission further discussed the need for the project extension, if the project would come back before the Commission, and why some of the lots covered two finance plans.

ACTION: It was moved by Commissioner Orcutt and seconded by Commissioner Ransom that the Planning Commission approve application number EXT15-0004 to extend the life of the vesting tentative subdivision map application number TSM12-0002 through January 7, 2018, based on the findings contained in the

Planning Commission Resolution dated November 18, 2015, with the added condition of approval. Voice vote found all in favor; passed and so ordered.

- B. PUBLIC HEARING TO CONSIDER A CONCEPT DEVELOPMENT PLAN AMENDMENT TO THE MINIMUM REAR YARD SETBACK AND A PRELIMINARY AND FINAL DEVELOPMENT PLAN AMENDMENT TO THE ARCHITECTURE FOR THE 71-LOT SOUTHGATE RESIDENTIAL SUBDIVISION LOCATED SOUTH OF THE WESTERN TERMINUS OF SCHULTE ROAD AND EAST OF MABEL JOSEPHINE DRIVE. THE APPLICANT AND OWNER IS BRIGHT DEVELOPMENT – APPLICATION NUMBER D14-0027 – Kimberly Matlock, Associate Planner, provided the staff report, adding that the project also included application number PUD15-0003.

The Planning Commission discussed various floor plans, setbacks, the inability for property owners to add on due to setbacks, and property in the County.

The public hearing was opened.

Dave Butz, Bright Development, provided a history of the project and asked for approval of the project.

Mark Gross, Mark Gross and Associates, discussed the variations among plans, setbacks, and rear yards.

The Commission asked for clarification regarding the ability for owners to add on to the proposed houses, placement of houses in the cul-de-sac, size of the house in relation to lot sizes, architectural elements, and placement of laundry facilities.

Sean Humphrey, 184 Mabel Josephine Drive, voiced concerns about the proposed architectural changes to the exterior of the proposed homes and how this will make his home stand out.

The public hearing was closed.

ACTION: It was moved by Commissioner Sangha and seconded by Commissioner Orcutt that the Planning Commission recommends that the City Council approve the amendments to the Concept Development Plan, Preliminary, and Final Development Plan, subject to the conditions contained in the Planning Commission Resolution dated November 18, 2015. Voice vote found all in favor; passed and so ordered.

- C. CONDUCT A PUBLIC HEARING TO RECEIVE COMMENTS ON THE TRACY HILLS SPECIFIC PLAN RECIRCULATED DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT – Alan Bell, Senior Planner, provided the staff report. Mr. Bell introduced Kimley Horn representatives Karina Fidler, Frederick Vinter, and Laura Worthington Forbes. Ms. Forbes provided a summary of the Subsequent EIR and steps taken on the project.

The Planning Commission asked questions regarding airport land use, project timeline, special zones, why responses to comments were not included, and project impacts if the Byron Bethany Irrigation District stopped providing water.

The public hearing was opened. As there was no one wishing to provide comments, the public hearing was closed.

2. ITEMS FROM THE AUDIENCE – None.
3. DIRECTOR'S REPORT – None.
4. ITEMS FROM THE COMMISSION – None
5. ADJOURNMENT – Upon motion by Commissioner Orcutt, and second by Commissioner Sangha, the meeting was adjourned.

Time: 8:31 p.m.



STAFF LIAISON



CHAIR