

**MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, JANUARY 13, 2016, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

Chair Mitracos called the meeting to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE

Chair Mitracos led the pledge of allegiance.

ROLL CALL

Roll Call found, Commissioners Orcutt, Ransom, Chair Mitracos, and Vice Chair Tanner present; Commissioner Sangha absent. Also present were staff members Bill Dean, Assistant Development Services Director; Alan Bell, Senior Planner; Bill Sartor, Assistant City Attorney; Nanda Gottiparthi, Consultant; and Sandra Edwards Recording Secretary.

MINUTES APPROVAL – None.

DIRECTOR'S REPORT REGARDING THIS AGENDA – Bill Dean, Assistant Development Services Director, wished everyone a Happy New Year.

ITEMS FROM THE AUDIENCE – None.

1. **NEW BUSINESS**

- A. CONTINUED PUBLIC HEARING TO CONSIDER A 47-UNIT RESIDENTIAL APARTMENT PROJECT, INCLUDING PARKING AND RELATED ON-SITE IMPROVEMENTS ON APPROXIMATELY 2.28 ACRES LOCATED ON THE SOUTH SIDE OF AUTO PLAZA DRIVE, WEST OF ITS INTERSECTION WITH AUTO PLAZA WAY IN NORTHWEST TRACY, ASSESSOR'S PARCEL NUMBER 212-270-24. THE PROJECT INCLUDES A GENERAL PLAN DESIGNATION AMENDMENT FROM COMMERCIAL TO RESIDENTIAL HIGH (GPA15-002), AN AMENDMENT TO THE I-205 CORRIDOR SPECIFIC PLAN DESIGNATION (PUD CONCEPT DEVELOPMENT PLAN) FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL (SP15-001), AND A PLANNED UNIT DEVELOPMENT PRELIMINARY AND FINAL DEVELOPMENT PLAN (15-003) FOR THE PROJECT. A MITIGATED NEGATIVE DECLARATION IS THE PROPOSED ENVIRONMENTAL DOCUMENT FOR THE PROJECT. THE APPLICANT IS NORTHSTAR ENGINEERING GROUP, INC., AND THE PROPERTY OWNER IS TRACY 300, LP. Alan Bell, Senior Planner, provided the staff report.

The Planning Commission discussed vehicle and pedestrian access points for the proposed project, as well as Aspire I, and what was approved with Aspire I. A discussion ensued regarding drawings that were presented and what was

approved.

Chair Mitracos opened the public hearing.

Gary Mancebo, Tracy 300 LP, owner, addressed the Commission regarding previous approvals obtained by another applicant. Mr. Mancebo pointed out the pedestrian and vehicle access points, adding that he had met with the Chief of Police who made recommendations regarding access. Mr. Mancebo requested approval of the project.

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

The Planning Commission further discussed access points to the site and additional conditions of approval.

ACTION It was moved by Commissioner Orcutt and seconded by Vice Chair Tanner, that the Planning Commission recommend that the City Council take the following action.

1. Adopt the project Mitigated Negative Declaration.
2. Approve the General Plan designation amendment from Commercial to Residential High.
3. Approve the I-205 Corridor Specific Plan designation amendment from General Commercial to High Density Residential.
4. Approve the Planned Unit Development Preliminary and Final Development Plan for the Aspire II Apartment Project, with the addition of Conditions of Approval B.31 and B.32.

Voice vote found all in favor; Commissioner Sangha absent.

2. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER A 226-UNIT RESIDENTIAL SUBDIVISION OF APPROXIMATELY 59.1 ACRES LOCATED ON THE EAST SIDE OF LAMMERS ROAD, NORTH OF REDBRIDGE ROAD, ASSESSOR'S PARCEL NUMBERS 240-060-26 AND 240-060-77. THE PROJECT INCLUDES A GENERAL PLAN DESIGNATION AMENDMENT FROM URBAN RESERVE (UR-8) TO RESIDENTIAL LOW (GPA13-0006), REZONING FROM LOW DENSITY RESIDENTIAL TO PLANNED UNIT DEVELOPMENT, A PLANNED UNIT DEVELOPMENT PRELIMINARY AND FINAL DEVELOPMENT PLAN (PUD15-0001), AND VESTING TENTATIVE MAP (TSM15-0001) FOR THE PROJECT. A MITIGATED NEGATIVE DECLARATION IS THE PROPOSED ENVIRONMENTAL DOCUMENT FOR THE PROJECT. THE APPLICANT IS BATES STRINGER TRACY II LLC, AND THE PROPERTY OWNER IS CALENDEV, LLC. - Victoria Lombardo, Senior Planner, provided the staff report. Ms. Lombardo noted an error on the minimum lot area, the addition of a

condition of approval requiring 28 housing types, and a change to Planning condition of approval number 18 regarding wording for a community facilities district for future services.

The Commission discussed the location of a temporary storm drain, the pedestrian connection in the county, the separation of the travel path and pedestrian walkways, the accuracy of the renderings and how the houses will sit on the lot, and if porches were included in the lot coverage.

The Commission further discussed circulation and access points between this project and the Redbridge subdivision. Staff indicated there is no vehicular or pedestrian access proposed.

Chair Mitracos called for a five minute recess, reconvening at 8:16 p.m.

The Commissioners discussed access concerns in light of the Aspire II project.

Chair Mitracos opened the public hearing.

Scott Stringer, partner with Bates Stringer Ventures, provided a presentation outlining the architectural features of the project.

Cris Mina, Senior Civil Engineer, discussed the median features on Lammers Road and the speed survey that was conducted. Fredrick Venter, Kimley Horn, discussed the CalTrans Highway Design Manual standards for roads.

The Commission discussed the temporary sidewalk for access to Kimball High School, the grand entryway and the possibility of enhancements to the secondary entryway, the ten foot sidewalk on Lammers Road, and pedestrian access points.

Mark MacDonald, 2676 Green Haven Court, a Redbridge board member, expressed concern about the increased traffic in their community.

Brenda Dayton, 709 Belmont Lane, voiced concern regarding the density of the project and the temporary storm drain pond.

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

The Commission discussed a temporary solution for access to George Kelly School, Redbridge streets and parks.

The public hearing was reopened.

Mr. McDonald reiterated that the parks in Redbridge are private.

A discussion ensued regarding whether or not the parks in Redbridge were private.

The public hearing was closed.

The Commission discussed pedestrian access, fencing, Lammers Road, various concept designs throughout Tracy, public and private parks, public and private streets, city standards, and Schulte Road.

ACTION: It was moved by Commissioner Ransom and seconded by Commissioner Orcutt that the Planning Commission recommend that the City Council take the following action:

1. Adopt the project Mitigated Negative Declaration.
2. Approve the General Plan designation amendment from Urban Reserve to Residential Low Density.
3. Approve the Rezone from Low Density Residential to Planned Unit Development.
4. Approve the Vesting Tentative Subdivision Map for the Rocking Horse Project.
5. Approve the Planned Unit Development Preliminary and Final Development Plan for the Rocking Horse Project.

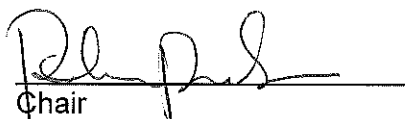
Voice vote found Commissioners Orcutt, Ransom, Vice Chair Tanner, and Chair Mitracos in favor; Commissioner Sangha absent.

3. ITEMS FROM THE AUDIENCE – Trina Anderson, 1940 Earl Way, addressed the Commission regarding the Edgewood property approval, stating the airport safety zone did allow retail and commercial.

Geri Featherston, 1761 Whirlaway, stated the community was looking for retail at the site where the Edgewood storage was proposed.

4. DIRECTOR'S REPORT – No report.
5. ITEMS FROM THE COMMISSION – Commissioner Ransom asked if staff would follow up regarding the recording issue with Redbridge. Chair Mitracos announced the he would not re-apply for Planning Commissioner.
6. ADJOURNMENT – It was moved by Commissioner Orcutt and seconded by Commissioner Ransom to adjourn.

Time: 9:49 p.m.


Chair


Staff Liaison