

**MINUTES  
TRACY CITY PLANNING COMMISSION  
WEDNESDAY, MARCH 9, 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 7:00 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 Director; Alan Bell, Senior Planner; Victoria Lombardo, Senior Planner, Kimberly Matlock, Associate Planner; Cris Mina, Senior Civil Engineer; 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 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 240-060-27. THE PROJECT INCLUDES A GENERAL PLAN DESIGNATION AMENDMENT FROM URBAN RESERVE (UR-8) TO RESIDENTIAL LOW (GPA13-0006), REZONING FROM LOW DENSITY RESIDENTIAL (LDR) TO PLANNED UNIT DEVELOPMENT (PUD), 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 added that the reason for bringing this item back was to clarify conditions of approval which included language changes rather than content.

The Planning Commission discussed the legal review of the conditions, the possibility of trees being cut down, and the temporary sidewalk being constructed by the developer.

Chair Mitracos opened the public hearing.

Scott Stringer introduced himself indicating he was available for questions.

A very brief discussion took place regarding the sidewalk and funding.

The public hearing was closed.

**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 all in favor; passed and so ordered.

- B. PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL FOR A DEVELOPMENT REVIEW APPLICATION FOR A 252-UNIT RESIDENTIAL APARTMENT PROJECT LOCATED ON APPROXIMATELY 11.62 ACRES ON THE NORTH SIDE OF VALPICO ROAD AT GLENBRIAR DRIVE, WEST OF THE RITE AID STORE AT THE NORTHWEST CORNER OF VALPICO ROAD AND MACARTHUR DRIVE (ASSESSOR'S PARCEL NUMBERS 246-140-12, 13, AND 14). THIS PROJECT WAS PREVIOUSLY APPROVED AS TWO SEPARATE PROJECTS: THE VALPICO APARTMENTS AND MACDONALD APARTMENTS – THE APPLICANT IS REPUBLIC TRACY, LLC – APPLICATION NUMBER D15-0024 – Alan Bell, Senior Planner, provided the staff report. Mr. Bell indicated the owners were selling the property and the new owner had submitted an application for slight modifications.

The Commission discussed the connection of Glenbriar Drive and Stallsburg, other possible connections, levels of service, revised parking structures, the number of parking spaces, the look of three stories, the ultimate build out of Valpico Road, and perimeter fencing. Cris Mina, Senior Civil Engineer, stated the connection at Glenbriar and Stallsburg would be constructed with this project.

The public hearing was opened.

The Developer provided a presentation outlining their company and the project.

The Commission further discussed the possible placement of a monument, turning movements into and out of the project, and voiced their appreciation for various aspects of the project.

Alice English, 1492 Riverview, asked for clarification regarding the number of parking spaces. Mr. Bell stated that due to the modifications of this project, the applicant only needed a reduction of 7 spaces.

The public hearing was closed.

**ACTION:** It was moved by Commissioner Ransom and seconded by Vice Chair Tanner that the Planning Commission recommend that the City Council approve Development Review Application Number D15-0024, subject to conditions and based on the findings contained in the Planning Commission Resolution dated March 9, 2016. Voice vote found all in favor; passed and so ordered.

- C. PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW APPLICATION FOR AN APPROXIMATELY 49,000 SQUARE FOOT BUILDING AND ASSOCIATED PARKING AREAS AT 205 GANDY DANCER DRIVE - APPLICANT IS SCHACK AND COMPANY, INC. AND PROPERTY OWNER IS OLMAR SUPPLY, INC. - APPLICATION NUMBER IS D15-0016 – Kimberly Matlock, Associate Planner, provided the staff report. Ms. Matlock indicated she had received a letter from a neighbor in opposition to the proposed construction materials.

The Commission discussed building materials of surrounding businesses, requirements of neighboring properties that had to spend additional money on a project because the materials were not acceptable, chemicals and bleed off, height of the building, and the evolution of metal building materials.

The public hearing was opened.

Dan Schack, Schack & Company, addressed the Commission and provided a background of the area, discussed metal buildings, and compatibility.

The Commission further discussed the roof pitch of the proposed building, squaring off of the roof, the letter that was submitted in opposition to the project, and additional architectural elements.

Mike Rollo, 314 Hutton Place, addressed the Commission stating the notion of a downward trend is flawed; the proposed building is nicer than anything out there, adding the company does not apply coating or painting and that no chemicals are involved. Mr. Rollo stated they do use water solvents that are recycled according to law.

The Commission further discussed architecture and perimeter fencing.

The public hearing was closed.

**ACTION:** It was moved by Commissioner Orcutt and seconded by Chair Mitracos to continue consideration of the development review application to a future meeting. Roll call found Commissioner Orcutt and Chair Mitracos in favor; Commissioners Ransom, Sangha, and Tanner opposed. Motion failed.

**ACTION:** It was moved by Commissioner Sangha and second by Vice Chair Tanner to approve Development Review of an approximately 49,000 metal shop with office and associated parking area improvements at 205 Gandy Dancer Drive, based

on the findings contained in the Planning Commission Resolution dated March 9, 2016. Roll call vote found Commissioners Ransom, Sangha and Vice Chair Tanner in favor; Chair Mitracos and Commissioner Orcutt opposed. Motion carried.

- D. PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW APPLICATION FOR A MINI STORAGE FACILITY (STOREQUEST EXPRESS) LOCATED AT 225 GANDY DANCER DRIVE (ASSESSOR'S PARCEL NUMBER 248-470-17) – THE APPLICANT IS DAN R. SCHACK; PROPERTY OWNER ISLSC REALTY CALIFORNIA, LLC – APPLICATION NUMBER D16-0004 – Alan Bell, Senior Planner, provided the staff report.

The public hearing was opened.

Bill Hogan, President and CEO of William Warrant Group, provided a presentation regarding their business and the proposed project.

The Commissioners asked for clarification regarding temperature control, outdoor lighting, business hours, and the height of the building.

Alice English, 1492 Riverview, asked for clarification regarding a three mile radius.

The public hearing was closed.

**ACTION:** It was moved by Commissioner Orcutt and seconded by Vice Chair Tanner, that the Planning Commission approve Development Review Application Number D16-0004 for a mini storage facility at 225 Gandy Dancer Drive, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated March 9, 2016. Voice vote found all in favor; passed and so ordered.

2. **ITEMS FROM THE AUDIENCE** – None.
3. **DIRECTOR'S REPORT** – Bill Dean thanked Mr. Mitracos for his service on the Planning Commission and for his leadership and guidance.
4. **ITEMS FROM THE COMMISSION** – Each Commissioner shared their appreciation of Pete Mitracos.
5. **ADJOURNMENT** – It was moved by Commissioner Ransom and seconded by Commissioner Orcutt to adjourn.

Time: 9:37 p.m.

  
STAFF LIAISON

  
CHAIR