

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

CALL TO ORDER

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

ROLL CALL

Roll Call found Chair Ransom, Vice Chair Tanner, Commissioners Hudson and Sangha present; Commissioner Orcutt absent. Also present were staff members Scott Claar, Senior Planner; Bill Sartor, Assistant City Attorney; Cris Mina, Senior Civil Engineer; and Sandra Edwards, Recording Secretary.

MINUTES APPROVAL – November 4, 2015 and November 18, 2015.

Upon motion by Vice Chair Tanner and second by Commissioner Sangha, the Minutes of November 18, 2015 were approved; Commissioner Hudson abstained. The Minutes of November 4, 2015, will be re-presented due to the lack of a majority of the Commission present.

DIRECTOR'S REPORT REGARDING THIS AGENDA – Scott Claar, announced that both Bill Dean and Andrew Malik had scheduling conflicts and could not attend tonight's meeting.

ITEMS FROM THE AUDIENCE – None

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER RECOMMENDATIONS TO THE CITY COUNCIL REGARDING APPROVAL OF A ZONING TEXT AMENDMENT TO THE MEDIUM DENSITY CLUSTER ZONE, APPROVAL OF A REZONE FROM MEDIUM DENSITY RESIDENTIAL ZONE TO MEDIUM DENSITY CLUSTER ZONE, APPROVAL OF A VESTING TENTATIVE SUBDIVISION MAP FOR 71 SINGLE-FAMILY RESIDENTIAL LOTS, AND APPROVAL OF RESIDENTIAL ARCHITECTURE FOR AN APPROXIMATELY 10-ACRE SITE LOCATED AT 2774 W. BYRON ROAD, 2850 W. BYRON ROAD, AND 12920 W. BYRON ROAD. THE APPLICANT IS MANA INVESTMENTS. THE PROPERTY OWNERS ARE MARION WILLIAM COMPANY LLC AND SHAWN D. STEELE. APPLICATION NUMBERS ZA15-0002, R14-0002, TSM14-0003, AND D16-0013 – Scott Claar, Senior Planner, provided the staff report.

Commissioner Sangha reported that Commissioner Orcutt submitted an e-mail suggesting a basketball court be included in the project.

The Commission discussed the number of homes in the project, the absence of single-story homes, and the level of service. Staff outlined medium density requirements.

A representative with VJKM discussed the level of service stating the project will not affect any intersections, and the applicant will be paying mitigation fees. Cris

Mina discussed full build out and the possibility of a signalized intersection in the future, if warranted.

The public hearing was opened.

Fred Busser, Consultant for the project, highlighted the features of the project which include a more affordable option, smaller homes, a homeowners association for front yard maintenance, as well as a small passive park. Mr. Busser indicated they had concerns regarding Conditions of Approval C.5 (a possible typo) and C.5.4.d regarding emergency vehicle access.

Mr. Mark Rutherford, WHRA Architects, provided a presentation of the project.

Mark Seagraves, 2734 W. Byron Road, addressed the Commission voicing traffic concerns on Byron Road.

The public hearing was closed.

Cris Mina described interim traffic conditions which include one access point; full buildout traffic conditions with three access points and two lanes in each direction on Byron Road, as well as triggers for a traffic signal.

The public hearing was re-opened.

Stephanie Seagraves, 2734 W. Byron Road, asked when the other two roads will be put into place. Ms. Seagraves discussed speeds and children walking on Byron Road.

The public hearing was closed.

Mr. Claar indicated the other roads would not be put in place until development occurs in the area, including the sidewalk sections that are missing. Mr. Mina concurred with the changes/corrections needed to the Conditions of Approval Mr. Busser mentioned.

The Commission also discussed options for a passive park including a bocce ball court or horseshoe pit, emergency vehicle access, noise from the railroad, and the fee per unit for the Community Facilities District.

Commissioner Hudson took exception regarding the need for a signalized intersection. Mr. Mina explained traffic studies and warrants and why a signal was not recommended at this time. The traffic consultant also explained traffic warrants.

It was moved by Vice Chair Tanner and seconded by Commissioner Sangha that the Planning Commission recommend that the City Council take the following action, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated April 13, 2016:

- Approve a zoning text amendment to the Medium Density Cluster Zone, which includes changes to the minimum front and rear yard setbacks and rear yard open space requirement (Application Number ZA15-0002)
- Approve a rezone of the Berg Road Project site from Medium Density Residential Zone to Medium Density Cluster Zone (Application Number R14-0002)
- Approve a Vesting Tentative Subdivision Map for 71 single-family residential lots for the Berg Road Project (Application Number TSM14-0003)
- Approve the residential architecture for the Berg Road Project (Application Number D16-0003), including the changes/corrections to the Conditions of Approval as discussed.

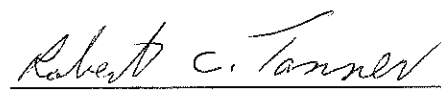
Voice vote found all in favor; Commissioner Orcutt absent. Motion carried 4-0-1.

2. ITEMS FROM THE AUDIENCE – None.
3. DIRECTOR'S REPORT – None.
4. ITEMS FROM THE COMMISSION – None.
5. ADJOURNMENT – Upon motion by Commission Hudson and second by Vice Chair Tanner, the meeting was adjourned.

Time: 8:17 p.m.



Staff Liaison



Vice-Chair