

**MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, JANUARY 25, 2017
7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

Vice Chair Tanner called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Vice Chair Tanner led the pledge of allegiance.

ROLL CALL

Roll Call found Vice Chair Tanner, Commissioners Hudson, Orcutt, and Sangha present. Also present were Bill Dean, Assistant Director of Development Services; Alan Bell, Senior Planner; Al Gali, Associate Civil Engineer; Leticia Ramirez, Deputy City Attorney; and Sandra Edwards, Executive Assistant. Also present was Nanda Gottiparthi, Consulting Engineer – SNG & Associates.

DIRECTOR'S REPORT REGARDING THIS AGENDA – Bill Dean thanked Sandra Edwards for stepping in to cover the Planning Commission meeting.

ITEMS FROM THE AUDIENCE – None.

1. **NEW BUSINESS**

- A. **PUBLIC HEARING TO CONSIDER A PLANNED UNIT DEVELOPMENT PRELIMINARY AND FINAL DEVELOPMENT PLAN (APPLICATION NUMBER D16-0022) FOR A FOUR-STORY, 107-ROOM MARRIOTT TOWNEPLACE HOTEL AND SUITES ON THE EAST SIDE OF MACARTHUR DRIVE, SOUTH SIDE OF I-205 (APNS: 213-060-37, 38, AND 39); AND A REQUEST TO AMEND THE MAXIMUM ALLOWED FLOOR AREA RATIO REQUIREMENT FOR HOTELS AND MOTELS WITHIN THE I-205 CORRIDOR SPECIFIC PLAN AREA (APPLICATION NUMBER SPA17-0001)** – Alan Bell, Senior Planner, presented the Staff Report.

Commissioner Sangha recused herself from consideration of this agenda item due to the proximity of her personal business, and left the dais.

Chris Kinzel, Vice President, TJKM Transportation Consultants, who prepared the traffic study, was available in the audience to answer questions regarding traffic issues.

The commission discussed floor area ratio (FAR), and I-205 Specific Plan Area height limits, and the traffic study. Alan Bell reiterated that project-specific studies for traffic and water were conducted. Anticipated traffic impacts based on expected occupancy were discussed.

Nanda Gottiparthi, Consulting Engineer from SNG & Associates, addressed the commission and explained the analysis that was undertaken. The commission further discussed the traffic study at length, including turn lanes, striping, and signage changes.

Vice Chair Tanner opened the Public Hearing.

Architect Arvind Iyer, Iyer & Associates, addressed the Commission providing a PowerPoint presentation of the project: a four-story, 107-room hotel with an outdoor pool, off-street parking, landscaping, and related site improvements.

The commission and staff further discussed hotel floor layouts, safety bollards, exterior paint colors, light poles, and expected occupancy.

Mr. Iyer introduced owner/operator Moheb Zanni, who expects 84% occupancy at the hotel. Discussion continued regarding amenities, U-turn access problems, light poles and lighting issues in the area, particularly in the front row, anticipating perhaps needing to be angled away from the local neighborhoods.

Alice English addressed the commission, expressing concern about traffic, lighting, and inquiring if the rendering that was presented was pretty close to what the actual paint colors will be. The project architect assured that the colors are accurate.

Commissioner Orcutt suggested that the applicant work with the adjacent owner to create a walkway between the outlet center and the hotel. The applicant agreed.

The Public Hearing was closed.

Chris Kinzel, Vice President, TJKM Transportation Consultants, further explained the traffic impact study, and responded to concern about the heavy truck traffic in that area at different times of the day being considered in the traffic study. Mr. Kinzel confirmed that, yes, this fact was taken into consideration in the study.

ACTION 1) It was moved by Commissioner Orcutt and seconded by Commissioner Hudson that the Planning Commission recommends that the City Council approve the I-205 Corridor Specific Plan four area ratio amendment and the Hotel Planned Unit Development (PUD) Preliminary and Final Development Plan for as documented in the January 25th Planning Commission resolution. Voice vote found Vice Chair Tanner in favor; passed and so ordered. Commissioner Sangha abstained. 3-0-1.

ACTION 2) It was moved by Commissioner Orcutt and seconded by Commissioner Hudson that the Planning Commission approve the Marriott Towneplace Hotel

and Suites Planned Unit Development (PUD) Preliminary and Final Development Plan and approve the I-205 Corridor Specific Plan Floor Area Ratio (FAR) amendment for hotels and motels, from a maximum of 0.4 to 0.6. Voice vote found Vice Chair Tanner in favor; passed and so ordered. Commissioner Sangha abstained. 3-0-1.

Commissioner Sangha rejoined the dais.

2. ITEMS FROM THE AUDIENCE – None.
3. DIRECTOR'S REPORT – Bill Dean, Assistant Director of Development Services, shared information about an upcoming Planning Commissioners Academy from the League of California Cities, taking place March 1st through March 3rd, available to the Commissioners, in Los Angeles at the LA Airport Marriott. Mr. Dean will e-mail details to each of the commissioners.
4. ITEMS FROM THE COMMISSION – None.
5. ADJOURNMENT – It was moved by Commissioner Orcutt and seconded by Commissioner Hudson to adjourn. Voice vote found all in favor; passed and so ordered.

Time: 7:51 p.m.


Victoria Amheeb
STAFF LIAISON


J. R. Orcutt
CHAIR