

NOTICE OF A REGULAR MEETING

Pursuant to Section 54954.2 of the Government Code of the State of California, a Regular meeting of the City of Tracy Planning Commission is hereby called for:

Date/Time: Wednesday, February 8, 2017
7:00 P.M. (or as soon thereafter as possible)

Location: City of Tracy Council Chambers
333 Civic Center Plaza

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Planning Commission on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

REGULAR MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES APPROVAL - 03/23/16, 04/13/16, and 11/16/16

DIRECTOR'S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE - *In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2015-052 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Commission Member to sponsor the item for discussion at a future meeting.*

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE I-205 CORRIDOR SPECIFIC PLAN TO 1) REDESIGNATE THE PROPERTY AT 3140 W. GRANT LINE ROAD (ASSESSOR'S PARCEL NUMBER 238-600-07) FROM SERVICE COMMERCIAL TO GENERAL COMMERCIAL, AND 2) AMEND SECTION 4.1.2.3.B TO INCLUDE A PROVISION FOR THOUGHTFULLY-DESIGNED ENTRANCES TO COMMERCIAL CENTERS IN THE GENERAL COMMERCIAL DESIGNATION. APPLICANT IS PLAZA SIX GENERAL PARTNERSHIP AND PROPERTY OWNER IS F&F TRACY PROPERTIES, LLC. APPLICATION NUMBER SPA16-0007

2. ITEMS FROM THE AUDIENCE

3. DIRECTOR'S REPORT

4. ITEMS FROM THE COMMISSION

5. ADJOURNMENT

Posted: February 2, 2017

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6000), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Development Services Department located at 333 Civic Center Plaza during normal business hours.

**MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, MARCH 23, 2016,
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 Commissioners Hudson, Orcutt, Ransom, and Vice Chair Tanner present; Commissioner Sangha absent. Also present were staff members Bill Dean, Assistant Development Services Director; Kimberly Matlock, Associate Planner; Nash Gonzalez, Contract Planner; Bill Sartor, Assistant City Attorney; and Sandra Edwards, Recording Secretary.

ELECTION OF CHAIR – Commissioner Tanner nominated Commissioner Ransom; Commissioner Orcutt seconded the motion. Voice vote found all in favor; Commissioner Sangha absent.

MINUTES APPROVAL – Upon motion by Commissioner Orcutt and second by Vice Chair Tanner, the minutes of October 28, 2015, were approved by unanimous vote.

DIRECTOR'S REPORT REGARDING THIS AGENDA – Bill Dean, Assistant Development Services Director, welcomed Commissioner Hudson.

ITEMS FROM THE AUDIENCE – Alice English addressed the Commission thanking the Commission for standing up for the community regarding the Edgewood application that was recently considered.

1. **NEW BUSINESS**

- A. **PUBLIC HEARING TO CONSIDER PRELIMINARY AND FINAL DEVELOPMENT PLAN APPLICATION FOR THE ADDITION OF A 1.21 ACRE (52,700 SQ. FT.) AUTO INVENTORY PARKING LOT, INCLUDING LANDSCAPE AND STORMWATER IMPROVEMENTS ON THE WEST SIDE OF TRACY MAZDA, ASSESSOR'S PARCEL NUMBER 212-270-23 LOCATED IN THE TRACY AUTO PLAZA. APPLICANT IS SIMILE CONSTRUCTION SERVICES AND PROPERTY OWNER IS TAZ AND MILENA HARVEY. APPLICATION NUMBER D15-0022** – Nash Gonzalez, Contract Planner, provided the staff report for expansion of the Mazda parking lot.

The Commission discussed lighting, the number of current parking spaces, possible impacts to residents in the vicinity, and the size of the trees proposed.

Chair Ransom opened the public hearing. There was no one wishing to address the Commission and the public hearing was closed.

ACTION It was moved by Vice Chair Tanner, and seconded by Commissioner Orcutt, that the Planning Commission recommend that City Council approve the PDP/FDP for the auto inventory lot in conjunction with the Tracy Mazda facility, Application Number D15-0022, subject to the conditions and based on the determinations contained in the Planning Commission Resolution dated March 23, 2016. Voice vote found all in favor; Commissioner Sangha absent.

- B. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT APPLICATION FOR AN AUTOMOTIVE IMPOUND YARD AT 1133 AND 1175 W. ELEVENTH STREET – APPLICANTS ARE JESSIE WATSON AND MICHAEL THOMAS AND PROPERTY OWNERS ARE KULDEEP SIDHU AND HANSON FAMILY PARTNERSHIP - APPLICATION NUMBER CUP14-0013 – Kimberly Matlock, Associate Planner, provided the staff report.

The Commission discussed fencing options, location of the facility in relation to residential, security, possible contamination to a City well, the number of cars stored, and if the facility performs automotive repairs.

Chair Ransom opened the public hearing.

Michael Thomas, business owner, stated there was no possible contamination to the City well, the yard holds approximately 20 cars, and processes about 40 cars per month. Ms. Thomas further stated that 80% of their business occurred between 7 a.m. and 10 p.m. and that security does patrol the property.

Jessie Watson, co-owner, added that vehicles are not stored over 36 days. A discussion ensued regarding fencing and barrier treatments.

Dan, a manager at Advanced Auto Towing, stated all drivers would be out of work the next day if this project was not approved.

Katherine Galea, 1200 Coolidge Avenue, voiced concerns about individuals who might be trying to get to their car, property values to surrounding homes, stating she was opposed to the project.

Liz Perry, a resident near the intersection of 12th Street and Hardy Avenue, indicated there was a lot of noise in the area, concerned regarding proximity of the residents who back up to the proposed business, and break-ins.

Alice English encouraged the Commission to give the residents a chance to come up with a solution.

The Commission asked for clarification regarding auctions and the number of cars held on the lot. Ms. Thomas clarified that no auctions take place on the property and that there was only room for 20 cars.

Maryann Burnett, a resident of 23 years, commended the Planning Commission and City Council on the work they do. Mr. Burnett stated she had a problem with the location of the proposed lot.

Joquita Novell, 902 W. 12th Street, expressed concern regarding the disturbance this project could cause in their neighborhood.

The public hearing was closed.

The Commission further discussed who was noticed for the meeting, the number of police complaints received, the owner being cited by Code Enforcement, the number of times police use their services for towing, any increase in crime rates, and break-ins recorded. Staff responded that homeowners within 300 feet of the proposed site were notified along with an ad placed in the paper, no information available regarding crime rates or break-ins.

The Commission also discussed shrubbery and other ideas to screen the yard, and security for the site.

ACTION

Commissioner Orcutt made a motion to delay consideration of the item for 60 days with an added Condition of Approval regarding noise limits after hours for tows. The motion failed due to the lack of a second.

The Commission further discussed various conditions of approval to screen the visibility of vehicles, security, lighting, capacity, and limiting noise impacts.

The public hearing was reopened.

Michael Thomas stated adding a condition that limits the time vehicles can be unloaded was unrealistic. Regarding screening, Ms. Thomas stated placing shrubs on the inside of the wrought iron fence was acceptable, but a block wall would invite tagging. Ms. Thomas further stated the site has six security cameras surrounding the building, and security guard patrol on weekends.

Two previous speakers restated their objections to the project.

Chair Ransom closed the public hearing.

ACTION

Commissioner Orcutt made a motion to continue consideration of the application until April 27, 2016, to allow the applicant and staff to work on noise mitigation, screening methods, and hours of operation; Chair Ransom seconded the motion. Roll call vote found all in favor; passed and so ordered.

2. ITEMS FROM THE AUDIENCE – Liz Perry stated the recycling operation in the Grocery Outlet parking lot had been removed and should never come back to the area.

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3. DIRECTOR'S REPORT – None.
4. ITEMS FROM THE COMMISSION – Chair Ransom welcomed Cliff Hudson to the Commission.
5. ADJOURNMENT – It was moved by Commissioner Orcutt and seconded by Vice Chair Tanner to adjourn.

Time: 9:07 p.m.

STAFF LIAISON

CHAIR

**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.

Chair

Staff Liaison

MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, November 16, 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.

PLEDGE OF ALLEGIANCE

Chair Ransom led the pledge of allegiance.

ROLL CALL

Roll Call found Chair Ransom, Vice Chair Tanner, Commissioners Hudson, Orcutt, and Sangha present. Also present were Bill Dean, Assistant Director of Development Services; Mary Bean, First Carbon Solutions; Leticia Ramirez, Deputy City Attorney; and Gina Peace, Recording Secretary.

MINUTES APPROVAL

It was moved by Vice Chair Tanner and seconded by Commissioner Orcutt to approve the meeting minutes of March 2, 2016. Commissioner Hudson abstained from voting, as he was not on the commission at the time. Voice vote found Chair Ransom and Commissioner Sangha in favor; passed and so ordered. 4-0-1.

The meeting minutes of March 9, 2016 were tabled to allow staff to add an additional comment that was omitted regarding the connection between Stallsburg and Glenbriar during construction for the Valpico apartments, concerning Item 1.B on the March 9th agenda.

It was moved by Commissioner Orcutt and seconded by Commissioner Hudson to approve the meeting minutes of October 12, 2016 and October 26, 2016. Voice vote found all in favor; passed and so ordered.

DIRECTOR'S REPORT REGARDING THIS AGENDA – None.

ITEMS FROM THE AUDIENCE – None.

1. **NEW BUSINESS**

A. **PUBLIC MEETING TO SOLICIT COMMENTS ON THE SCOPE OF AN ENVIRONMENTAL IMPACT REPORT TO BE PREPARED FOR THE TRACY VILLAGE DEVELOPMENT.**

Bill Dean, Assistant Development Services Director, presented the staff report, and some PowerPoint slides, reiterating that the role at the meeting is to receive

questions, so that staff might respond later in writing, via the Environmental Impact Report (EIR).

Mary Bean, Director at First Carbon Solutions, continued presenting the PowerPoint presentation, and explained the process and purpose of an Environmental Impact Report (EIR). Specifically, tonight's meeting is to gather comments and questions that the public would like to see addressed in the EIR. Comments can be made in writing through December 5, 2016. All comments will be considered in the coming months as they prepare the EIR document. The final EIR document will be available for public review, and the opportunity to look at all the analysis that they have prepared, and then the public will have another chance to respond and comment at that time. Typical areas of interest include traffic, existing congestion, noise, air quality, geology, hydrology, land use, utilities, and other subjects. The EIR is a thorough review, which also includes significant and unavoidable impacts, which cannot be mitigated or reduced below a level of significance.

Chair Ransom commented that this is not a public hearing, but we will be receiving comments, not responding, but providing input to what the community would like to see in this EIR. Bill Dean reiterated that this is not the setting for comments not related to environmental impacts. While such comments are welcome, they would not be addressed tonight or by the EIR.

Jeff Schrader of Ponderosa Homes addressed the Commission and presented additional PowerPoint slides, reviewing some details of this project, which was approved by 78% of those who voted last year. Mr. Schrader shared the proposed layout of the development, which is a fully gated, retirement community for residents age 55 or older, with 600 single-family single-story homes planned, and various amenities for the residents.

Chair Ransom opened up the discussion for the Commission to comment on the scope of the EIR. Commissioner Orcutt wanted to be sure the EIR include the effects of the winds, and wind speeds, especially on landscaping.

Commissioner Sangha wanted clarification on tonight's objective, and that we would not specifically discuss annexation. Mary Bean said the EIR will cover the project and the area of the proposed annexation.

Chair Ransom wanted traffic, mitigations, and specifically road widening and triggers to be addressed and added to the scope of the report. Vice Chair Tanner concurred, asking the triggers be addressed, especially on the Valpico side of the project, since the Corral Hollow side has already been approved by City Council for widening. Bill Dean confirmed that the City would help identify the triggers for the necessary roadway improvements. Analysis would be performed, and after results are received, both Commission and Council would help decide if those triggers should be moved up.

Commissioner Hudson would like to include the impact of the church on that corner, especially on Sundays, in the report.

Chair Ransom stated that she thought that EIRs usually cover the economic impact of a project, and wanted the report to discuss job creation, and the fiscal impact of the annexation. Chair Ransom was specifically curious about the tax impact, and if the annexation will have a significant fiscal impact. Bill Dean stated that the economic impacts will not be addressed by the EIR in this situation, unlike the Tracy Hills project, which had a lot of commercial development, but that is not the case with this project.

Vice Chair Tanner would like the effect of airport to be included in the report. Mary Bean assured that if a project was located within two miles of an airport, the effects of the airport would be included in the report.

Chair Ransom opened up the forum for public comments and inquiries at 7:39 p.m.

Barbara Simpson, local realtor and 20 year Tracy resident, addressed the commission. Ms. Simpson asked if once the EIR is posted, will there be a time for the public's questions to be answered. Chair Ransom affirmed that there will be additional public commenting opportunity at a Public Hearing, which will be posted and noticed. Barbara Simpson inquired about jobs being created, or would there only be jobs available only through Ponderosa Homes. She advised them to be open-minded and to include others in town, such as realtors, and to perhaps form a committee. Chair Ransom again referred to the future Public Hearing.

Commissioner Orcutt left the dais at 7:42 p.m., and returned at 7:43 p.m.

Trina Anderson, 1940 Earl Way, addressed the commission and stated that she is also concerned with traffic issues, particularly on Valpico when the road narrows from four lanes to two lanes. She also has road widening concerns for the property owners, since there is not a lot of frontage property.

Charles Greenwood, nearby almond orchard manager, expressed concerns about the impacts of dust, noise, and pesticide drift created by the farm.

Judy Houdeshell, 26 year Tracy resident, addressed the Commission with several concerns. The ACE train runs by that area four times in morning and four times at night, and can be noisy. Also, the gravel pits south of Linne Road can be quite noisy at nighttime. On the east side of the project, there is not a wall, but a fence. There are many skunks, screeching owls, burrowing owls, raccoons, squirrels, lizards, coyotes, and possum in the area. Mrs. Houdeshell is also very concerned about Valley Fever. There is no turn lane coming in or out of Valpico Road entrance, and this poses a huge traffic concern. She has a concern about the huge street light imposing on her privacy, and about losing the beautiful view of the mountains and sunset she has had for 26 years. She is also concerned with an increase in pedestrian traffic to the new development, and no bicycle path. Mrs. Houdeshell is upset about 8-foot tall concrete wall that will now be in her backyard, and hopes it is not a plain, ugly wall. Mrs. Houdeshell insists that this project was sold to the voters as a "senior center" on the ballot, not as an offer of building permits to Ponderosa Homes.

Alice English addressed the Commission, and expressed her agreement with Mrs. Houdeshell. She was also concerned about Valley Fever, and the health of the nearby children at Traina School and the elderly.

Judy Houdeshell once again addressed the Commission, and questioned the PVC Solar Panel system advertised and questioned if the panels will be covering 100% of the electric bill for those homes. She advised that the developer should be very clear in the sales about how much of the monthly cost of their power bill the planned solar panels will cover. Curious about school impact fees, as mentioned by the Mr. Schraeder, and asked if those homeowners will pay the same taxes as the rest of the citizens. Chair Ransom responded that because the homeowners are age 55 and older, and children are not permitted to live in the development, there may be no impact to schools, such as overcrowding, and thus they may not be required to pay school impact fees. Mrs. Houdeshell also asked how the age restrictions will be regulated for this development, and is worried that the age limit can change, and that was not what voters voted for. She is hoping for strict accountability and regulation.

Trina Anderson, once again addressed the Commission, reiterated the Valley Fever and traffic concerns, and also inquired about school taxes.

Jill Cecchi, Tracy resident with a home on Corral Hollow, had questions about annexation. Specifically, how many homes are allowed to be annexed and what are the criteria to allow the 42 homes to be annexed? For what purpose, what reason are these 42 homes being annexed? Is it a forced annexation? Did the homeowners request to be annexed? What criteria are used?

Bill Dean gave a brief history on how the annexation for those homes came about, and how the annexation process works.

Jeff Schrader briefly responded to some of the questions and concerns from the audience regarding jobs being created, traffic issues, the concrete wall, dust concerns, solar panels, age restriction regulation, ballot descriptions, fiscal impact and school impact fees.

No further questions or comments from the public.

Vice Chair Tanner inquired if it is a common practice for the city to push for the EIR rather than it being driven by the developer. Bill Dean assured, yes, the City is the lead agency and this is an important city document.

No motion needed, as this item was only to provide the opportunity for public commenting.

2. ITEMS FROM THE AUDIENCE – Barbara Simpson asked the Commission if there was a timeframe to take down signs from the election. Chair Ransom affirmed there was a timeframe, but did not comment further.

3. DIRECTOR'S REPORT – Bill Dean, Assistant Director of Development Services, wanted to say thank you and congratulations to Chair Ransom on being elected as a City Council member. Since joining the Commission in 2009, Chair Ransom has been an absolute pleasure to work with and has brought a great dimension to the Planning Commission, with her deliberate and thoughtful analysis and commentary. On behalf of the entire Development Services department, thank you. When we do get a new commissioner, City staff intends on conducting a robust discussion session, a planning education campaign, and a Q & A session.
4. ITEMS FROM THE COMMISSION – Commissioner Orcutt recommended that Chair Ransom consider attending a planning conference, even as a City Council member, and congratulated her. Vice Chair Tanner expressed his gratitude and congratulations to Chair Ransom. Commissioner Hudson also said congrats and thank you to Chair Ransom, as did Commissioner Sangha. Chair Ransom said that she has really enjoyed her time being on the Planning Commission; it is an important role, and she said thank you to her fellow commissioners for being an awesome team. Chair Ransom invited all to attend an appreciation event on Sunday between 4:00 p.m and 7 p.m. at Jass Sangha's event center in Northgate Village.
5. ADJOURNMENT – It was moved by Commissioner Orcutt and seconded by Commissioner Sangha to adjourn. Voice vote found all in favor; passed and so ordered.

Time: 8:27 p.m.

CHAIR

STAFF LIAISON

AGENDA ITEM 1-A

REQUEST

PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE I-205 CORRIDOR SPECIFIC PLAN TO 1) REDESIGNATE THE PROPERTY AT 3140 W. GRANT LINE ROAD (ASSESSOR'S PARCEL NUMBER 238-600-07) FROM SERVICE COMMERCIAL TO GENERAL COMMERCIAL, AND 2) AMEND SECTION 4.1.2.3.B TO INCLUDE A PROVISION FOR THOUGHTFULLY-DESIGNED ENTRANCES TO COMMERCIAL CENTERS IN THE GENERAL COMMERCIAL DESIGNATION. APPLICANT IS PLAZA SIX GENERAL PARTNERSHIP AND PROPERTY OWNER IS F&F TRACY PROPERTIES, LLC. APPLICATION NUMBER SPA16-0007

DISCUSSION

Project Description

The project proposal is comprised of two elements. The first is a request for a change in land use on a specific parcel, and the second is proposed language to be added into the I-205 Corridor Specific Plan that would apply Specific Plan-wide.

Land Use Change Request

The requested land use designation change is for the property at 3140 W. Grant Line Road (Assessor's Parcel Number 238-600-07), referred to by the property manager as "Plaza Six." The subject site is located within the Tracy Marketplace, a commercial shopping center situated north of the I-205 freeway and south of Grant Line Road (Attachment A: Site Map). The site subject site has not yet been developed for commercial uses, and unoccupied residential and agriculture buildings that were in existence prior to the development of the Tracy Marketplace remains on the site today. The Tracy Marketplace is governed by the I-205 Corridor Specific Plan area and is largely designated General Commercial (GC), with the exception of the subject site, which is a three-acre parcel designated Service Commercial (SC). The SC designation allows for some retail uses as well as repair services, equipment sales and rentals, and mini-storage, uses which may not be desirable located at the entrance to a prominent retail shopping center. The applicant is requesting that the land use designation of the subject property be changed to General Commercial to allow a variety of commercial uses to be permitted at the site that are not permitted under the SC designation, including personal services, lodging, and schools (Attachment B: Table A-2 Permitted and Conditionally Permitted Uses). This would ensure the site would be developed and occupied with commercial uses more similar to the character of the Tracy Marketplace and allow the site to be occupied with uses that are already permitted throughout the remainder of the shopping center.

No development application for the site has been submitted, but the applicant has submitted an exhibit to demonstrate one possible scenario for development of the site (Attachment C). Any proposals for development will be subject to review by the Planning Commission and approval by the City Council through the Preliminary and Final Development Plans process.

Amendment to Section 4.1.2.3.B.

Commercial areas in the I-205 Corridor Specific Plan area have been designed and built as large retail centers comprised of multiple buildings and shared parking areas. The Tracy Marketplace, for example, has several access roads into the center from Grant Line Road. One of these entrances has incorporated decorative pavement, a landscape median, and a row of trees on either side of the access drive that creates an aesthetically-pleasing sense of arrival into the Tracy Marketplace shopping center. Another entrance also has trees flanking both sides of the access drive and a landscape median (though the plantings have been replaced with rocks). In contemplating how development could occur on the lots remaining to be developed at the western end of the Tracy Marketplace, it became apparent that the western entrance could be thoughtfully designed to create an interesting sense of arrival beyond a building or parking lot typically expected near entrances to shopping centers.

The I-205 Corridor Specific Plan establishes development standards for land within the Specific Plan area. Because the Specific Plan is currently open for discussion, this is an opportunity to consider adding language to the Specific Plan that speaks to the development of a decorative entry using design elements such as landscaping, hardscaping, buildings and structures, or public art. Section 4.1.2.3.B. (Attachment D) describes siting requirements for commercial areas. Staff proposes adding Section 4.1.2.3.B.3., as written below:

Primary entrances to commercial centers in the General Commercial (GC) areas shall incorporate thoughtfully-designed features to create a sense of arrival, such as through the use of enhanced landscaping, decorative hardscaping, ornamental buildings or structures, and/or public art. Such celebrated entrances may be located on one or more private parcels and common access drives into the commercial center. Proposed design of such celebrated entrances shall be included at the time a development application for land within the vicinity of the primary entrance to the commercial center is proposed.

Attachment E is an aerial image of the undeveloped commercial land on the western end of Tracy Marketplace that presents an opportunity for the development of a thoughtfully-designed entrance. As future commercial areas designated GC are proposed, whether as a part of the Tracy Marketplace or elsewhere in the I-205 Corridor Specific Plan area, this provision would apply and such designs will be evaluated as part of the development application.

Environmental Document

The proposed project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15183, pertaining to consistency with the General Plan. The project is a land use change and design regulation consistent with the EIR prepared for the Tracy General Plan adopted February 1, 2011 and does not propose any more intensive uses than were analyzed under the EIR. In accordance with CEQA Guidelines Section 15183, no further environmental assessment is required for this project. Any future development of the project site or in accordance with the design regulation will be analyzed in accordance with CEQA.

RECOMMENDATION

Staff recommends that the Planning Commission recommends that the City Council do the following:

- 1) Amend the I-205 Corridor Specific Plan land use designation for the property at 3140 W. Grant Line Road (Assessor's Parcel Number 238-600-07) from Service Commercial (SC) to General Commercial (GC), and
- 2) Amend the I-205 Corridor Specific Plan by adding 4.1.2.3.B.3. requiring thoughtfully-designed features to create a sense of arrival at primary entrances to commercial centers in the General Commercial designation areas as described in the Planning Commission Resolution dated February 8, 2017.

MOTION

Move that the Planning Commission recommends that the City Council do the following:

- 1) Amend the I-205 Corridor Specific Plan land use designation for the property at 3140 W. Grant Line Road (Assessor's Parcel Number 238-600-07) from Service Commercial (SC) to General Commercial (GC), and
- 2) Amend the I-205 Corridor Specific Plan by adding 4.1.2.3.B.3. requiring thoughtfully-designed features to create a sense of arrival at primary entrances to commercial centers in the General Commercial designation areas as described in the Planning Commission Resolution dated February 8, 2017.

Prepared by Kimberly Matlock, Associate Planner

Approved by Bill Dean, Assistant Development Services Director

ATTACHMENTS

- A: Site Map of the Tracy Marketplace commercial area
- B: Excerpt from the I-205 Corridor Specific Plan, Table A-2 Permitted and Conditionally Permitted Uses
- C: Exhibit demonstrating potential development plan
- D: Excerpt from the I-205 Corridor Specific Plan Section 4.1.2.3.B.
- E: Aerial image of the western portion of the Tracy Marketplace
- F: Planning Commission Resolution for Land Use Change
- G: Planning Commission Resolution for Thoughtfully-Designed Entrances



RECEIVED
NOV 14 2016
CITY OF TRACY
DEVELOPMENT SERVICES

Exhibit 1

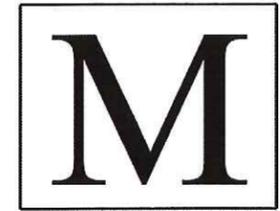
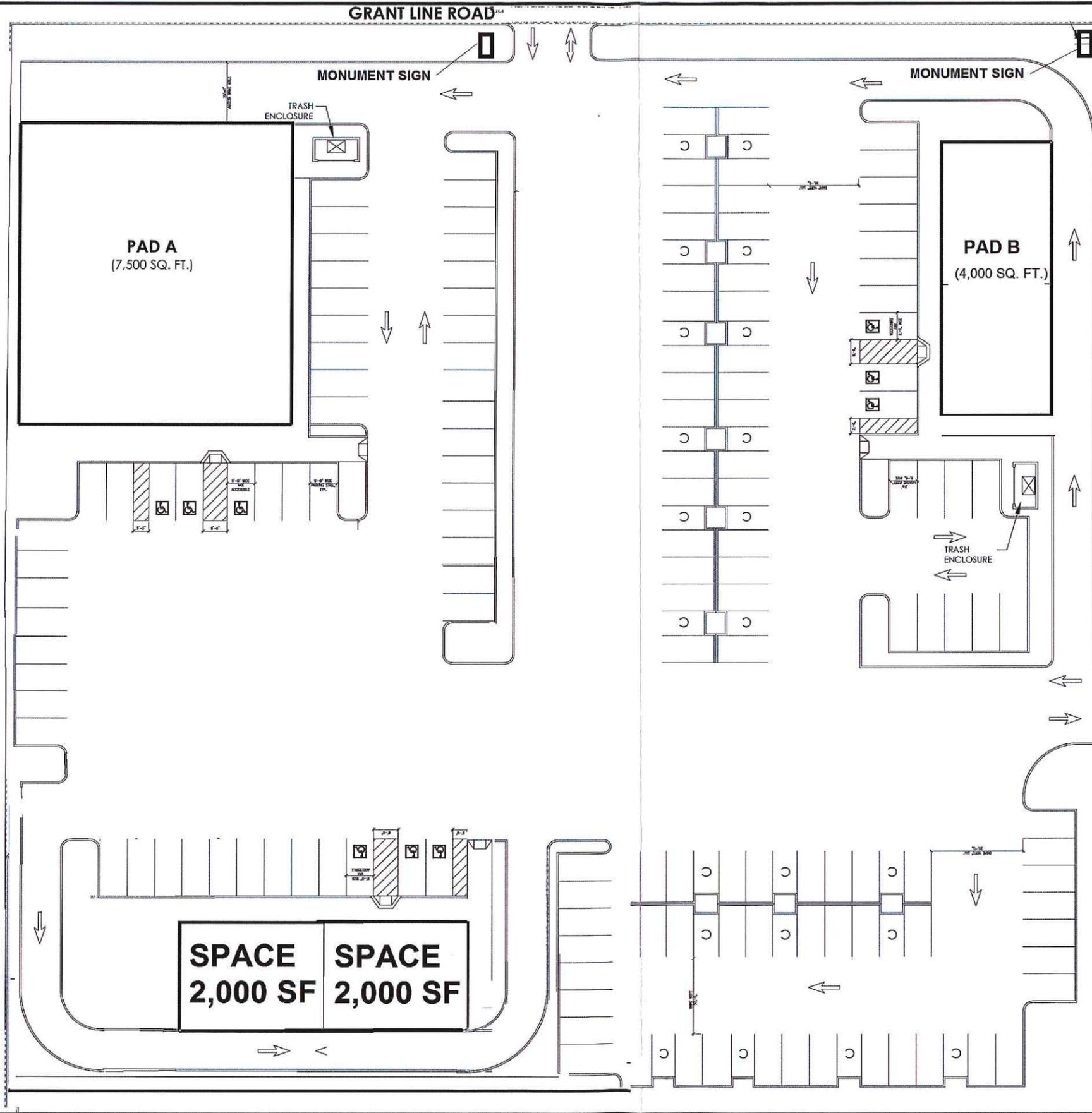
TABLE A-2

PERMITTED AND CONDITIONALLY PERMITTED COMMERCIAL AND INDUSTRIAL USES

	CC	GC	SC	FC	LI
Business Services e.g., reproduction, delivery, repair services			P		C
Day Care Centers e.g., community care facilities	P	P	P		C
Eating & Drinking Establishments e.g., restaurants, bars	P	P	P	P	
Equipment Rental and Sales			P		C
Gas & Service Stations	C	C	C	P	C
Hydrocarbon Resources Extraction	C	C	C	C	C
Lodging e.g., hotels, motels	C	P		P	
Manufacturing & Processing			C		P
Mini Storage			P		P
Outdoor Sales or Display of Merchandise e.g., lumber yards, nurseries, etc.		C	C		C
Offices e.g., Medical, dental, business, professional, banks, financial services	P	P	P	C	C
Park & Ride or Off-site Parking Facilities	C	C	C	C	C
Personal Services e.g., nail, hair, tanning salons	P	P			
Places of Assembly e.g., places of worship, private clubs and related uses	C	C	C		C
Public Streets & Utilities	P	P	P	P	P
Recreational Uses e.g., miniature golf, bowling alley, instructional or educational performing arts, gymnastics, etc.	P	C	P		
Residential Uses	See Table A-1				
Retail and Consumer Services e.g., building materials and hardware stores, garden center, clothing and show stores, department stores, drug stores and grocery stores	P	P	P		
Schools e.g., public, private, trade, vocational, etc.	C	P	C		C
Temporary Uses as Permitted in TMC Sec. 10.08.4240	TUP	TUP	TUP	TUP	TUP
Vehicle Sales, Service, & Rental (1)		C	C		
Warehouse & Distribution			C		P

Note: Accessory uses shall be allowed as provided in the Tracy Municipal Code.

PLAZA FIVE
GOLDEN ONE
CREDIT UNION



**McBRIDE
DESIGN SERVICES**
3117 EL PASEO
ALAMEDA, CA 94502
510.205.9977

RECEIVED

NOV 14 2016

CITY OF TRACY
DEVELOPMENT SERVICES

BANK OF AMERICA

WALMART
SUPER
CENTER

△	DATE	ISSUE DESCRIPTION	BY	CHECK

PROJECT LOCATION:

APN 238-60-07
ADJ. GRANT LINE ROAD
TRACY, CA

AREA: 3 ACS.-NET

SHEET TITLE:

**PARKING PLAN
OPTION 2016 A**

PROJECT NO. 14-002

SCALE: VARIES

DATE: 02.11.16

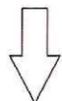
DRAWN BY: TK

REVIEWED BY: TF

SHEET NO.

A1.0

COSTCO



1	SITE PLAN
1/16"=1'-0"	

3. Public utilities easements of 10 feet in width shall be dedicated adjacent to all street right of ways and elsewhere as determined necessary by the Director of Public Works.

J. Driveway & Intersection Standards

See Section 4.2.2. In addition, no driveway shall be located closer than 150 feet to the radius return point at intersection. Driveway width modifications may be approved with shared (ganged) driveways (see Figure 4.11). Driveway widths to be per City Standards.

4.1.2.3 Commercial Standards

A. Development Prototypes

As an aid to understanding the goals and requirements of development as applied to commercial land uses a series of examples or prototypes are presented in Figures 4.12 through 4.14. These Figures show both the possibilities and constraints proposed by the Plan and its associated standards.

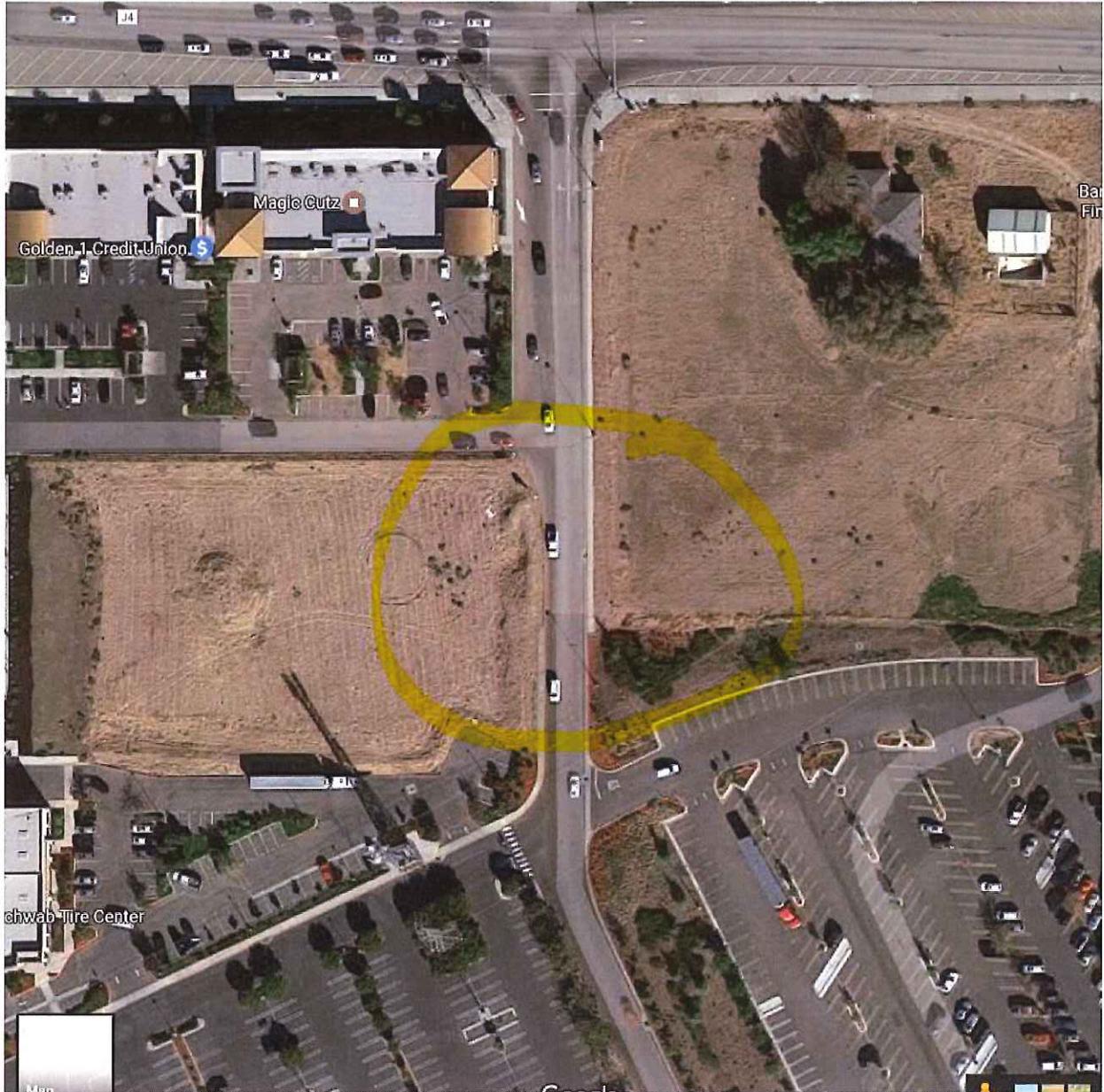
B. Siting Requirements

1. Commercial buildings must be sited so as to create and enhance the streetscape. This can only be accomplished if all or a portion of the buildings are located near the street. In order to accomplish this in addition to the minimum setback requirements stated above a maximum building setback requirement is established for certain designated areas.

In General Commercial (GC), Service Commercial (SC) and Freeway Commercial (FC) land use designations on sites of over 4 acres, at least one building must be located with a maximum setback from public right-of-way to building face of 50 feet. On corner sites adherence to this requirement is encouraged on both frontages, however only required on the major street frontage. The building located to this maximum setback must constitute at least 25 percent of the total building program for the site.

2. In Commercial Center (CC) and General Commercial (GC) areas parking shall not be permitted within 15 feet of the building entry face of any commercial structure. In the event the building has an arcade or other shade structure along this frontage this can be located within this required setback.

Aerial image of the western portion of the Tracy Marketplace showing an opportune location for a thoughtfully-designed entrance



RESOLUTION 2017-_____

RECOMMENDING CITY COUNCIL APPROVE AN AMENDMENT TO THE I-205 CORRIDOR SPECIFIC PLAN TO REDESIGNATE THE PROPERTY AT 3140 W. GRANT LINE ROAD (ASSESSOR'S PARCEL NUMBER 238-600-07) FROM SERVICE COMMERCIAL TO GENERAL COMMERCIAL. APPLICATION NUMBER SPA16-0007

WHEREAS, The I-205 Corridor Specific Plan designates land uses for each area located within the Specific Plan area, and

WHEREAS, The three-acre site at 3140 W. Grant Line Road (Assessor's Parcel Number 238-600-07) is designated Service Commercial in the I-205 Corridor Specific Plan, and

WHEREAS, The subject site is located in the Tracy Marketplace commercial center, which is primarily designated as General Commercial, and

WHEREAS, Plaza Six General Partnership submitted an application to redesignate the subject site from Service Commercial to General Commercial to allow uses such as personal service, lodging, and schools to be permitted at the site, which are currently not permitted under the Service Commercial designation, and

WHEREAS, The project is exempt from further environmental assessment pursuant to CEQA Guidelines Section 15183, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider Specific Plan amendment application number SPA16-0007 on February 8, 2017, and

WHEREAS, The Planning Commission determined that amending the land use designation of the subject site to match that of the surrounding commercial center site would facilitate development of commercial uses more similar to the character of the existing uses in the Tracy Marketplace.

NOW, THEREFORE BE IT RESOLVED, The Planning Commission hereby recommends the City Council approve application number SPA16-0007, an amendment to the I-205 Corridor Specific Plan to change the land use designation of the three-acre site at 3140 W. Grant Line Road, Assessor's Parcel Number 238-600-07, from Service Commercial to General Commercial, based on the findings below.

The land use amendment is consistent with the goals, actions, and policies of the General Plan and the I-205 Corridor Specific Plan and with its purposes, standards, and guidelines; will result in development of desirable character, which will be compatible with the existing and future development in the Specific Plan area; contributes to a balance of land uses that will enable local residents to work and shop within the Tracy Planning Area; and respects the environmental assets of the community consistent with economic realities. The Specific Plan amendment is minor in nature, focusing solely on a specific three-acre parcel within the Tracy Marketplace commercial center. The land use amendment of the subject parcel from Service Commercial to General Commercial will cause future land uses of the subject parcel to be compatible with existing commercial center.

* * * * *

The foregoing Resolution 2017-_____ was adopted by the Planning Commission on the 8th day of February 2017, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTAIN: COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

RESOLUTION 2017-_____

RECOMMENDING CITY COUNCIL APPROVE AN AMENDMENT TO THE I-205 CORRIDOR SPECIFIC PLAN SECTION 4.1.2.3.B TO INCLUDE A PROVISION FOR THOUGHTFULLY-DESIGNED ENTRANCES TO COMMERCIAL CENTERS IN THE GENERAL COMMERCIAL DESIGNATION. APPLICATION NUMBER SPA16-0007

WHEREAS, The I-205 Corridor Specific Plan establishes development standards for land within the Specific Plan area, and

WHEREAS, The Specific Plan does not currently contain provisions for the development of thoughtfully-designed entrances to commercial shopping centers, and

WHEREAS, Thoughtfully-designed entrances can create a sense of arrival to large commercial centers and provide an aesthetically-pleasing alternative to open parking lots that are typically located near shopping center entrances, and

WHEREAS, The project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15183, where no further environmental assessment is necessary, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider Specific Plan amendment application number SPA16-0007 on February 8, 2017 for language to be added to the I-205 Corridor Specific Plan that would require thoughtfully-designed entrances to commercial centers designated General Commercial, and

WHEREAS, The Planning Commission determined that the use of enhanced landscaping, decorative hardscaping, ornamental buildings or structures, and/or public art to create a sense of arrival in large commercial centers would result in an aesthetically-pleasing experience and benefit the economic vitality of the center;

NOW, THEREFORE BE IT RESOLVED, The Planning Commission hereby recommends the City Council approve application number SPA16-0007 for an amendment to I-205 Corridor Specific Plan Section 4.1.2.3.B., based on the findings below, to read as follows:

“3. Primary entrances to commercial centers in the General Commercial (GC) areas shall incorporate thoughtfully-designed features to create a sense of arrival, such as through the use of enhanced landscaping, decorative hardscaping, ornamental buildings or structures, and/or public art. Such celebrated entrances may be located on one or more private parcels and common access drives into the commercial center. Proposed design of such celebrated entrances shall be included at the time a development application for land within the vicinity of the primary entrance to the commercial center is proposed.”

Findings:

The amendment is consistent with the goals, actions, and policies of the General Plan and the I-205 Corridor Specific Plan and with its purposes, standards, and guidelines; will result in development of desirable character which will be compatible with the

existing and future development in the Specific Plan area, contributes to a balance of function and form in the built environment, and respects the environmental and aesthetic assets of the community consistent with economic realities. The Specific Plan amendment poses only a minor modification to the Specific Plan development requirements within areas designated General Commercial to support economic development of commercial centers while respecting the aesthetic assets of the community.

* * * * *

The foregoing Resolution 2017-_____ was adopted by the Planning Commission on the 8th day of February 2017, by the following vote:

- AYES: COMMISSION MEMBERS:
- NOES: COMMISSION MEMBERS:
- ABSENT: COMMISSION MEMBERS:
- ABSTAIN: COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON