

MINUTES
TRACY CITY PLANNING COMMISSION
Wednesday, April 12, 2017
7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Orcutt led the pledge of allegiance.

ROLL CALL

Roll Call found Chair Orcutt, Vice Chair Sangha, and Commissioners Hudson, Krogh, and Tanner present. Also present were: Leticia Ramirez, Deputy City Attorney; Victoria Lombardo, Senior Planner; Kimberly Matlock, Associate Planner; Cris Mina, Senior Civil Engineer; Al Gali, Associate Civil Engineer; Nanda Gottiparthi, Consulting Engineer - SNG & Associates; and Peggy Abundiz, Recording Secretary.

MINUTES

It was moved by Commissioner Tanner, and seconded by Vice Chair Sangha, that the Meeting Minutes of March 9, 2016, be approved. Commissioners Hudson and Krogh abstained from voting, as they were not present at the March 9, 2016, meeting. Voice vote found all other members in favor; passed and so ordered.

It was moved by Commissioner Tanner, and seconded by Vice Chair Sangha, that the Meeting Minutes of February 8, 2017, be approved. Voice vote found all in favor; passed and so ordered.

It was moved by Commissioner Tanner, and seconded by Vice Chair Sangha, that the Meeting Minutes of March 8, 2017, be approved. Voice vote found all in favor; passed and so ordered.

It was moved by Commissioner Tanner, and seconded by Commissioner Hudson, that the Meeting Minutes of March 22, 2017, be approved. Vice Chair Sangha abstained from voting, as she was not present at the March 22 meeting. Voice vote found all other members in favor; passed and so ordered.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Victoria Lombardo announced that she would be representing Bill Dean, Assistant Director of Development Services, at this meeting.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT AND A PLANNED UNIT DEVELOPMENT PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR AN APPROXIMATELY 3,350 SQUARE FOOT AUTOMOTIVE SERVICE FACILITY (JIFFY LUBE) WITH ASSOCIATED PARKING AND LANDSCAPING ON AN APPROXIMATELY 0.71-ACRE SITE (ASSESSOR'S PARCEL NUMBER 238-600-33 AND A PORTION OF ASSESSOR'S PARCEL NUMBER 238-600-34), LOCATED ON THE SOUTH SIDE OF WEST GRANT LINE ROAD WITHIN THE TRACY MARKETPLACE COMMERCIAL CENTER. THE APPLICANT IS BOOS DEVELOPMENT WEST, LLC AND THE PROPERTY OWNER IS LAMORINDA DEVELOPMENT & INVESTMENT – APPLICATION NUMBERS CUP16-0009 AND D16-0025

Kimberly Matlock presented the staff report. Cris Mina discussed traffic access points.

Chair Orcutt opened the public hearing. As no one came forward, the public hearing was closed.

ACTION

It was moved by Commissioner Tanner, and seconded by Commissioner Hudson, that the Planning Commission recommend the City Council approve: (1) a Conditional Use Permit (Application No. CUP16-0009) for a vehicle service facility, subject to the conditions, and based on the findings, contained in the Planning Commission Resolution dated April 12, 2017; and (2) the Preliminary and Final Development Plan (Application No. D16-0025) for said vehicle service facility, subject to the conditions, and based on the findings, contained in the Planning Commission Resolution dated April 12, 2017. A roll call vote found all in favor; passed and so ordered.

- B. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE BARCELONA INFILL PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR A 51-LOT RESIDENTIAL SUBDIVISION ON APPROXIMATELY 10.15 ACRES LOCATED AT THE NORTHWEST CORNER OF BARCELONA DRIVE AND TENNIS LANE, ASSESSOR'S PARCEL NUMBERS 252-520-44 AND 240-390-33; THE APPLICANT AND PROPERTY OWNER IS TAYLOR MORRISON OF CA, LLC; APPLICATION NUMBER PUD17-0001

Victoria Lombardo presented the staff report. Cris Mina discussed ongoing traffic monitoring, possible future mitigation measures, and trigger points for a traffic study. Fred Choa of Fehr and Peers reviewed standard warrants for traffic improvements.

Chair Orcutt opened the public hearing. Jennifer Besmer of Taylor Morrison of California, LLC (representing the applicant), was the sole person to speak. The public hearing was closed.

ACTION

It was moved by Commissioner Hudson, and seconded by Commissioner Tanner, that the Planning Commission recommend the City Council approve a minor amendment to the Barcelona Infill Final Development Plan for revised architecture for a 51-lot residential subdivision on approximately 10.15 acres

located at the northwest corner of Barcelona Drive and Tennis Lane, Application Number PUD17-0001, subject to the conditions, and based on the findings, contained in the Planning Commission Resolution dated April 12, 2017.

It was moved by Commissioner Tanner, and seconded by Vice Chair Sangha, that the Planning Commission recommend to the City Council that a traffic study be completed on the Barcelona Infill project before construction begins. A voice vote found all in favor; passed and so ordered.

- C. PUBLIC HEARING TO CONSIDER A NEW 304-UNIT RESIDENTIAL MULTI-FAMILY HOUSING DEVELOPMENT ON AN 18.79-ACRE PROJECT SITE. IN ORDER FOR THE PROJECT TO BE CONSTRUCTED, THE FOLLOWING ACTIONS WOULD REQUIRE APPROVAL:
- ADOPT A MITIGATED NEGATIVE DECLARATION;
 - AMEND THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION OF THE SITE FROM COMMERCIAL TO RESIDENTIAL HIGH (GPA17-0001);
 - REZONE A SMALL PORTION OF THE PROJECT SITE FROM GENERAL HIGHWAY COMMERCIAL TO PLANNED UNIT DEVELOPMENT (R17-0001);
 - AMEND THE I-205 CORRIDOR SPECIFIC PLAN TO CHANGE THE LAND USE DESIGNATION OF THE SITE FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL AND ADD A SMALL PORTION OF THE PROJECT SITE TO THE SPECIFIC PLAN (SPA17-0002);
 - APPROVE A PRELIMINARY AND FINAL DEVELOPMENT PLAN (PDP/FDP) APPLICATION FOR THE SITE PLAN, ARCHITECTURE, LANDSCAPING AND ALL ON-SITE IMPROVEMENTS (D15-0007); AND
 - APPROVE A TENTATIVE SUBDIVISION MAP TO ALLOW FOR THE FUTURE SUBDIVISION OF THE UNITS INTO CONDOMINIUMS (TSM17-0002)

Victoria Lombardo introduced Brian Millar of Land Logistics, who presented the staff report. Spencer Bogner, of Lewis Management Corporation, and Rick Polhamus, of SITESCAPES, INC., gave a PowerPoint presentation. Land owner Rod Toste spoke.

Chair Orcutt opened the public hearing.

Alice English spoke. Cris Mina, Spencer Bogner of Lewis Management Corporation, and Fred Choa of Fehr and Peers addressed traffic mitigation measures.

Chair Orcutt closed the public hearing.

ACTION

It was moved by Commissioner Hudson, and seconded by Commissioner Tanner, that the Planning Commission recommend the City Council take the following actions, as documented in the Planning Commission resolution dated April 17, 2017:

- 1) Adopt a Mitigated Negative Declaration;

- 2) Amend the General Plan to change the land use designation of the site from Commercial to Residential High (GPA17-0001);
- 3) Amend the I-205 Corridor Specific Plan to change the land use designation of the site from General Commercial to High Density Residential and add a small portion of the project site to the Specific Plan (SPA17-0002);
- 4) Rezone a small portion of the project site from General Highway Commercial to Planned Unit Development (R17-0001);
- 5) Approve a Preliminary and Final Development Plan (PDP/FDP) application for the site plan, architecture, landscaping and all on-site improvements (D15-0007); and
- 6) Approve a Tentative Subdivision Map to allow for the future subdivision of the units into condominiums (TSM17-0002).

A voice vote found all in favor; passed and so ordered.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

In reference to the Barcelona Infill project, Victoria Lombardo discussed traffic reports relative to other projects. Frederick Venter of Kimley-Horn and Associates discussed warrants for traffic improvements.

4. ITEMS FROM THE COMMISSION

An inquiry by Vice Chair Sangha relative to Harvest in Tracy was addressed by Spencer Bogner.

Chair Orcutt informed the Commission of a possible upcoming training opportunity on design elements at the City of Pleasanton.

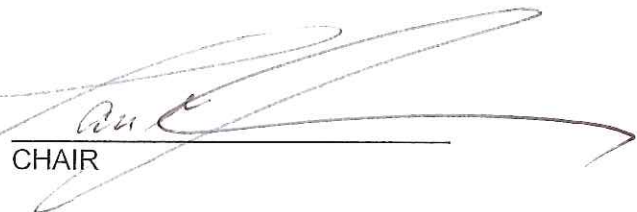
5. ADJOURNMENT

It was moved by Commissioner Tanner, and seconded by Vice Chair Sangha, to adjourn.

Time: 8:25 p.m.



STAFF LIAISON



CHAIR