

**MINUTES
TRACY CITY PLANNING COMMISSION
NOVEMBER 1, 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, Commissioners Hudson, Krogh, and Tanner present. Also present were: Bill Dean, Assistant Development Services Director; Leticia Ramirez, Assistant City Attorney; Scott Claar, Senior Planner; Kimberly Matlock, Associate Planner; Criseldo Mina, Senior Civil Engineer; and Gina Peace, Recording Secretary.

MINUTES

It was moved by Commissioner Tanner, and seconded by Vice Chair Sangha, that the Planning Commission meeting minutes of October 25, 2017, be approved. Voice vote found all in favor, 5-0-0; passed and so ordered.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR AN EXTENSION OF A VESTING TENTATIVE SUBDIVISION MAP FOR A 71-LOT RESIDENTIAL SUBDIVISION (APPLICATION NUMBER TSM14-0003) TO MAY 17, 2021. THE PROPERTY CONSISTS OF AN APPROXIMATELY 10-ACRE SITE LOCATED AT 2774 W. BYRON ROAD, 2850 W. BYRON ROAD, AND 12920 W. BYRON ROAD. THE APPLICANT IS FRED MUSSER. THE PROPERTY OWNERS ARE MARION WILLIAM COMPANY, LLC AND ANNE G. STEELE REVOCABLE LIVING TRUST. APPLICATION NUMBER EXT17-0002

Scott Claar presented the staff report, and addressed questions from the Commission.

Chair Orcutt opened the Public Hearing at 7:11 p.m.

Shawn Steele addressed the Commission.

The public hearing was closed at 7:13 p.m.

ACTION It was moved by Commissioner Hudson, and seconded by Commissioner Tanner, that the Planning Commission approve Application Number EXT17-0002 to extend the life of the Vesting Tentative Subdivision Map (Application Number TSM14-0003) to May 17, 2021, based on the findings contained in the Planning Commission Resolution dated November 1, 2017. Roll call vote found all in favor, 5-0-0; passed and so ordered.

- B. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR AN EXTENSION OF THE ELISSAGARAY INFILL VESTING TENTATIVE SUBDIVISION MAP FOR 47 LOTS (APPLICATION NUMBER TSM12-0002) TO JANUARY 7, 2021. THE PROJECT IS LOCATED ON DOMINIQUE DRIVE BETWEEN EASTLAKE CIRCLE AND BASQUE DRIVE, ASSESSOR'S PARCEL NUMBERS 252-050-24 AND 252-260-01. THE APPLICANT AND PROPERTY OWNER IS TVC TRACY HOLDCO, LLC. APPLICATION NUMBER EXT17-0003

Kimberly Matlock presented the staff report, and answered questions from the Commission.

Chair Orcutt opened the Public Hearing at 7:18 p.m.

Chris Tyler, of TVC Tracy Holdco, applicant on the project, addressed the Commission.

Nancy Hernandez addressed the Commission, and expressed her concern regarding the traffic impact that 47 more homes would bring to the area, especially with being unable to turn left onto Chrisman from the Ellissagaray subdivision.

Cris Mina, Senior Civil Engineer, responded that he would look into this intersection, and get back to Mrs. Hernandez. Kimberly Matlock and Bill Dean also addressed the Commission and agreed that this particular improvement is not related to this project or approval of the extension application.

Chair Orcutt requested that this improvement be added to a future Planning Commission agenda, for an update.

Marsha Sciortino also expressed her concern about the traffic, and the intersection that Mrs. Hernandez mentioned earlier. She also expressed her frustration about the visual blight in the area due to this unkempt property, the delay of building on the site, and urged all to complete this project as soon as possible.

Harry Walker, a resident of the Hidden Lake subdivision, has an issue with paying a Mello Roos fee for 14 years, for a school that is not going to be built on the site, and he would like a refund.

Bill Dean responded, and said the Mello Roos tax fee is a result of the agreement between the developer and the school district, but did not think the fees were associated with the specific school site. Bill Dean said the records are available at City Hall though the Finance Department.

Kammy Cobarrubia, a new resident in Tracy, elaborated upon the traffic problem within the subdivision, and addressed the school promised to the subdivision. She was worried about property values, and wondering if local services for new homes in the area, including retail, would be provided.

The Public Hearing was closed at 7:51 p.m.

ACTION It was moved by Commissioner Hudson, and seconded by Commissioner Tanner, that the Planning Commission approve Application Number EXT17-0003 to extend the life of the vesting tentative subdivision map (Application Number TSM12-0002) to January 7, 2021, based on the findings contained in the Planning Commission Resolution dated November 1, 2017. Roll Call vote found all in favor, 5-0-0; passed and so ordered.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

- Discussion of Recent APA Conference in Sacramento

Three commissioners attended the conference with several City staff, and Bill Dean encouraged all the commissioners to take advantage of the opportunity and attend next year in San Diego. Chair Orcutt, Commissioner Hudson and Commissioner Krogh each commented on their experiences attending the conference this year in Sacramento. Each of them enjoyed the conference, and learned a great deal by attending.

Commissioner Krogh thanked Councilmember Juana Dement, who was present in the audience, and the Council for providing the funding for the commissioners to attend this conference.

Bill Dean stated he will e-mail the Commission the results of the Mello Roos tax question from the audience during the Public Hearing of Item 1-B, and provided his contact information to members in the audience.

4. ITEMS FROM THE COMMISSION

Vice Chair Sangha announced, after six years of being a commissioner, she will be resigning from the Planning Commission, effective December 31, 2017. Each of the commissioners, and Bill Dean, thanked Vice Chair Sangha for her contributions to the Planning Commission over the years.

5. ADJOURNMENT

It was moved by Commissioner Orcutt, and seconded by Commissioner Hudson, to adjourn.

Time: 8:12 p.m.


STAFF LIAISON


CHAIR