

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, April 25, 2018
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 – 04/11/18

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. REPORT OF CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR A POTENTIAL SALE OF CITY-OWNED PROPERTY LOCATED AT 3055 NORTH CORRAL HOLLOW ROAD. THIS IS A CITY INITIATED PROJECT. APPLICATION NUMBER DET18-0001
- B. REPORT OF CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR A POTENTIAL SALE OF CITY-OWNED PROPERTY LOCATED AT 4350 NORTH TRACY BOULEVARD. THIS IS A CITY INITIATED PROJECT. APPLICATION NUMBER DET18-0002
- C. PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL REGARDING APPROVAL OF AN AMENDMENT TO THE CORDES RANCH SPECIFIC PLAN. THE APPLICANT IS DAVID BABCOCK & ASSOCIATES. APPLICATION NUMBER SPA17-0005
THIS ITEM WILL BE RE-NOTICED FOR A FUTURE PLANNING COMMISSION MEETING.

2. ITEMS FROM THE AUDIENCE

3. DIRECTOR'S REPORT

4. ITEMS FROM THE COMMISSION

5. ADJOURNMENT

Posted: April 19, 2018

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
APRIL 11, 2018, 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 and Commissioners Hudson, Kaur, and Wood present, Commissioner Gable absent. Also present were: Bill Dean, Assistant Development Services Director; Leticia Ramirez, Assistant City Attorney; Vicki Lombardo, Senior Planner; Nanda Gottiparthi, SNG Associates; Frederick Venter, Kimley-Horn; Elizabeth Johnson, FirstCarbon Solutions; and Peggy Abundiz, Recording Secretary.

ELECTION OF VICE CHAIR

Chair Orcutt announced that, because the Vice Chair seat is vacant, a new incumbent needs to be appointed. He asked the Commissioners if any of them would like to serve in that capacity. Commissioner Hudson volunteered.

ACTION: It was moved by Chair Orcutt, and seconded by Commissioner Wood, that Commissioner Hudson be appointed as Vice Chair. A voice vote found all in favor, 4-0-1-0; passed and so ordered.

MINUTES

Chair Orcutt introduced the Minutes from the March 28, 2018, meeting and invited the Commissioners to share any questions or concerns. None were expressed.

ACTION: It was moved by Chair Orcutt, and seconded by Vice Chair Hudson, that the Planning Commission meeting minutes of March 28, 2018, be approved. A roll call vote found the three Commissioners in attendance who were present at the March 28 meeting in favor, 3-0-1-1; passed and so ordered.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Bill Dean briefly discussed the agenda and welcomed Commissioner Wood to the Commission.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER THE TRACY VILLAGE DEVELOPMENT PROJECT AND RELATED ANNEXATION OF LANDS TO THE CITY OF TRACY AND CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT. TRACY VILLAGE PROPOSES TO DEVELOP 590 SINGLE-FAMILY RESIDENTIAL LOTS WITHIN A 135.2-ACRE GATED AND AGE-RESTRICTED COMMUNITY LOCATED ON THE SOUTH SIDE OF VALPICO ROAD, EAST OF CORRAL HOLLOW ROAD. THE PROJECT PROPOSES ANNEXATION/PREZONING, AND INCLUDES A SPECIFIC PLAN AND VESTING TENTATIVE SUBDIVISION MAP. ADDITIONALLY, THE CITY IS PROPOSING ANNEXATION/PREZONING OF 42 LOTS CURRENTLY LOCATED IN UNINCORPORATED SAN JOAQUIN COUNTY, LOCATED IMMEDIATELY WEST OF THE TRACY VILLAGE SITE ALONG CORRAL HOLLOW ROAD AND NORTH OF THE TRACY VILLAGE PROJECT SITE ALONG VALPICO ROAD. TRACY VILLAGE CONSISTS OF ASSESSOR'S PARCEL NUMBERS: 244-040-01 AND 244-030-01 AND 02. THE 42 LOTS FOR ANNEXATION PREZONING CONSIST OF ASSESSOR'S PARCEL NUMBERS 244-030-01 THROUGH 244-030-21 ALONG CORRAL HOLLOW ROAD, AND ASSESSOR'S PARCEL NUMBERS 242-050-01 THROUGH 242-050-21 AND 242-040-29 ON THE NORTH SIDE OF VALPICO ROAD. APPLICATION NUMBERS A/P13-0002, SPA18-0001 AND TSM17-0003

Vice Chair Hudson recused himself from the hearing, explaining that he resides within close proximity of the project location.

Vicki Lombardo presented the staff report, and introduced Nanda Gottiparthi, Frederick Venter, and Elizabeth Johnson as the Engineering, Traffic, and Environmental consultants for the project, respectively. Staff addressed questions from the Commission.

Chair Orcutt and Commissioner Wood disclosed that they had met with the developer.

Chair Orcutt opened the Public Hearing at 7:17 p.m., and invited the applicant to speak.

Jeff Schroeder of Ponderosa Homes II, Inc. (representing the applicant) and members of his team spoke, and addressed questions from the Commission, as did City staff.

Chair Orcutt invited members of the public to speak.

The following individuals addressed questions to the Commission (some of which were addressed by City staff and/or by the applicant): Robert Tanner, Judy Houdeshell, Joan Kendall, and Steve Cocolos.

Chair Orcutt closed the public hearing at 8:47 p.m.

ACTION: It was moved by Chair Orcutt, and seconded by Commissioner Wood, that the Planning Commission recommend that the City Council take the following actions:

1. Certify the project Environmental Impact Report.
2. Approve execution of a LAFCO application to request annexation of the Tracy Village Development Project site, including the 42 outparcels, into the Tracy City Limits.
3. Pre-zone the site to reflect the Tracy Village Specific Plan, and pre-zone the 42 outparcels as Residential Estate.
4. Approve the Tracy Village Specific Plan.
5. Approve the Tracy Village Vesting Tentative Subdivision Map.
6. Prepare an application for approval of annexation request for San Joaquin (LAFCO).

A roll call vote found all in favor, 3-0-1-1; passed and so ordered.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

None.

5. ADJOURNMENT

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

Time: 8:51 p.m.

CHAIR

STAFF LIAISON

AGENDA ITEM 1.A

REQUEST

REPORT OF CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR A POTENTIAL SALE OF CITY-OWNED PROPERTY LOCATED AT 3055 NORTH CORRAL HOLLOW ROAD. THIS IS A CITY INITIATED PROJECT. APPLICATION NUMBER DET18-0001

DISCUSSION

Background

The City is in the process of seeking to dispose of surplus City-owned properties that have no use for City purposes. As part of this process, the City is considering the potential sale of City-owned property located at 3055 North Corral Hollow Road, Assessor's Parcel Number 212-260-09 (Attachment A: Location Map). The subject property consists of approximately 0.46 acres, which was acquired by the City during the widening of the I-205 off ramp onto Naglee Road in 1995. The subject property has no current use other than as vacant land.

Whenever a public agency proposes to acquire or dispose of real property, California Government Code Section 65402 requires a report of conformity with the General Plan. Tracy Municipal Code Section 10.04.040(e) establishes that the Planning Commission has the responsibility for such reports of conformity. An early step in the process to sell property is a report of conformity with the General Plan. Subsequent steps involve the sale negotiations, which are subject to City Council direction, as well as compliance with the California Environmental Quality Act. This report is a disclosure statement. A report of non-conformity does not equate to an inability to enter into a sale of land.

General Plan Conformity

The subject property has a General Plan land use designation of Commercial (C), as shown in General Plan Figure 2-2, and zoning of General Highway Commercial (GHC), as shown on the City's Zoning Map. The intended use of land would be for commercial use, as established and permitted in the GHC Zone, which would be in conformance with the City of Tracy's General Plan.

The site does not have frontage on an adjacent street, and thus the site would either need to be purchased and developed as an extension of an adjacent parcel, or an access easement would need to be secured across an adjacent parcel in order to develop as a stand-alone site. Any future use would have to comply with City development regulations, including permit processing requirements and development standards. No application for development has been filed for this site.

In addition to being in conformance with the General Plan designation of Commercial, the potential sale of City-owned property for commercial use would be in conformance with the following General Plan Objective and Policy:

- Economic Development Element (Pages 4-13).

- Objective ED-6.2. Support infill development of commercial and industrial properties within the City limits.
- Policy P1. The City shall promote the development and redevelopment of City infill areas.

RECOMMENDATION

Staff recommends that the Planning Commission report that the potential sale of City-owned property located at 3055 North Corral Hollow Road, for future commercial use, is in conformance with the City of Tracy General Plan, as stated in the Planning Commission Resolution dated April 25, 2018 (Attachment B: Planning Commission Resolution).

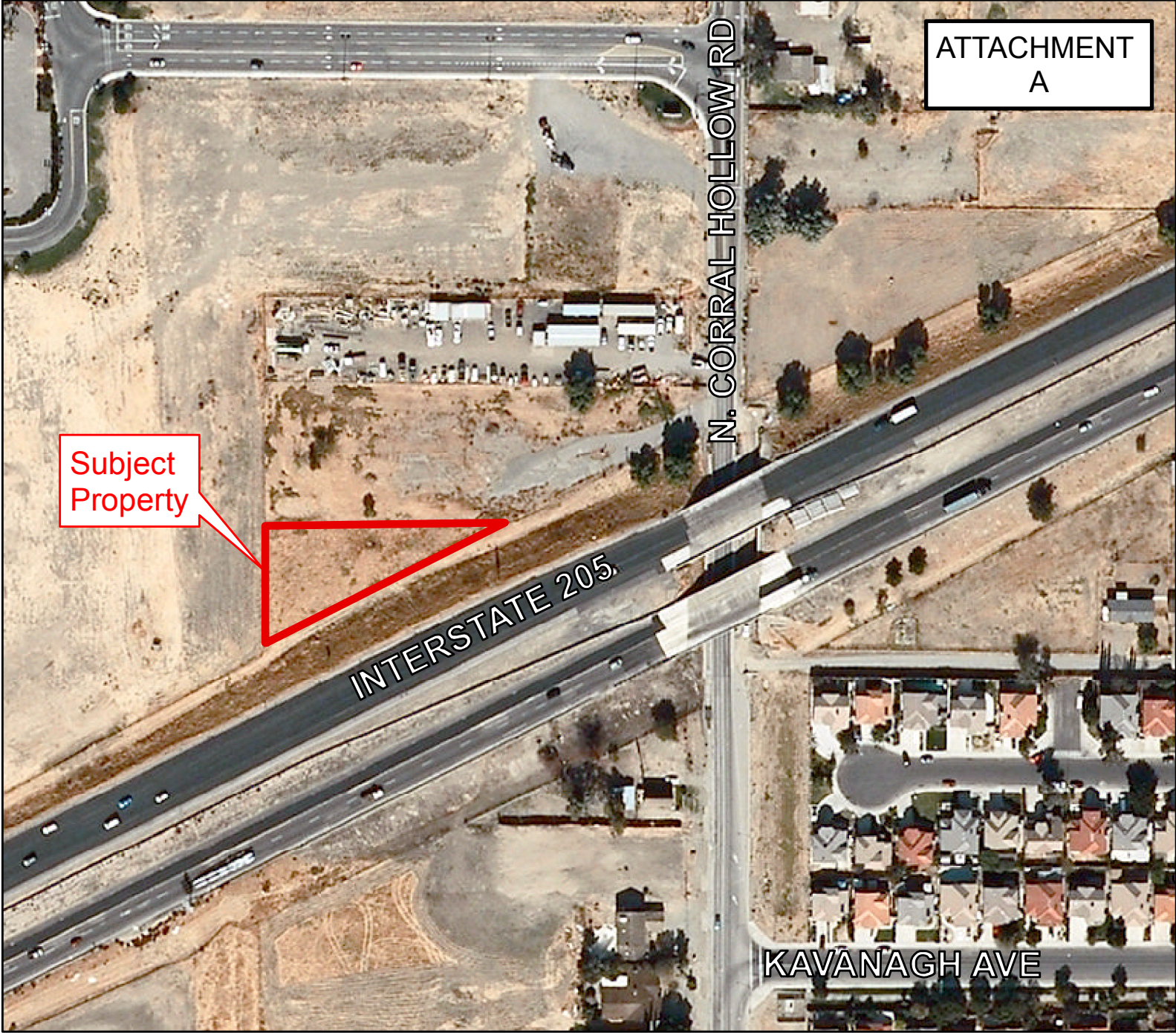
MOTION

Move that the Planning Commission report that the potential sale of City-owned property located at 3055 North Corral Hollow Road, for future commercial use, is in conformance with the City of Tracy General Plan, as stated in the Planning Commission resolution dated April 25, 2018.

Prepared by: Kenny Lipich, Assistant Planner
Reviewed by: Scott Claar, Senior Planner
Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

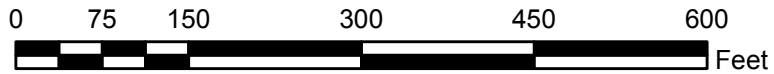
- A: Location Map
- B: Planning Commission Resolution



Subject
Property



Think Inside the Triangle™



Location Map

RESOLUTION 2018-_____

REPORT ON CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN
FOR THE POTENTIAL SALE OF CITY-OWNED PROPERTY LOCATED AT
3055 NORTH CORRAL HOLLOW ROAD, FOR FUTURE COMMERCIAL USE.
APPLICATION NUMBER DET18-0001

WHEREAS, The City is in the process of seeking to dispose of surplus City-owned properties that have no use for City purposes, and

WHEREAS, As part of this process, the City is considering the potential sale of City-owned property that is located at 3055 North Corral Hollow Road, and

WHEREAS, The subject property is designated Commercial (C) by the City's General Plan and is zoned General Highway Commercial (GHC), and

WHEREAS, The intended future use of the land would be for commercial use, as permitted in the GHC Zone, and

WHEREAS, Whenever a public agency proposes to acquire or dispose of real property, California Government Code Section 65402 requires a report on conformity with the General Plan, and

WHEREAS, The potential future use of this land for commercial use would be in conformance with the City's General Plan designation of Commercial, and

WHEREAS, The potential sale of this City-owned property for commercial use would be in conformance with the following General Plan Objective and Policy:

- Economic Development Element (Page 4-13).
- Objective ED-6.2. Support infill development of commercial and industrial properties within the City limits.
- Policy P1. The City shall promote the development and redevelopment of City infill areas.

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission hereby reports that the potential sale of the City-owned property located at 3055 North Corral Hollow Road, for future commercial use, would be in conformance with the City of Tracy General Plan.

* * * * *

The foregoing Resolution 2018-_____ was adopted by the Planning Commission on the 25th day of April, 2018, by the following vote:

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

CHAIR

ATTEST:

STAFF LIAISON

AGENDA ITEM 1.B

REQUEST

REPORT OF CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR A POTENTIAL SALE OF CITY-OWNED PROPERTY LOCATED AT 4350 NORTH TRACY BOULEVARD. THIS IS A CITY INITIATED PROJECT. APPLICATION NUMBER DET18-0002

DISCUSSION

Background

The City is in the process of seeking to dispose of surplus City-owned properties that have no use for City purposes. As part of this process, the City is considering the potential sale of City-owned property located at 4350 North Tracy Boulevard, Assessor's Parcel Number 212-200-01 (Attachment A: Location Map). The subject property consists of approximately 0.92 acres, which is a portion of the approximately 1200-acre Holly Sugar site that the City purchased in 2003. The current and historic use of the subject property has been agricultural.

Whenever a public agency proposes to acquire or dispose of real property, California Government Code Section 65402 requires a report of conformity with the General Plan. Tracy Municipal Code Section 10.04.040(e) establishes that the Planning Commission has the responsibility for such reports of conformity. An early step in the process to sell property is a report of conformity with the General Plan. Subsequent steps involve the sale negotiations, which are subject to City Council direction, as well as compliance with the California Environmental Quality Act. This report is a disclosure statement. A report of non-conformity does not equate to an inability to enter into a sale of land.

General Plan Conformity

The subject property has a General Plan land use designation of Industrial (I), as shown in General Plan Figure 2-2, and zoning of Light Industrial (M-1), as shown on the City's Zoning Map. The intended use of the land would be for industrial use, as established and permitted in the M-1 Zone, which would be in conformance with the City's General Plan.

This site has 255 feet of frontage on Tracy Boulevard, thereby potentially enabling a driveway directly onto Tracy Boulevard. Accordingly, the site could be developed as a stand-alone site or potentially purchased and used by the adjacent property owner / business. Any future use would have to comply with City development regulations, including permit processing requirements and development standards. No application for development has been filed for this site.

An existing irrigation ditch is located within the southern boundary of the subject property and serves irrigation needs for surrounding agricultural areas. Depending on the details of any future proposed development, the irrigation ditch would need to be placed underground in a pipe or rerouted around the property. This would be addressed during the Development Review process for any proposed development.

In addition to being in conformance with the General Plan designation of Industrial, the potential sale of City-owned property for industrial use would be in conformance with the following General Plan Objective and Policy:

- Economic Development Element (Page 4-13).
- Objective ED-6.2 Support infill development of commercial and industrial properties within the City limits.
- Policy P1. The City shall promote the development and redevelopment of City infill areas.

RECOMMENDATION

Staff recommends that the Planning Commission report that the potential sale of City-owned property located at 4350 North Tracy Boulevard, for future industrial use, is in conformance with the City of Tracy General Plan, as stated in the Planning Commission Resolution dated April 25, 2018 (Attachment B: Planning Commission Resolution).

MOTION

Move that the Planning Commission report that the potential sale of City-owned property located at 4350 North Tracy Boulevard, for future industrial use, is in conformance with the City of Tracy General Plan, as stated in the Planning Commission resolution dated April 25, 2018.

Prepared by: Kenny Lipich, Assistant Planner
Reviewed by: Scott Claar, Senior Planner
Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

- A: Location Map
- B: Planning Commission Resolution

Subject
Property



N. TRACY BLVD

ENTERPRISE PL

INDUSTRIAL WAY

W. LARCH RD



Think Inside the Triangle™



Location Map

RESOLUTION 2018-_____

REPORT ON CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN
FOR THE POTENTIAL SALE OF CITY-OWNED PROPERTY LOCATED AT
4350 NORTH TRACY BOULEVARD, FOR FUTURE INDUSTRIAL USE.
APPLICATION NUMBER DET18-0002

WHEREAS, The City is in the process of seeking to dispose of surplus City-owned properties that have no use for City purposes, and

WHEREAS, As part of this process, the City is considering the potential sale of City-owned property that is located at 4350 North Tracy Boulevard, and

WHEREAS, The subject property is designated Industrial (I) by the City's General Plan and is zoned Light Industrial (M-1), and

WHEREAS, The intended future use of the land would be for industrial use, as permitted in the M-1 Zone, and

WHEREAS, Whenever a public agency proposes to acquire or dispose of real property, California Government Code Section 65402 requires a report on conformity with the General Plan, and

WHEREAS, The potential future use of this land for industrial use would be in conformance with the City's General Plan designation of Industrial, and

WHEREAS, The potential sale of this City-owned property for industrial use would be in conformance with the following General Plan Objective and Policy:

- Economic Development Element (Page 4-13).
- Objective ED-6.2 Support infill development of commercial and industrial properties within the City limits.
- Policy P1. The City shall promote the development and redevelopment of City infill areas.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby reports that the potential sale of the City-owned property located at 4350 North Tracy Boulevard, for future industrial use, would be in conformance with the City of Tracy General Plan.

* * * * *

Resolution 2018-_____

Page 2

The foregoing Resolution 2018-_____ was adopted by the Planning Commission on the 25th day of April, 2018, by the following vote:

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

CHAIR

ATTEST:

STAFF LIAISON