

## 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, May 9, 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 – 04/25/18

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 TRACY UNIFIED SCHOOL DISTRICT'S POTENTIAL ACQUISITION OF PROPERTY LOCATED AT 455 EAST ELEVENTH STREET. APPLICANT IS THE TRACY UNIFIED SCHOOL DISTRICT. PROPERTY OWNER IS THE SAN JOAQUIN LUMBER COMPANY. APPLICATION NUMBER DET18-0004

2. ITEMS FROM THE AUDIENCE

3. DIRECTOR'S REPORT

4. ITEMS FROM THE COMMISSION

5. ADJOURNMENT

Posted: May 4, 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 25, 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, Vice Chair Hudson, and Commissioners Gable, Kaur, and Wood present. Also present were: Bill Dean, Assistant Development Services Director; Leticia Ramirez, Assistant City Attorney; Scott Claar, Senior Planner; Kenny Lipich, Assistant Planner; and Peggy Abundiz, Recording Secretary.

**MINUTES**

Chair Orcutt introduced the Minutes from the April 11, 2018, meeting.

**ACTION:** It was moved by Vice Chair Hudson, and seconded by Commissioner Wood, that the Planning Commission meeting minutes of April 11, 2018, be approved. A voice vote found all in favor; passed and so ordered.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

Bill Dean pointed out that Item 1.C will be noticed for another date pending a re-write of sign regulations.

**ITEMS FROM THE AUDIENCE**

None.

**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

Kenny Lipich presented the staff report. Questions from the Commission were addressed by Scott Claar.

Chair Orcutt opened the public hearing at 7:09 p.m. and, as there was no audience, closed the public hearing.

**ACTION:** It was moved by Vice Chair Hudson, and seconded by Commissioner Wood, 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. A voice vote found all in favor; passed and so ordered.

**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**

Kenny Lipich presented the staff report. Questions from the Commission were addressed by Bill Dean and Scott Claar.

Chair Orcutt opened the public hearing at 7:16 p.m. and, as there was no audience, closed the public hearing.

It was moved by Commissioner Wood, and seconded by Vice Chair Hudson, 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. A voice vote found all in favor; passed and so ordered.

**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**

None.

**3. DIRECTOR'S REPORT**

None.

**4. ITEMS FROM THE COMMISSION**

Chair Orcutt welcomed the new Commission members. Vice Chair Hudson echoed his sentiments.

**5. ADJOURNMENT**

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

Time: 7:18 p.m.

---

CHAIR

---

STAFF LIAISON

AGENDA ITEM 1.A

REQUEST

**REPORT OF CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR TRACY UNIFIED SCHOOL DISTRICT'S POTENTIAL ACQUISITION OF PROPERTY LOCATED AT 455 EAST ELEVENTH STREET. APPLICANT IS THE TRACY UNIFIED SCHOOL DISTRICT. PROPERTY OWNER IS THE SAN JOAQUIN LUMBER COMPANY. APPLICATION NUMBER DET18-0004**

DISCUSSION

Background

Tracy Unified School District is proposing to acquire property for additional parking area for its existing Tracy High School campus. This property is located at 455 East Eleventh Street, Assessor's Parcel Number 233-370-07, adjacent to the southern boundary of Tracy High School (Attachment A: Location Map). The subject property consists of approximately 0.57 acres, which is currently owned by San Joaquin Lumber Company. The existing site contains multiple commercial buildings and uses, including California Custom Audio Shop.

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. 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 the land would be for an expansion of the existing Tracy High School campus to provide additional parking area. The adjacent Tracy High School property has a General Plan land use designation of Public Facilities. Public facilities, such as schools, may also be located in other land use designations, including the Commercial designation. Schools are a permitted use in the GHC Zone. The use of the subject property for expansion of a school site would be in conformance with the City's General Plan.

RECOMMENDATION

Staff recommends that the Planning Commission report that Tracy Unified School District's acquisition of property located at 455 East Eleventh Street, for expansion of a school site, is in conformance with the City of Tracy General Plan, as stated in the Planning Commission Resolution dated May 9, 2018 (Attachment B: Planning Commission Resolution).

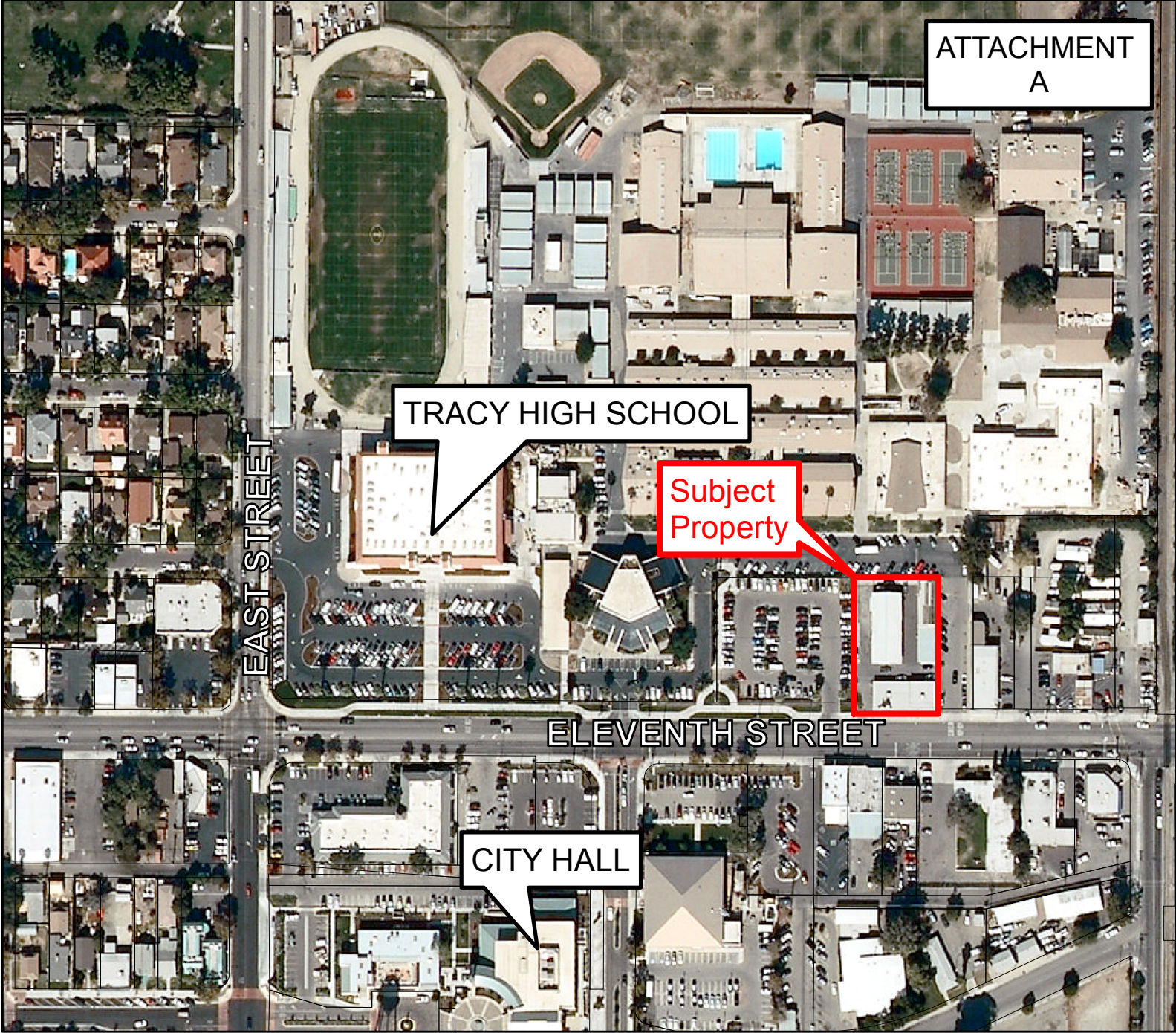
MOTION

Move that the Planning Commission report that Tracy Unified School District's acquisition of property located at 455 East Eleventh Street, for expansion of a school site, is in conformance with the City of Tracy General Plan, as stated in the Planning Commission resolution dated May 9, 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



TRACY HIGH SCHOOL

Subject  
Property

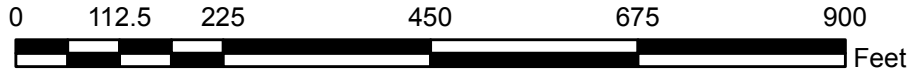
EAST STREET

ELEVENTH STREET

CITY HALL



Think Inside the Triangle™



Location Map

RESOLUTION 2018-\_\_\_\_\_

REPORT OF CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR TRACY UNIFIED SCHOOL DISTRICT'S POTENTIAL ACQUISITION OF PROPERTY LOCATED AT 455 EAST ELEVENTH STREET. APPLICANT IS THE TRACY UNIFIED SCHOOL DISTRICT. APPLICATION NUMBER DET18-0004

WHEREAS, Tracy Unified School District is in the process of acquiring property located at 455 East Eleventh Street; 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 expansion of the existing Tracy High School campus to provide additional parking area; 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 adjacent Tracy High School property has a General Plan land use designation of Public Facilities; and

WHEREAS, Public facilities, such as schools, may also be located in other land use designations, including the Commercial designation; and

WHEREAS, Schools are a permitted use in the GHC Zone; and

WHEREAS, The future use of this land for expansion of a school site would be in conformance with the City's General Plan;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby reports that Tracy Unified School District's acquisition of property located at 455 East Eleventh Street, for expansion of a school site, would be in conformance with the City of Tracy General Plan.

\*\*\*\*\*

The foregoing Resolution 2018-\_\_\_\_\_ was adopted by the Planning Commission on the 9th day of May, 2018, by the following vote:

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

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
STAFF LIAISON