

**MINUTES  
TRACY CITY PLANNING COMMISSION  
AUGUST 22, 2018, 7:00 P.M.  
CITY OF TRACY COUNCIL CHAMBERS  
333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Vice Chair Hudson led the pledge of allegiance.

**ROLL CALL**

Roll Call found Vice Chair Hudson and Commissioners Gable and Wood present. Also present were: Andrew Malik, Development Services Director; Dave Bramell, Interim Fire Chief; Robert Armijo, City Engineer; Leticia Ramirez, Assistant City Attorney; Kimberly Matlock, Associate Planner; Dan Doporto, Consulting Attorney (The Law Office of Daniel D. Doporto); Frederik Venter, Consultant (Kimley-Horn); and Gina Peace, Recording Secretary.

**MINUTES**

Vice Chair Hudson introduced the Minutes from the July 25, 2018, meeting.

**ACTION:** It was moved by Commissioner Gable, and seconded by Commissioner Wood, that the Planning Commission meeting minutes of July 25, 2018, be approved, as amended at the dais. A roll call vote found all in favor, 3-0-2-0, Chair Orcutt, and Commissioner Kaur absent; passed and so ordered.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

Andrew Malik advised the Commissioners that Agenda Item 1.A. has been cancelled due to unresolved issues. It will be re-noticed for a future Planning Commission meeting.

**ITEMS FROM THE AUDIENCE**

None.

**1. NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW PERMIT TO ALLOW CONSTRUCTION OF A PRIVATE COURTYARD FOR OUTDOOR DINING, PARTIES, AND SOCIAL GATHERINGS, LOCATED BEHIND THE COMMERCIAL BUILDING AT 624 N. CENTRAL AVENUE. THE PROJECT HAS BEEN DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15332, WHICH PERTAINS TO CERTAIN IN-FILL DEVELOPMENT PROJECTS. APPLICANT IS DALE COSE AND THE PROPERTY OWNER IS DON COSE. APPLICATION NUMBERS CUP18-0002 AND D18-0001.

**THIS ITEM WILL BE RE-NOTICED FOR A FUTURE PLANNING COMMISSION MEETING.**

- B. PUBLIC HEARING TO CONSIDER APPROVAL OF THE AVENUES SPECIFIC PLAN, CREATION OF THE AVENUES SPECIFIC PLAN ZONE, PREZONING THE PROJECT SITE TO AVENUES SPECIFIC PLAN ZONE, SUBMISSION OF AN ANNEXATION APPLICATION FOR THE PROJECT SITE LOCATED ON 12650 AND 12500 W. VALPICO ROAD (ASSESSOR'S PARCEL NUMBERS 240-140-05 AND 240-140-06), AND THE APPROVAL OF A MITIGATED NEGATIVE DECLARATION FOR THE PROJECT.

Kimberly Matlock presented the staff report.

Dave Bramell, Interim Fire Chief, South San Joaquin County Fire Authority, addressed the commission.

Andrew Malik, Development Services Director, addressed the commission and introduced a handout presented to the commission, which is a revision to the Avenues Specific Plan, regarding Parks.

John B. Anderson, 139 S. Stockton Avenue, Ripon, California, representing Greystone Land Investment Partners, addressed the commission and presented a PowerPoint presentation.

Discussion, questions and comments from the commission followed, regarding storm drain, quantity of homes anticipated, utilities, and roadway improvements.

Robert Armijo, City Engineer, addressed the commission and answered questions.

Tim Smith, Chairman, Tracy Rural Fire District, addressed the commission regarding the staffing of the new fire station in the Avenues project area.

Leticia Ramirez, Assistant City Attorney, addressed the commission and answered questions.

Robert Armijo, introduced Frederik Venter, traffic consultant for the city from Kimley-Horn. Mr. Venter addressed the commission and answered questions regarding traffic.

Vice Chair Hudson opened the public hearing at 7:56 p.m.

Jerry and Lynda Yon, property owners at 12260 Valpico Road, adjacent to the subject property, addressed the commission, and asked questions about the widening of Valpico Road.

Susan and Rich Hudson, 12750 West Valpico Road, adjacent to the parcel, addressed the commission regarding the widening of Valpico Road, speed limits and traffic on Valpico Road.

Seeing as no one else came forward, Vice Chair Hudson closed the public hearing at 8:15 p.m.

John Anderson addressed the commission and made some clarifications about the project.

Discussion amongst the commission followed.

Interim Fire Chief Bramell addressed the commission and wanted a statement read into the record for clarification, prior to the motion. Mr. Bramell explained that in addition to the mitigation measure for fire protection services as stated in the Errata, Fire staff has met with the applicant and the applicant is committed to working with the City and the Rural District to develop a funding, land acquisition, and infrastructure agreement for the proposed fire station per the Standards of Coverage Study prior to the item being considered by the City Council on September 4, 2018. Mr. Bramell also said that if for whatever reason it does not happen, then the agenda item will be bumped to another meeting.

**ACTION:** It was moved by Commissioner Gable, and seconded by Commissioner Wood, that the Planning Commission recommend City Council do the following:

1. Introduce and waive the full reading of an ordinance for the following:
  - a. Adopt the Avenues Specific Plan, as amended, with pages 51 and 52 (Chapter 4 of the Specific Plan) amended as redlined in the amended Attachment B
    - i. Ask staff to monitor the efficiency of the narrower cross section at Summit Drive, once in operation, and if traffic conflicts arise in the future, explore solutions, which could include limiting parking on street in certain sections
  - b. Amend the Tracy Municipal Code to add the Avenues Specific Plan (ASP) Zone
  - c. Prezone the Avenues project site as ASP Zone
2. Adopt a Resolution approving the following:
  - a. Annexation of the Avenues project site (Assessor's Parcel Numbers 240-140-05 and 240-140-06) and the fronting right-of-way (Valpico Road) to the City of Tracy
  - b. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Report Plan for the project
  - c. Direct staff to prepare and submit an application for Approval of the Annexation request to the San Joaquin LAFCo for the Project site and the right-of-way (Valpico Road) into the Tracy City Limits.

A roll call vote found all in favor, 3-0-2-0, Chair Orcutt, and Commissioner Kaur absent; passed and so ordered.

## 2. ITEMS FROM THE AUDIENCE

None.

## 3. DIRECTOR'S REPORT

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None.

**4. ITEMS FROM THE COMMISSION**

None.

**5. ADJOURNMENT**

It was moved by Vice Chair Hudson, and seconded by Commissioner Wood, to adjourn. Voice vote found all in favor, 3-0-2-0, Chair Orcutt, and Commissioner Kaur absent; passed and so ordered.

Time: 8:25 p.m.



STAFF LIAISON



VICE-CHAIR