

RESOLUTION 18-_____

RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT INVOLVING MINOR ADJUSTMENTS TO GENERAL PLAN LAND USE DESIGNATIONS WITHIN THE CORDES RANCH SPECIFIC PLAN AREA, AND AN AMENDMENT TO THE CORDES RANCH SPECIFIC PLAN RELATING TO LANDSCAPE DESIGN, SIGN DESIGN, SIGN REGULATIONS, AND ADJUSTMENTS TO ZONING DISTRICT BOUNDARIES, APPLICATION NUMBERS GPA18-0001 AND SPA17-0005

WHEREAS, On September 3, 2013, City Council certified the Final Revised Environmental Impact Report for the Cordes Ranch Project and approved a General Plan Amendment, annexation, a development agreement, and the Cordes Ranch Specific Plan for the approximately 1,780-acre site; and

WHEREAS, Annexation of the Cordes Ranch site to the City of Tracy was completed by LAFCo on November 21, 2013; and

WHEREAS, On May 17, 2016, City Council approved an amendment to the Cordes Ranch Specific Plan related to the landscape design concepts; and

WHEREAS, On July 27, 2017, an application was submitted for a General Plan Amendment involving minor adjustments to Figure 2-2, General Plan Land Use Designations, for the Cordes Ranch Specific Plan Area (Application Number GPA18-0001), and an amendment to the Cordes Ranch Specific Plan involving changes to landscape design, sign design, sign regulations, and minor adjustments to zoning district boundaries (Application Number SPA17-0005); and

WHEREAS, An Environmental Impact Report (EIR) was certified by the City Council on September 3, 2013 for the Cordes Ranch Specific Plan and an Addendum to the EIR has been prepared in accordance with the requirements of California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164 to address the proposed General Plan Amendment and the amendment to the Cordes Ranch Specific Plan; and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the proposed General Plan Amendment and an amendment to the Cordes Ranch Specific Plan on September 26, 2018;

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission recommends that the City Council approve a General Plan Amendment involving minor adjustments to Figure 2-2, General Plan Land Use Designations, for the Cordes Ranch Specific Plan Area, Application Number GPA18-0001, as attached to the September 26, 2018 Planning Commission Staff Report as Attachment "B", and an amendment to the Cordes Ranch Specific Plan involving changes to landscape design, sign design, sign regulations, and minor adjustments to zoning district boundaries, Application Number SPA17-0005, as attached to the September 26, 2018 Planning Commission Staff Report as Attachment "D".

The foregoing Resolution 18-_____ was passed and adopted by the Planning Commission of the City of Tracy on the 26th day of September, 2018, by the following vote:

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

CHAIR

ATTEST:

STAFF LIAISON