

AGENDA ITEM 1-A

REQUEST

PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL REGARDING APPROVAL OF 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. THE APPLICANT IS DAVID BABCOCK & ASSOCIATES. APPLICATION NUMBERS GPA18-0001 AND SPA17-0005

DISCUSSION

This agenda item involves a Planning Commission public hearing to make a recommendation to City Council regarding the Cordes Ranch Project. Specifically, the Planning Commission will be asked to make a recommendation to the City Council on the following items:

- Approval of a General Plan Amendment involving minor adjustments to General Plan Land Use Designations within the Cordes Ranch Specific Plan Area (Application Number GPA18-0001)
- Approval of a Cordes Ranch Specific Plan Amendment involving changes to landscape design, sign design, sign regulations, and minor adjustments to zoning district boundaries (Application Number SPA17-0005)

Brief Project History

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 located in the general vicinity of Mountain House Parkway and Hansen Road, south of Interstate 205 and north of W. Schulte Road. Annexation of the Cordes Ranch site to the City of Tracy was completed by LAFCo on November 21, 2013. On May 17, 2016, City Council approved an amendment to the Cordes Ranch Specific Plan related to landscape design concepts. To date, nine buildings and major infrastructure have been constructed.

Overview of the General Plan Amendment

The proposed General Plan Amendment involves minor adjustments to Figure 2-2, General Plan Land Use Designations, for the Cordes Ranch Specific Plan Area. The purpose of the proposed General Plan Amendment is to address changes to the street layout for Road A, Road D, and New Schulte Road and the corresponding changes needed to the boundaries of the General Plan Land Use Designations.

The design of streets and roads is shown at a conceptual level in the Specific Plan. A refinement of street layout is common during the design phase. In cases such as this, where a street coincides with the boundaries between two or more General Plan Land

Use Designations, a General Plan Amendment is necessary to address changes to street layout. The total acres of each General Plan Land Use Designation would remain the same as existing. Attachment A shows the existing General Plan Land Use Designations for the Cordes Ranch Specific Plan Area. Attachment B shows the proposed General Plan Land Use Designations for the Cordes Ranch Specific Plan Area. Such adjustments will ensure General Plan consistency and appropriate General Plan boundaries in the future as individual parcels are created and developed.

Overview of the Cordes Ranch Specific Plan Amendment

The proposed Cordes Ranch Specific Plan Amendment involves changes to landscape design, sign design, sign regulations, and minor adjustments to zoning district boundaries. The proposed changes occur in Chapters 1, 3, and 5, as described below.

Proposed Changes to Chapter 1

The only proposed changes in Chapter 1 are to the zoning district boundaries shown in Figure 1.2, Cordes Ranch Specific Plan Zoning. The purpose of the proposed changes to Figure 1.2 is to address changes to the street layout for Road A, Road D, and New Schulte Road and the corresponding changes needed to the zoning district boundaries. The proposed minor adjustments to the zoning district boundaries mirror the proposed changes to the General Plan Land Use Designations described above. The total acres of each zoning district would remain the same as existing, thereby resulting in no changes to the potential building square footage by land use (i.e. commercial, office, and industrial), potential number of employees, potential traffic generation, or other characteristics of the Cordes Ranch Specific Plan as initially approved.

Proposed Changes to Chapter 3

The following points provide a brief summary of the proposed changes to Chapter 3:

- Minor adjustments to zoning district boundaries shown in Figure 3.2 (same as described for Figure 1.2)
- An updated design example for the freeway signs (Figure 3.4)
 - Maximum height of freeway signs would remain at 70 feet
 - Freeway signs would still be subject to Development Review (images in Specific Plan are examples to reflect new intended design)
- New standards added for wall signs within the Business Park Industrial Zone
 - Standards are proposed for two types of wall signs: Wall Sign A and Wall Sign B
 - Maximum size of a Wall Sign A would be 300 square feet

- Maximum total area of all Wall Sign A's on each building frontage would be 600 square feet
- Maximum size of a Wall Sign B would be 30 square feet
- No more than two Wall Sign B's would be allowed on each building frontage
- New standards added for monument signs within the Business Park Industrial Zone
 - Maximum number of monument signs on the same parcel street frontage would be two
 - Minimum distance between monument signs on the same parcel street frontage would be 700 feet
 - Maximum size of a monument sign would be 80 square feet
 - Maximum height of a monument sign would be eight feet, except that any monument sign within 10 feet of a public right-of-way would have a maximum height of six feet

Development in the Business Park Industrial Zone of the Cordes Ranch Specific Plan Area is planned (and occurring) at a uniquely large scale designed to accommodate heavy truck traffic and building sizes of 1 million+ square feet, and thus includes wide street sections, wide landscaping setbacks, large building setbacks, large sites, and long distances between driveway curb cuts. Staff considers the uniquely large scale of this development to be justification for the large signs, which are significantly larger than allowed by the Tracy Municipal Code (TMC). For example, the TMC limits the maximum size of an individual wall sign to 100 square feet and the maximum size of a monument sign to 24 square feet, which is more in scale with the development patterns and building sizes throughout a majority of the city.

Proposed Changes to Chapter 5

The following points provide a brief summary of the proposed changes to Chapter 5:

- Updated design examples for Sign Type A (Gateway Signs), Sign Type B (Project Entry Signs), and Sign Type C (Major Intersection Signs)
 - Sign Type A Example (Figure 5.10) would be more horizontal with a white monument wall element to anchor the sign, a logo element, which would contrast with the dark ribbed metal curved base walls. Individual brushed metal letters would be located on top of each of the two base walls identifying the International Park of Commerce. The two locations identified in the Specific Plan would remain as existing.
 - Sign Type B Example (Figure 5.11) would also be more horizontal with a white monument wall element to anchor the sign, a logo element, and would contrast with the single dark ribbed metal curved base wall. Individual

brushed metal letters would be located on top of a metal box beam identifying the International Park of Commerce (marketing name used by the majority property owner, Prologis). All three corner locations identified in the Specific Plan would be maintained; however the northern entry from I-205 at Mountain House Parkway would be moved south to Capital Parks drive due to gas utility conflicts at the first intersection.

- Sign Type C (Figure 5.15) would also be more horizontal with a white monument wall element to anchor the sign, a logo element, and would contrast with the single dark ribbed metal curved base wall. Individual brushed metal letters would be located on top of a metal box beam identifying the International Park of Commerce. The five locations identified in the Specific Plan would be reduced to three.
- Updated landscape concepts
 - English Oak would be changed to Columnar Bur Oak throughout the master landscape plan.
 - Landscape design at street intersections would be updated, based on the current signage design and include plant palette changes to make them consistent with the street landscape.
 - Landscape design along the I-205 frontage would be updated to reflect the new Gateway sign design, detention basin configuration and location, and plant material availability.
 - Stamped colored asphalt at the crosswalks would be removed from the plans due to the high failure rate of the material in a heavy truck traffic environment. Crosswalks would be asphalt with painted stripes consistent with City standards.

In general, amendments to Specific Plans are common as development occurs and implementation details become clearer.

Environmental Document

An Environmental Impact Report (EIR) was certified by the City Council on September 3, 2013 for the Cordes Ranch Specific Plan. 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 (Attachment E: Addendum to the EIR). No further environmental review is necessary.

RECOMMENDATION

Staff recommends that the Planning Commission recommend 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), 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 specified in the Planning Commission Resolution dated September 26, 2018 (Attachment F: Planning Commission Resolution).

RECOMMENDED MOTION

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), 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 specified in the Planning Commission Resolution dated September 26, 2018.

Prepared by: Scott Claar, Senior Planner

Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

- A: Existing General Plan Land Use Designations for Cordes Ranch Specific Plan Area
- B: Proposed General Plan Land Use Designations for Cordes Ranch Specific Plan Area
- C: Cordes Ranch Specific Plan, Chapters 1, 3, and 5
- D: Proposed Amendment to the Cordes Ranch Specific Plan, Chapters 1, 3, and 5
- E: Addendum to the EIR
- F: Planning Commission Resolution