

**MINUTES
TRACY CITY PLANNING COMMISSION
MARCH 27, 2019, 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, Kaur, and Wood present, Chair Orcutt absent. Also present were: Leticia Ramirez, Assistant City Attorney; Bill Dean, Assistant Development Services Director; Al Gali, Associate Civil Engineer; Lorna Goldsmit, Administrative Assistant II; and Peggy Beeuwsaert, Recording Secretary.

MINUTES

Vice Chair Hudson introduced the Minutes from the February 13, 2019, meeting.

ACTION: It was moved by Commissioner Gable, and seconded by Commissioner Wood, that the Planning Commission Meeting Minutes of February 13, 2019, be approved. A voice vote found all in favor, 4-0-1-0; passed and so ordered.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

Robert Tanner expressed concerns relative to pedestrian crossings for the blind.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW PERMIT APPLICATION FOR FAÇADE MODIFICATIONS AND A SIGN PERMIT APPLICATION FOR NEW WALL SIGNS FOR THE EXISTING TARGET STORE LOCATED IN THE WEST VALLEY MALL AT 2800 NAGLEE ROAD, ASSESSOR PARCEL NUMBER 212-050-23. APPLICANT IS MARK KALTSAS FOR TERRAMARK AND OWNER IS TARGET CORPORATION. APPLICATION NUMBERS D19-0004 & SGN19-0012

Bill Dean presented the staff report and recognized Associate Planner Kimberly Matlock, who could not be present at the meeting, for her work on this project. He then addressed questions from the Commission.

Vice Chair Hudson opened the public hearing at 7:08 p.m.

John Schwarz of JHS Consulting, representing the applicant, spoke and addressed questions from the Commission.

Vice Chair Hudson closed the public hearing at 7:11 p.m.

Bill Dean addressed additional questions from the Commission.

ACTION: It was moved by Commissioner Kaur, and seconded by Commissioner Wood, that the Planning Commission approve the development review permit for façade modifications and approve the sign permit for new wall signs at the existing Target Store located in the West Valley Mall at 2800 Naglee Road, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated March 27, 2019; further, it was confirmed that the signs must be no larger than 10 feet in diameter.

A roll call vote found all in favor, 4-0-1-0; passed and so ordered.

B. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE CORRAL HOLLOW WEST PLANNED UNIT DEVELOPMENT TO PERMIT HIGH-DENSITY SINGLE-FAMILY RESIDENTIAL USES AND ESTABLISH DEVELOPMENT STANDARDS AND APPROVAL OF A 42-LOT VESTING TENTATIVE SUBDIVISION MAP AND DEVELOPMENT REVIEW PERMIT ON AN APPROXIMATELY 3.5-ACRE LOT LOCATED AT 2483 W. SCHULTE ROAD, ASSESSOR'S PARCEL NUMBER 240-660-37. THE REQUEST INCLUDES AN AMENDMENT TO THE CITY'S DESIGN GOALS AND STANDARDS FOR RESIDENTIAL HOMES. THE APPLICANT IS BRIGHT DEVELOPMENT AND OWNER IS POND CREEK, LLC. APPLICATION NUMBERS PUD18-0003, TSM18-0004, AND D18-0029

Bill Dean presented the staff report and thanked Kimberly Matlock for her work on this project. He and Al Gali then addressed questions from the Commission.

Vice Chair Hudson opened the public hearing at 7:34 p.m.

Mark Beisswanger of Bright Development, representing the applicant, spoke and answered questions from the Commission.

Vice Chair Hudson closed the public hearing at 7:41 p.m. Discussion amongst the Commissioners ensued.

Vice Chair Hudson re-opened the public hearing at 7:44 p.m. As no one came forward, the public hearing was closed. Further discussion amongst the Commissioners followed.

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

1. Approve a revision to the City of Tracy Design Goals and Standards for residential design as contained in the Planning Commission Resolution dated March 27, 2019, and

2. Approve the following on an approximately 3.5-acre lot located at 2483 W Schulte Road, Assessor's Parcel Number 240-660-37:
 - a. That the City Council adopt an ordinance amending the Corral Hollow West Planned Unit Development to permit high density single-family uses and establish development standards (Application Number PUD18-0003), and
 - b. That the City Council approve a 42-lot vesting tentative subdivision map and a development review permit (Application TSM18-0004 & D18-0029), subject to the conditions contained in the Planning Commission Resolution dated March 27, 2019, provided that staff work with the developer regarding landscaping for Schulte Road and the surrounding area and make appropriate modifications to the Conditions of Approval prior to the City Council meeting where this item will be heard.

A roll call vote found all in favor, 4-0-1-0; passed and so ordered.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

Bill Dean congratulated Lorna Goldsmit on her promotion to Administrative Assistant II, introducing her as the new Planning Commission Secretary. He also congratulated Peggy Beeuwsaert on her promotion to Planning Technician.

Referring to Robert Tanner's comments earlier in the meeting, Bill Dean informed the Commission that a memorandum addressing pedestrian crossings for the blind is currently being prepared by the City Engineer, adding that he would inform the Commissioners once that effort concludes. Following a request from the Commission, Mr. Dean reassured them that he will contact Robert Tanner to advise him of this.

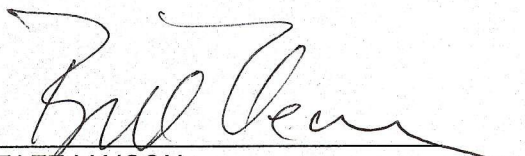
4. ITEMS FROM THE COMMISSION

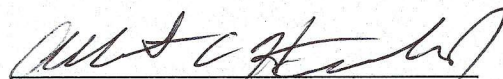
Commissioner Gable provided a brief history on signage in the city and how it has evolved.

5. ADJOURNMENT

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

Time: 7:51 p.m.


STAFF LIAISON


CHAIR