

NOTICE OF SPECIAL MEETING

Pursuant to Section 54956 of the Government Code of the State of California, a Special meeting of the **Tracy City Council** is hereby called for:

Date/Time: **Friday, October 9, 2015, 3:00 p.m.**
(or as soon thereafter as possible)

Location: **Council Chambers, City Hall**
333 Civic Center Plaza, Tracy

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Tracy City Council on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

1. Call to Order
2. Roll Call
3. 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 Council Member to sponsor the item for discussion at a future meeting.*
4. CITY COUNCIL DISCUSSION AND DIRECTION REGARDING LAND USE, DEVELOPMENT STANDARDS, AND DESIGN GUIDELINES ALONG INTERSTATE 205 (I-205) FROM TRACY BOULEVARD TO THE EAST CITY LIMIT, AND AN APPROPRIATION OF \$100,000 FROM THE GENERAL FUND TO COVER THE INITIAL COSTS OF THE STUDY
5. Adjournment



Mayor

Posted: October 8, 2015

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 (209-831-6105), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Tracy City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 333 Civic Center Plaza, Tracy, during normal business hours.

AGENDA ITEM 4

REQUEST

CITY COUNCIL DISCUSSION AND DIRECTION REGARDING LAND USE, DEVELOPMENT STANDARDS, AND DESIGN GUIDELINES ALONG INTERSTATE 205 (I-205) FROM TRACY BOULEVARD TO THE EAST CITY LIMIT, AND AN APPROPRIATION OF \$100,000 FROM THE GENERAL FUND TO COVER THE INITIAL COSTS OF THE STUDY

EXECUTIVE SUMMARY

In response to City Council direction on July 21, 2015, staff recommends a two-step planning process to evaluate development regulations and design standards for land uses along the I-205 Corridor, and an appropriation of \$100,000 from the City's General Fund to cover the expenses associated with starting that process. This agenda item is intended to provide an opportunity to discuss with City Council the various land development processes and policies currently in place as a means to more fully understand how to move forward.

DISCUSSION

On July 21, 2015, City Council discussed potential land use and design guideline alternatives for property along the I-205 Corridor. The discussion followed City Council consideration of a development application (DCT Industrial) during the previous City Council meeting. The focus of the discussion is related to the character of development along the I-205 freeway corridor and the image projected to travelers passing through Tracy along the freeway.

This topic presents an opportunity to discuss a process to re-evaluate land use and design alternatives for new development along the I-205 corridor from Tracy Boulevard east to the east City limit line. As part of the agenda item staff will outline how development policy and processes result in what we see in the built environment. From this, a deliberate planning process could unfold, as described below.

Recommended Planning Process

Should City Council choose to review development regulations and design standards for this part of the I-205 Corridor, staff recommends a two-step process where City Council first identifies the scope of change that staff should pursue, and then secondly undertake the technical steps to make those changes into the City's policy/zoning structures:

- Step 1 This step involves City Council consideration of economic factors and development policy for the corridor. This discussion could take place in a workshop format where City staff could present an overview of the existing development policy structure for the study area and discuss economic forecasts for retail development. During this process, City Council would further refine its direction to staff. Such direction could take any form and include direction to modify development regulations, including such things

as development setbacks, landscaping requirements, and possible other, new site development standards related to building placement. Such development standards could be modeled after the recently approved Cordes Ranch Specific Plan, which places specific limitations on development within 500 feet of the freeway. Direction could also involve new architectural and landscape standards, and could involve changes to the permitted land uses (zoning). In addition to a City Council workshop, it could also include other methods to gauge community sentiment.

Time: Given time demands on City staff to process a high volume of development projects, use of consultants to assist to complete this endeavor in a reasonable time frame will be required. Staff estimates three to five months with the use of specialized expertise in real estate economics and land use planners.

Step 2 This step involves the actual drafting of zoning regulations, General Plan policy, and/or design standards.

Time: Three to twelve months depending on the level of California Environmental Quality Act (CEQA) review, plus need for additional funding.

The reasons why these steps take months to process relates to several factors. Using the Cordes Ranch Specific Plan example, teams of urban designers, architects, landscape architects, land developers, and City staff were already studying the area refining standards and zoning regulations for the (then) anticipated business park. Property owners were highly engaged and involved, and the completion of the business park was a major economic development priority for the City. Refining the portions of the corridor to respond to City Council concerns was at that point a straightforward exercise with a highly organized development team, working under a single development document, with clear direction from the City Council to make specific changes to specific land uses and development standards, for which a CEQA process was already underway.

By contrast, the areas of the I-205 corridor that we're currently reviewing are owned by separate property owners, with multiple existing development standards, who are not currently pursuing development proposals and are not otherwise engaged in processes to modify the development standards (DCT is an exception, as is another parcel near the existing yellow freight). Time is needed to deliberately identify what should be changed, enhanced, or modified. Such processes should be deliberate, require property owner coordination, and be based on clear City Council direction. Presently, we are at the incipient stages of understanding that direction.

The new regulations that may result from this process could take the form of an overlay zone, affecting the relevant portions of the I-205 Corridor, or some other zoning technique. Any new regulations may require amending the General Plan, specific zoning districts, one or more Specific Plans, or rezoning specific property.

To the extent that General Plan designations or zoning districts or designations are amended (following Step 1, above), the process will include notice to affected property

owners, public hearings by and recommendation from the Planning Commission, and CEQA documentation.

STRATEGIC PLANS

The proposal is a routine item and is not related to the Council's Strategic Plans.

FISCAL IMPACT

This agenda item requires an appropriation of \$100,000 from the General Fund to cover the anticipated costs of Step 1 tasks identified in the staff report. Step 2 tasks would have an additional cost, which will be more specifically identified upon completion of Step 1.

RECOMMENDATION

Staff recommends that the City Council discuss the potential planning process for the I-205 Corridor and, if City Council desires to proceed with the study, appropriate \$100,000 from the General Fund for the Step 1 activities.

Prepared by: Bill Dean, Assistant Development Services Director

Reviewed by: Andrew Malik, Development Services Director
Stephanie Garrabrant-Sierra, Assistant City Manager

Approved by: Troy Brown, City Manager