

TRACY CITY COUNCIL - SPECIAL MEETING MINUTES

September 6, 2016, 5:00 p.m.

333 Civic Center Plaza, Council Chambers, Tracy

1. CALL TO ORDER – Mayor Maciel called the meeting to order at 5:02 p.m.
2. ROLL CALL – Roll call found Council Members Mitracos, Young, Mayor Pro Tem Rickman and Mayor Maciel present. Council Member Vargas arrived at 5:05 p.m.
3. ITEMS FROM THE AUDIENCE – There were no speakers.
4. CITY COUNCIL WORKSHOP REGARDING DESIGN GUIDELINES AND DEVELOPMENT PROCESSES FOR NEW DEVELOPMENT AND CITY PROJECTS

Bill Dean, Developments Services Deputy Director, presented the staff report.

City Council comments and questions followed.

After Council deliberation the following feedback was given to staff: Council would like a policy implemented for new Single Family Homes on a single lot to maintain consistency and compatibility to the existing neighborhood. It was suggested that for new industrial buildings an on-site staging area for large distributors should be added as a means to help reduce truck movements/travel on non-truck routes. For both ground level and elevated water tanks aesthetic planning should take place in the beginning of development and include City logo on all tanks. Water tank CIP process should be changed to allow City Council input early on in the design process to ensure appropriate design and landscaping. In the Citywide Design Guidelines, it was recommended not to change the language from “should” to there “shall” be 25% of single story homes built on a new development in order to maintain flexibility for developers to react to the market. It was recommended that in moving forward and planning the landscaping utilized throughout City streets, it should represent the Cities orchard heritage. It was also recommended that the City codify a policy for aesthetic guidelines and Council have the final approval of the feel and look of all CIP project buildings.

In conclusion, it was recommended that the Council review aesthetic improvements for Citywide buildings. Staff should continue to comment on County projects that are routed to staff and staff should now include aesthetics in our comment letters. The Citywide Design Guidelines should be amended to include a sample landscape theme that all developments fronting I-205 should include. The Industrial section of the Citywide Design Guidelines should be improved. The development permit process should be streamlined for Director level approvals so that it is not different across the City with the exception that developments along I-205 will go to Planning Commission and City Council.

5. Adjournment – Time 6:38 p.m.

ACTION Motion was made by Mayor Pro Tem Rickman, and seconded by Council Member Vargas to adjourn the meeting. Voice vote found all in favor; passed and so ordered.

The agenda was posted at City Hall on September 1, 2016.

Mayor

ATTEST:

City Clerk