

**MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, DECEMBER 16, 2015,
7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

Chair Mitracos called the meeting to order at 7:00 p.m., and led the pledge of allegiance.

ROLL CALL

Roll Call found Chair Mitracos, Vice Chair Tanner, Commissioners Orcutt, Ransom, and Sangha present. Also present were staff members Bill Dean, Assistant Development Services Director; Alan Bell, Senior Planner; Bill Sartor, Assistant City Attorney; Brian Millar, Consultant; Nanda Gottiparthi, Consultant, Sandra Edwards Recording Secretary, and Vanessa Valencia, Administrative Assistant II.

MINUTES APPROVAL – It was moved by Commissioner Ransom and seconded by Vice Chair Tanner to approve the regular meeting minutes of June 24, 2015. Voice vote found all in favor; passed and so ordered.

DIRECTOR'S REPORT REGARDING THIS AGENDA – Bill Dean, Assistant Development Services Director, introduced Vanessa Valencia who is training to fill in as the Recording Secretary as needed.

ITEMS FROM THE AUDIENCE – None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER A 47-UNIT RESIDENTIAL APARTMENT PROJECT, INCLUDING PARKING AND RELATED ON-SITE IMPROVEMENTS ON APPROXIMATELY 2.28 ACRES LOCATED ON THE SOUTH SIDE OF AUTO PLAZA DRIVE, WEST OF ITS INTERSECTION WITH AUTO PLAZA WAY IN NORTHWEST TRACY, ASSESSOR'S PARCEL NUMBER 212-270-24. THE PROJECT INCLUDES A GENERAL PLAN DESIGNATION AMENDMENT FROM COMMERCIAL TO RESIDENTIAL HIGH (GPA15-002); AN AMENDMENT TO THE I-205 CORRIDOR SPECIFIC PLAN DESIGNATION (PUD CONCEPT DEVELOPMENT PLAN) FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL (SP15-001), AND A PLANNED UNIT DEVELOPMENT PRELIMINARY AND FINAL DEVELOPMENT PLAN (15-003) FOR THE PROJECT. A MITIGATED NEGATIVE DECLARATION IS THE PROPOSED ENVIRONMENTAL DOCUMENT FOR THE PROJECT. THE APPLICANT IS NORTHSTAR ENGINEERING GROUP, INC., AND THE PROPERTY OWNER IS TRACY 300, LP. Alan Bell, Senior Planner, provided the staff report. Mr. Bell introduced Brian Millar, Nanda Gottiparthi and Chris Kinzel, consultants for the project.

The Commission discussed traffic circulation, vehicle connection to Grant Line

Road, tandem parking, connectivity and crosswalks, light pollution from nearby car dealerships, level of service, landscaping, and drought tolerant plants.

The Commission further discussed pedestrian access between the projects, access gates, and emergency vehicle access.

The public hearing was opened.

Brady Smith, OPS Architects, addressed the Commission's questions regarding lights from the neighboring auto dealership, drought tolerant trees, and pedestrian access, adding that one manager and one maintenance worker will live on-site.

The Commission voiced concern with the lack of pedestrian access points. Mr. Smith proposed working with staff to locate an additional pedestrian access point on Aspire II.

A lengthy discussion ensued regarding pedestrian and emergency vehicle access between Aspire I and Aspire II and surrounding areas.

As there was no one further wishing to address the Commission, the public hearing was closed.

ACTION: It was moved by Commissioner Ransom and seconded by Commissioner Sangha to continue consideration of the item to January 13, 2016. Voice vote found all in favor; passed and so ordered.

2. ITEMS FROM THE AUDIENCE – None.
3. DIRECTOR'S REPORT – None.
4. ITEMS FROM THE COMMISSION – Commissioner Orcutt stated that the Aspire II project was a good project and will benefit the community.
5. ADJOURNMENT – Upon motion by Commissioner Orcutt and second by Commissioner Ransom, the meeting was adjourned.

Time: 8:14 p.m.



STAFF LIAISON


CHAIR