

NOTICE OF A REGULAR MEETING

Pursuant to Section 54954.2 of the Government Code of the State of California, a Regular meeting of the City of Tracy **Planning Commission** is hereby called for:

Date/Time: Wednesday, April 24, 2013
7:00 P.M. (or as soon thereafter as possible)

Location: City of Tracy Council Chambers
333 Civic Center Plaza

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

REGULAR MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES APPROVAL

DIRECTOR'S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE - *In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2008-140, 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 item shall be placed on an agenda within 30 days*

1. OLD BUSINESS
2. NEW BUSINESS
 - A. **MINOR AMENDMENT TO THE PLAZA ONE FINAL DEVELOPMENT PLAN TO REPLACE PARKING STALLS WITH AN OUTDOOR DINING AREA ADJACENT TO THE BUILDING AT 2972 WEST GRANT LINE ROAD - APPLICANT IS JS KENDALL CONSTRUCTION, INC. FOR PLAZA ONE, LLC**
 - B. **PUBLIC HEARING TO RECEIVE COMMENTS ON THE CORDES RANCH SPECIFIC PLAN PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT, AND TO DISCUSS AND RECEIVE COMMENTS ON THE DRAFT CORDES RANCH SPECIFIC PLAN, AND RELATED DRAFT GENERAL PLAN AMENDMENT**
3. ITEMS FROM THE AUDIENCE
4. DIRECTOR'S REPORT
5. ITEMS FROM THE COMMISSION
6. ADJOURNMENT

April 18, 2013

Posted date

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 (209-831-6000), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Development and Engineering Services department located at 333 Civic Center Plaza during normal business hours.

**MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, MARCH 27, 2013
7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2008-140, 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 item shall be placed on an agenda within 30 days.

* * * * *

CALL TO ORDER Chair Ransom called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE Chair Ransom led the pledge of allegiance

ROLL CALL Roll Call found Chair Ransom, Vice Chair Sangha, Commissioner Johnson, Commissioner Mitracos, and Commissioner Orcutt. Also present were staff members Alan Bell, Senior Planner, Kimberly Matlock, Assistant Planner, Bill Sartor, Assistant City Attorney and Jan Couturier, Recording Secretary.

DIRECTOR'S REPORT REGARDING THIS AGENDA Mr. Bell advised that Bill Dean, Assistant Director Development Services would not be attending this meeting due to an out of town development meeting.

ITEMS FROM THE AUDIENCE – None

MINUTES APPROVAL – Chair Ransom reviewed the minutes of the February 27, 2013 meeting of the Planning Commission. Commissioner Mitracos made a motion to approve the minutes as presented, Commissioner Johnson seconded, all in favor, none opposed

OLD BUSINESS – None

NEW BUSINESS –

- A. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A CONDITIONAL USE PERMIT APPLICATION FOR AN EDUCATIONAL AND VOCATIONAL FACILITY AT 324 E. ELEVENTH STREET AND A PLANNING COMMISSION DETERMINATION FOR MINIMUM OFF-STREET PARKING REQUIREMENTS FOR EDUCATIONAL AND VOCATIONAL USES. APPLICANT IS UNITED CEREBRAL PALSY AND PROPERTY OWNER IS TOM BLACK FOR TRACY CITY PLAZA, LLC. APPLICATION NUMBERS CUP13-0001 AND DET13-0001**

Chair Ransom read the title and opened the staff report.

Kimberly Matlock, Assistant Planner, reviewed the proposed use of the 4,200 square foot space to be used as an educational/vocational training facility for United Cerebral Palsy located at 324 East Eleventh. The site is zoned professional Office Medical and Schools are a conditionally permitted use requiring Planning Commission approval of a conditional use permit. Training will take place both on site and off site, but on site will be inside. Ms. Matlock reviewed operational

details inclusive of the transport of United Cerebral Palsy clients via van; staff will use their own vehicles.

Ms. Matlock then reviewed the parking element of the staff report. She indicated that the Tracy Municipal Code does not have an off-street parking requirement for educational/vocational training facilities. She stated that it was anticipated there would be one car per each staff member and a maximum of 13 staff members and 4 transit vehicles for a total need of 17 off street parking spaces. She advised that Tracy Municipal Code authorizes the Planning Commission to determine a minimum number of parking spaces for uses not otherwise specified. The previous use of the space was office space; the standard for which is one space per 250 square feet of office space. As this location is 4,200 square feet it would require a total of 17 spaces.

Ms. Matlock summarized the staff report and requested that Planning Commission approve the Conditional Use Permit and determine off street parking for educational/vocational training facilities to be a rate of one parking space per staff person at peak times and one space for a transit vehicle that will be parked on site.

Chair Ransom opened the meeting to the commission.

Commissioner Mitracos asked about proposed tenant space as indicated on the plans attached to the staff report and the number of handicapped spaces as well as the general ADA accessibility of the space. Ms. Matlock explained that the applicant did not have benefit of an architect to prepare the plans from the property owner so they filled in the space on the plans provided. She advised there were no changes to disable access requirements proposed with the application, but they may be triggered by the building permit for the tenant improvement.

Commissioner Johnson had a question on the different entrances and the location of the parking spaces for the location. Staff advised that the applicant's staff would park in the parking lot off Eleventh Street as their primary parking.

Commissioner Johnson also asked about special events that may require extra parking by United Cerebral Palsy.

Chair Ransom opened to the public hearing.

Corinne Fielder, the representative for United Cerebral Palsy, reviewed the fact that as a vocational training facility there would not be graduations or other special events; that training is ongoing, and therefore, no additional parking would be necessary for graduations or other special events.

Commissioner Johnson asked if students currently attend school locally. Ms. Fielder indicated students may be coming from anywhere. The program is year-round and it is for adults who need help; indicating that the program is next step for them and is designed to give them more support or help. Commissioner Johnson expressed concern about the size of the space. Ms. Fielder indicated that the space is more than adequate. She advised that the staff to customer ratio is one to three. There was a general discussion of the program and outside trips.

Commissioner Johnson asked if the handicap access was adequate. Ms. Fielder indicated yes, that the customers attending will be higher functioning. Chair Ransom asked about ADA accessible vans. Staff reviewed the types of vehicles that would be used and the arrangements required. Ms. Fielder advised that any larger cut-away vans would be parked on street.

Commissioner Mitracos asked general questions about United Cerebral Palsy. Applicant explained the various services offered by United Cerebral Palsy and reviewed the types of disabilities which they serve.

Chair Ransom closed the public hearing and returned to the commissioners for comment at 7:22 p.m.

Chair Ransom requested greater clarification of the cut-away vans as to their parking outside the parking lot and requesting greater specificity. Mr. Bell indicated that additional verbiage could be added suggesting the applicant only store or otherwise park vehicles that would fit into the pre-existing spots. Ms. Matlock reviewed the Conditions of Approval Section B2 for the Commission. Chair Ransom questioned the conditions as written. Ms. Matlock suggested adding to the end of the second sentence in section B2 "and shall not park on site." Chair Ransom was in agreement.

Mr. Sartor suggested that the motion to approve should include "with Condition of Approval Section B2 as revised."

Chair Ransom requested a motion.

Commissioner Orcutt moved to approve the application and the parking supplement for the Conditional Use Permit for the educational/vocational training facility as amended with section B2 being amended for the location at 324 East Eleventh Street including the minimum off street parking requirements.

Chair Ransom suggested adding the specific number of "17 parking spaces" to the motion. Ms. Matlock responded by advising that the goal of the staff-recommended parking determination was to keep the determination flexible. Commissioner Mitracos indicated the resolution seemed a bit vague.

Mr. Bell reviewed the staff's request to have the Commission approve the Conditional Use Permit. He added that the second resolution was to formalize the determination of the off street parking requirement. There was general discussion about the manner of approving the two resolutions. Mr. Sartor suggested perhaps Commissioner Orcutt would wish to re-state his motion and break it into two motions.

Commissioner Orcutt made a motion to approve the Conditional Use Permit for the educational/vocational training facility at 324 East Eleventh Street. Mr. Sartor advised that this was the resolution with the amended Conditions of Approval. Commissioner Orcutt agreed and added "with the amended sentence in Section B 2." Commissioner Johnson seconded. Chair Ransom restated the motion; all in favor, none opposed.

Prior to asking for a motion on DET13-0001, Chair Ransom raised the issue of number of parking spaces requesting that there be a firm number. Mr. Bell indicated that Planning Commission could advise the total number of spaces. He reviewed the code requirements. He added that staff was asking the Planning Commission to determine the proper allotment of parking spaces.

Commissioner Mitracos asked if by the Planning Commission approving this request would that affect all future educational vocational training facilities. Mr. Bell indicated that it would and reviewed the resolution re-stating the first recital.

Mr. Sartor advised that the final statement in the resolution read "Now, therefore be it resolved that the Planning Commission does hereby determine a minimum off-street parking requirement for 'this' educational and vocational training use...." Chair Ransom commented about the total number of occupants in the entire complex, not just this applicant's usage. There was further discussion about the appropriate number of spaces and whether it is necessary to be specific while limiting the applicant to the correct number so as to not interfere with the other businesses.

Chair Ransom re-opened the public hearing at 7:40 p.m.

Ms. Fielder reviewed the staffing levels and indicated they would grow proportionally to the number of customers. The proposal addressed the maximum number of staff and customers.

Mr. Bell added that United Cerebral Palsy would have the ability to manage their site to accommodate increased capacity and that they could come back to the Planning Commission for additional need. There was some general discussion about how United Cerebral Palsy would address future use.

Chair Ransom brought the issue back to the Commission.

Commissioner Orcutt asked if the resolution applied only to this applicant or to all similar uses. Mr. Bell indicated normally this recommendation would apply to all, but in this case we are suggesting an amendment that would apply only to this use.

Mr. Sartor suggested a possible amendment to the Conditional Use Permit depending on the Commission's interest in adding a square footage delimiter.

Commissioner Sangha asked if the entire complex was fully occupied. Ms. Matlock indicated that the applicant's request was the only vacant space.

Chair Ransom then asked about the other tenant parking spaces. It was determined that the entire complex would have a requirement of 51 spaces based on the current parking requirement for offices plus the 17 for the applicant's space.

Mr. Bell spoke to parking issues of the entire site. He reviewed the City Council's thought process in adopting parking requirements in 1989.

Commissioner Mitracos reviewed the motions which included discussion by the Commissioners and Mr. Sartor gave an overview suggesting that the "not to exceed one space for every 250 square feet of office" as an option. There was some additional discussion on the exact wording of the motion.

Chair Ransom asked for a motion. Commissioner Johnson moved to make the minimum off street parking requirement for this educational and vocational training use of one parking space per staff at peak times plus one parking space per transit vehicle that will be parked on site with a not to exceed cap of one parking space per every 250 square feet based on the findings and subject to the conditions as stated in the Planning Commission Resolutions dated March 27, 2013 as amended. Commissioner Sangha seconded the motion, all in favor none opposed.

ITEMS FROM THE AUDIENCE – None

DIRECTOR'S REPORT – None

ITEMS FROM THE COMMISSION Commissioner Mitracos discussed The State of the City meeting on March 27, 2013.

ADJOURNMENT Commissioner Orcutt made a motion to adjourn. Chair Ransom seconded and adjourned.

TIME 8:00 p.m.

**MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, APRIL 10, 2013
7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER Chair Ransom called the meeting to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE Chair Ransom led the pledge of allegiance

ROLL CALL Roll Call found Chair Ransom, Vice Chair Sangha, Commissioner Johnson, Commissioner Mitracos, and Commissioner Orcutt. Also present were staff members Andrew Malik, Development Services Director, Bill Dean, Assistant Development Services Director, Scott Claar, Associate Planner, Victoria Lombardo, Senior Planner, Criseldo Mina, Senior Civil Engineer, Bill Sartor, Assistant City Attorney and Jan Couturier, Recording Secretary.

MINUTES APPROVAL Chair Ransom reviewed the minutes of the March 27, 2013 meeting requesting they be amended from February 27, 2013 to March 27, 2013. Commissioner Mitracos moved to approve with the amendment, Commissioner Johnson seconded; all in favor with Commissioner Orcutt opposed citing the fact that the minutes were for the February 27, 2013 meeting and not the March 27 meeting. There was discussion during which it was concluded that the commissioners' packets contained the wrong minutes.

Mr. Sartor advised that the Commission would need to make a motion to reconsider the minutes. Chair Ransom made the motion to reconsider approval of the minutes, Commissioner Mitracos seconded, all in favor, none opposed.

Commissioner Mitracos moved to not accept the minutes as written, Chair Ransom Seconded; all in favor, none opposed.

DIRECTOR'S REPORT REGARDING THIS AGENDA Bill Dean, Assistant Director of Development Services reviewed the meeting agenda and mentioned Study session.

ITEMS FROM THE AUDIENCE - *In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2008-140, 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 item shall be placed on an agenda within 30 days*

1. **ITEMS FROM THE AUDIENCE:** None

2. **OLD BUSINESS** None

3. **NEW BUSINESS**

- A. **PUBLIC HEARING TO CONSIDER APPROVAL OF AN 8-LOT TENTATIVE SUBDIVISION MAP ON A 1.2-ACRE PARCEL LOCATED AT THE SOUTH END OF ALHAMBRA AND GIBSON COURTS FOR THE CONSTRUCTION OF EIGHT SINGLE-FAMILY HOMES. THE APPLICANT IS MACKAY AND SOMPS AND OWNER IS STANDARD PACIFIC HOMES- APPLICATION NUMBER TSM11-0001**

Chair Ransom introduced the request and asked for the staff report.

Ms. Lombardo, Senior Planner, summarized the staff report by indicating that the proposal was to divide the property into eight lots in order to develop eight detached single-family homes on approximately 1.2 acres. The proposed lot sizes range from 6,235 to 7,043 square feet, which is in compliance the LDR zone. She reviewed the previous phases of this subdivision and advised that the Planning Commission has approval authority for a Tentative Subdivision Map, rather than making a recommendation for City Council action, as is required for Vesting Tentative Subdivision Maps.

Ms. Lombardo reviewed the minimum building setbacks as being consistent with the standards of the LDR zone, advising that these building setbacks are the same as those of the surrounding housing developments. She added that because this project is proposed as a Tentative Subdivision Map and is within the LDR zone, the development is exempt from the requirement for Development (architectural) Review.

Ms. Lombardo said the project would be eligible to apply for and receive RGAs per the regulations set forth in the Growth Management Ordinance and Growth Management Ordinance Guidelines after a Tentative Subdivision Map is approved.

She advised that the developer had worked out the utilities with the City, and that the developer had executed an MOU with the School District to mitigate the proposed developments' impacts on school facilities.

Ms. Lombardo indicated that due to the fact that the minimum park size within the City is typically required to be two acres; this project would pay in-lieu fees rather than construct a park within the project.

Ms. Lombardo concluded by saying that staff recommended approval of the Muirfield 7 Phase 3 Tentative Subdivision Map.

Chair Ransom brought the discussion back to the Planning Commission.

Commissioner Johnson stated that he has done work for the owner of this project and therefore would recuse himself. He asked Mr. Sartor if he should leave the chamber, but was advised there was no need.

Commissioner Mitracos asked for clarification on a vesting map. Ms. Lombardo advised that vesting maps do not require additional conditions or architectural review and tend to be used for larger projects.

Commissioner Mitracos asked if the proposed plans, having been done in 2001 during earlier phases of the development, would meet today's traffic and street requirements with regard to the street layout and use of cul-de-sacs. Ms. Lombardo advised that the City's policies on sub division street designs did change with the General Plan update in 2011, and that we now discourage cul-de-sacs and favor a grid or modified grid street pattern. Due to the fact that the two streets of this subdivision were already constructed with an earlier phase of development, staff recommended approval of the street layout.]

Commissioner Mitracos asked what would happen with the setback requirements. He also mentioned that in his review he noted that the streets appeared to be narrow. Ms. Lombardo reviewed the minimum building setbacks and indicated them to be consistent with the standards of the LDR zone. She further mentioned these building setbacks are the same as those of the surrounding houses. She also

mentioned that without being developed, the appearance of the street widths might appear narrow.

Commissioner Orcutt asked if there was a plan to build a fence around Starflower. Ms. Lombardo indicated that Tracy does not require fencing, but that the developer had plans to do so.

Commissioner Mitracos asked about the change to Conditions of Approval. Ms. Lombardo advised that the issue was condition number 2 under Planning Conditions was to change the timing of the requirement for submittal of landscape plans.

Chair Ransom asked if the commissioners had any further questions.

Chair Ransom commented about the Planning Commission not having access to any architectural drawings asked about the look of the subdivision. Ms. Lombardo discussed Standard Pacific's background with the City of Tracy and the quality of the various subdivisions they have developed over the years.

Mr. Dean added that the City of Tracy altogether does not have purview over the architecture of such projects, not just the Planning Commission, due to the regulations within the Tracy Municipal Code and the Subdivision Map Act.

Chair Ransom opened the public hearing at 7:22 p.m.

The applicant, Linda Heffelfinger of Standard Pacific, thanked City Staff for their assistance with the project and reviewed the history of Standard Pacific's various subdivisions and commitment to quality. She addressed the issue of fencing and architectural design, indicating that they would be in keeping with the surrounding developments.

Commissioner Mitracos asked the applicant about landscaping. Ms. Heffelfinger advised that the development would be consistent with what is out there now.

Chair Ransom asked if there were additional comments from the public.

Matt Clark resident of Gibson Court commented about the lot sizes of the Muirfield Development and asked if the lots would be adequate to handle the number of homes. He expressed concern about whether the development would adversely affect property values, which have suffered during the economic downturn. Ms. Heffelfinger indicated that the development would be in keeping with the homes in the area.

Robert Tanner of Rusher Street questioned the need for Standard Pacific to pay an lieu of fee for parks when they were only developing 8 parcels and planning to add an additional 61 parcels at a later date.

Ms. Lombardo advised that every residential development project must mitigate the impact of the development to the park system. She advised that several surrounding developments had already set aside fees for land that has been dedicated for this use west of Hirsch School.

Chair Ransom asked staff to address Mr. Clark's comments. She asked what the lot sizes were proposed to be and what was currently in the neighborhood. Ms. Lombardo advised that the lots are consistent with the area and that they meet the requirement in the zone.

Chair Ransom asked for further questions, seeing none, closed the public hearing at 7:28 and re-opened the discussion for the Commissioners.

Commission Orcutt asked about the existing park and where the fees from this development would be applied. He asked if they would go into the City of Tracy General Fund. Ms. Lombardo advised that there was more land for the expansion of that park and these fees would be applied to that expansion.

Vice Chair Sangha asked when the development would begin building. Ms. Lombardo advised that it would take place this calendar year.

Chair Ransom returned the meeting to the commissioners for a motion.

Commissioner Mitracos moved that the Planning Commission approve the Muirfield 7 Phase 3 Tentative Subdivision Map application number TSM11-0001 based on the findings and subject to the conditions contained in the Planning Commission Resolution Attachment C dated April 10, 2013. Vice Chair Sangha seconded.

Chair Ransom made an amendment to include "the conditions of approval as handed out". All in favor, none opposed, Commissioner Johnson abstained.

Chair Ransom called for a break prior to re-convening in Conference Room 109 at 7:30 p.m.

B. PLANNING COMMISSION STUDY SESSION REGARDING THE DRAFT CORDES RANCH SPECIFIC PLAN

Chair Ransom introduced the Study Session in Conference Room 109 at 7:45 p.m.

Mr. Dean opened the session and introduced the Cordes Ranch project by providing some initial comments and an overview of how a Specific Plan is developed. He advised that the Environmental Impact Report would be brought before the Planning Commission at the April 24, 2013 Meeting.

Scott Claar reviewed the Cordes Ranch Specific Plan Chapters 1, 2, 3 and 4 relative to Land Use, Zoning Development Standards and Design Guidelines. There was a general discussion with the Study Session Participants. He advised that the primary emphasis in this session would be on Chapter 3 Land Use elements.

Commissioner Mitracos asked if the Infrastructure Master Plans were completed to which Mr. Dean responded that all three portions would be going before the next City Council Meeting on April 16. Commissioner Mitracos asked about the annexation of this project. Mr. Dean reviewed the timeline.

Chair Ransom asked if the City of Tracy had any jurisdiction relative to the Mountain House Parkway area. Mr. Dean reviewed the project boundaries indicating everything south of I205 would be annexed into the City.

Commissioner Mitracos commented on the fact that City Council expressed concerns about the look of the project. He asked about its architectural aspects. Mr. Claar advised that Chapter 5 of the Draft Specific Plan has great detail relative to the design and landscaping along the I205 Corridor.

Mr. Mitracos asked about the zoning districts. Mr. Claar reviewed table 3.1 which outlined the various zoning segments of the project.

Mr. Martin, on behalf of the applicant, then provided some background information about the Cordes Ranch project and how it had been developed. He advised that the developers planned to be ready for the upturn in the economy to attract a variety of commercial uses and their focus was long range. He further advised that the aim of the project was to be a quality development that would augment the I205 corridor while still being flexible and responsive to the market changes.

3. **ITEMS FROM THE AUDIENCE:** None
4. **DIRECTOR'S REPORT:** None
5. **ITEMS FROM THE COMMISSION:** None
6. **ADJOURNMENT:** The meeting was adjourned at 8:45 p.m.

CHAIR

STAFF LIAISON

April 24, 2013

AGENDA ITEM 2A

REQUEST

MINOR AMENDMENT TO THE PLAZA ONE FINAL DEVELOPMENT PLAN TO REPLACE PARKING STALLS WITH AN OUTDOOR DINING AREA ADJACENT TO THE BUILDING AT 2972 WEST GRANT LINE ROAD - APPLICANT IS JS KENDALL CONSTRUCTION, INC. FOR PLAZA ONE, LLC

DISCUSSION

Background

On October 17, 2000, the City Council approved a Preliminary and Final Development Plan (PDP/FDP) for the Plaza One project, which was described as two retail/multi-use buildings totaling 10,240 square feet within the I-205 Specific Plan on West Grant Line Road (Attachment A). The multi-tenant buildings were subsequently constructed and have been occupied by a variety of tenants over time.

Proposed Amendment

The property owner of the Plaza One buildings has interest from a restaurant that wishes to occupy the eastern portion of the eastern building (2,560 square feet) and supplement that occupancy with the addition of a 1,024 square-foot outdoor dining area.

Restaurants are a permitted use within the General Commercial land use designation assigned to the property by the I-205 Specific Plan. The proposed change to the site plan, converting seven parking spaces into an outdoor patio/dining area (Attachment B) requires a minor amendment to the Plaza One FDP because it is a new addition that was not a part of the original project approval. The proposed amendment to the approved PDP/FDP involves replacing parking with an open-air seating area with a fence and outdoor furnishings, as shown in Attachments B and C.

Parking, Circulation and Landscaping

Based on the parking requirements within the I-205 Specific Plan, the 10,240 square-foot building area total is required to have 41 parking spaces available, and the Plaza One buildings were approved and constructed with 58 parking spaces. The proposal to eliminate seven parking spaces in order to accommodate the proposed outdoor patio/dining area would result in 51 parking spaces, still over the 41 required. The buildings have access from Grant Line Road, through a number of driveways that facilitate efficient circulation from Grant Line Road to the subject property as well as the other commercial buildings within the Tracy Marketplace shopping center (Attachment A). The

proposed amendment will not affect any of the circulation patterns on this or any of the adjacent sites, as no drive aisle changes are proposed.

The proposed conversion of the seven parking spaces to the outdoor dining area will result in the removal of one existing planter island located on the eastern end of the eastern building, within the parking spaces to be removed. The proposed patio area will be surrounded by a small planter and railing, defining the outdoor dining space (Attachment C). The elimination of the planter within the existing parking spaces will not result in any deficiency with regard to landscaping.

Environmental Document

The proposed PDP/FDP amendment is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332, pertaining to infill projects smaller than five acres in size substantially surrounded by urban uses. In accordance with CEQA Guidelines, no further environmental assessment is required.

RECOMMENDATION

Staff recommends the Planning Commission recommend that the City Council approve the minor amendment to the Plaza One Final Development Plan to replace seven parking stalls with an outdoor dining area, based on the findings contained in the Planning Commission Resolution dated April 24, 2013 (Attachment D).

MOTION

Move that the Planning Commission recommend that the City Council approve the minor amendment to the Plaza One Final Development Plan to replace seven parking stalls with an outdoor dining area, based on the findings contained in the Planning Commission Resolution dated April 24, 2013 (Attachment D).

Prepared by Victoria Lombardo, Senior Planner

Approved by Bill Dean, Assistant Development Services Director

ATTACHMENTS

- Attachment A - Location Map
- Attachment B - Site Plan
- Attachment C - Color Rendering
- Attachment D - Planning Commission Resolution

Location Map





**McBRIDE
DESIGN SERVICES**
438 LINCOLN AVENUE
ALAMEDA, CA 94501
510.205.9977

RECEIVED

APR 05 2013

CITY OF TRACY

△	DATE	ISSUE DESCRIPTION	BY	CHECK

PROJECT LOCATION:
PLAZA ONE
2972 WEST GRANT LINE ROAD
TRACY, CA

AREA: 2,560 SF

SHEET TITLE:

SITE PLAN

PROJECT NO. 13-002

SCALE: VARIES

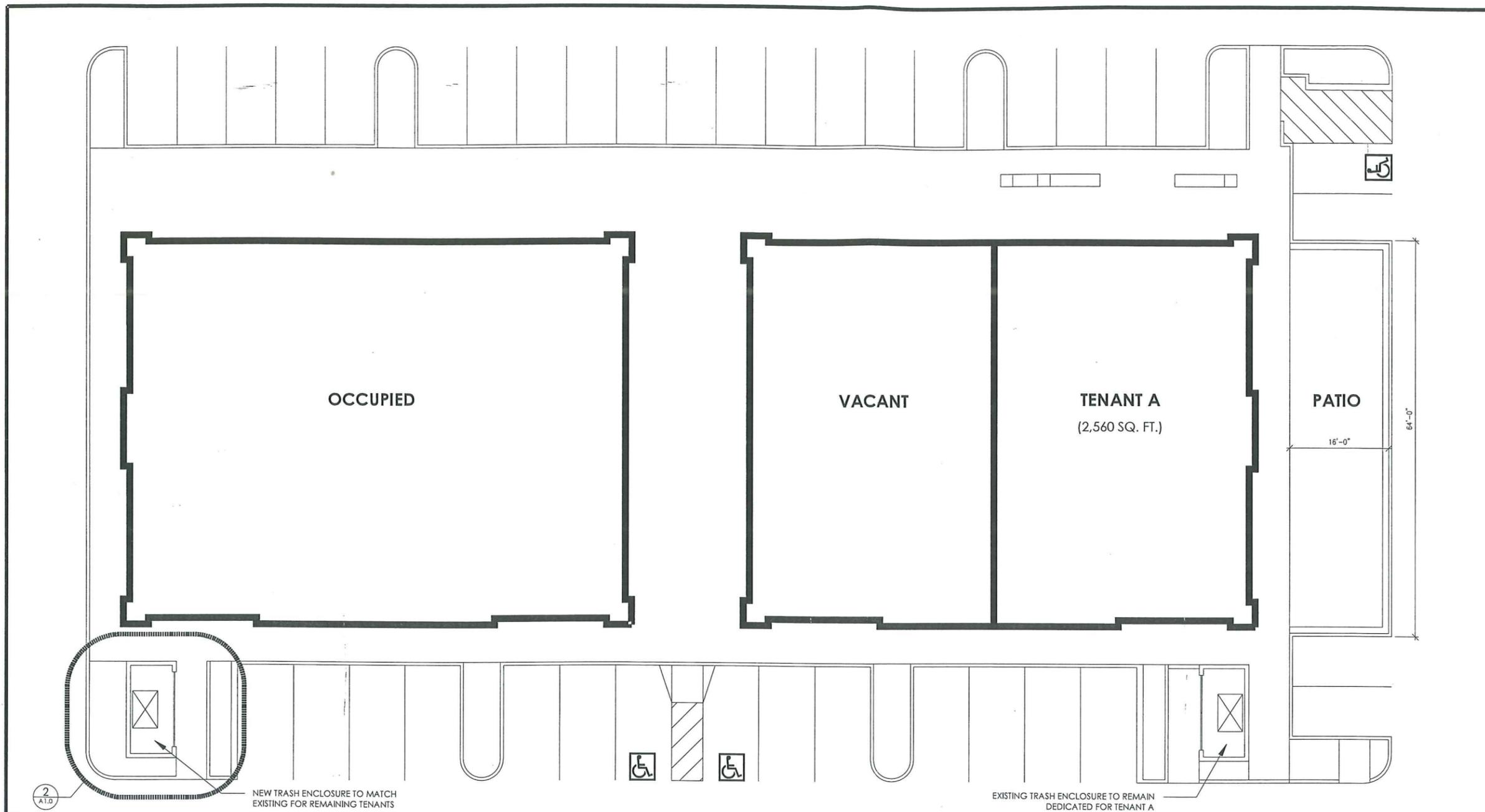
DATE: 04.01.13

DRAWN BY: TK

REVIEWED BY: TF

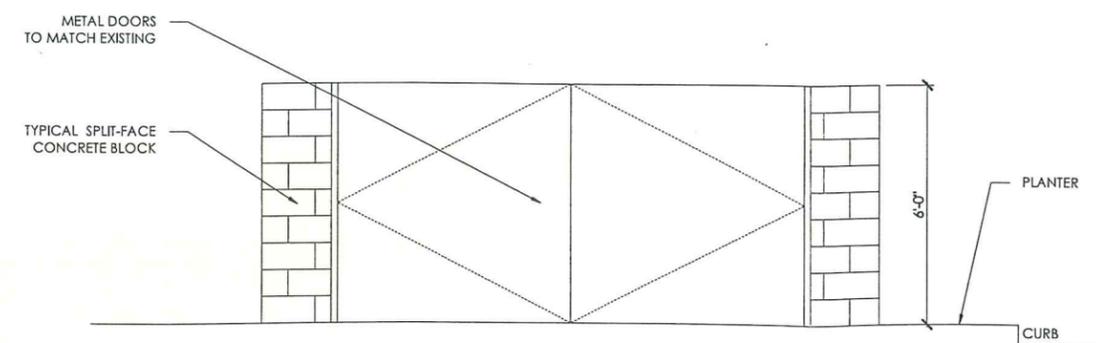
SHEET NO.

A1.0



1 SITE PLAN

1/8"=1'-0"



2 TRASH ENCLOSURE ELEVATION

1/2"=1'-0"



RECEIVED

APR 05 2013

CITY OF TRACY

RESOLUTION PC _____

**RECOMMENDING CITY COUNCIL APPROVAL OF A MINOR AMENDMENT TO THE PLAZA ONE FINAL DEVELOPMENT PLAN TO REPLACE SEVEN PARKING STALLS WITH A 1,024 SQUARE-FOOT OUTDOOR DINING AREA ADJACENT TO THE BUILDING AT 2972 WEST GRANT LINE ROAD
ASSESSOR'S PARCEL NUMBER 238-600-13
APPLICATION NUMBER D13-0006**

WHEREAS, The City Council adopted the I-205 Corridor Specific Plan and certified its Environmental Impact Report on August 21, 1990, and approved a subsequent Negative Declaration approved on July 6, 1999,

WHEREAS, JS Kendall Construction, Inc., on behalf of Plaza One, LLC, submitted an application to amend the Plaza One Final Development plan to replace seven parking spaces with a 1,024 square-foot outdoor dining area (Application Number D13-0006) on April 5, 2013, and

WHEREAS, The subject property is located within the I-205 Corridor Specific Plan area, with a land use designation of General Commercial, which allows restaurants as a permitted land use, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the applications on April 24, 2013;

NOW, THEREFORE BE IT RESOLVED, The Planning Commission recommends that the City Council approve a minor amendment to the Plaza One Final Development Plan to replace seven parking spaces with a 1,024 square-foot outdoor dining area, Application Number D13-0006, subject to the conditions contained in Exhibit 1 to this Resolution, and based on the findings below.

1. The establishment, maintenance, and operation of the proposed outdoor dining area and associated landscape and hardscape improvements are compatible with the land use, design, and operational characteristics of the neighboring properties. It will not, under the circumstances of the particular case or as conditioned, be injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed use and its associated structures, or to the general welfare of the City because the project is consistent with the land use, design, and other elements of the I-205 Specific Plan, the City of Tracy General Plan, and applicable requirements of Chapter 10.08 of the Tracy Municipal Code, including, but not limited to, Article 26, Off-Street Parking Requirements, and Article 30, Development Review.
2. The project will not adversely affect or impair the benefits of occupancy, most appropriate development, property value stability, or the desirability of property in the vicinity because the site design and architectural elements of the project as designed and conditioned, are an architecturally interesting addition to the parcel, and will not adversely visually impair the benefits of the properties in the vicinity, as the project includes desirable elements, including outdoor seating and landscaping.

- 3. The project, as designed and conditioned, will not cause any significant environmental impact, because it is categorically exempt from the California Environmental Quality Act Pursuant to CEQA Guidelines Section 15332, pertaining to infill projects smaller than five acres surrounded by urban uses that are consistent with the Zoning and General Plan designations and not having any significant environmental effects. An analysis of the project shows that there will be no significant on-site impacts as a result of this particular project. There is also no evidence of any significant impacts to occur off-site as a result of the project, as traffic, air quality, land use and other potential cumulative impacts.

* * * * *

The foregoing Resolution _____ was adopted by the Planning Commission on the 24th day of April, 2013, by the following vote:

AYES: COMMISSION MEMBERS:
 NOES: COMMISSION MEMBERS:
 ABSENT: COMMISSION MEMBERS:
 ABSTAIN: COMMISSION MEMBERS:

Chair

ATTEST:

Staff Liaison

Exhibit 1 - Conditions of Approval

**Conditions of Approval for Plaza One Outdoor Dining Area
Application No. D13-0006
April 24, 2013**

1. These Conditions of Approval shall apply to the real property described as a 1,024 square-foot outdoor dining area, Application Number D13-0006 (hereinafter "Project"), located at 2972 West Grant Line Road, Assessor's Parcel Number 238-600-13.
2. The following definitions shall apply to these Conditions of Approval:
 - a. "Applicant" means any person, or other legal entity, defined as a "Developer".
 - b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, or the Development Services Director, or the City Engineer to perform the duties set forth herein.
 - c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan (also known as the Urban Management Plan), the Tracy Municipal Code, I-205 Corridor Specific Plan, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
 - d. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
 - e. "Conditions of Approval" shall mean the conditions of approval applicable to the 1,024 square-foot outdoor dining area, Application Number D13-0006.
 - f. "Project" means the real property consisting of the building located at 2972 West Grant Line Road, Assessor's Parcel Number 238-600-13.
 - g. "Subdivisor" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.
3. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, et seq.), the Subdivision Map Act (Government Code sections 66410, et seq.), the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines").

4. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City Regulations.
5. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all mitigation measures identified in the General Plan Environmental Impact Report, dated February 1, 2011, and the I-205 Corridor Specific Plan Negative Declaration dated July 6, 1999.
6. Except as otherwise modified herein, all construction shall be consistent with the site plan and architectural renderings received by the Development Services Department on April 5, 2013.
7. Prior to the issuance of a building permit, the applicant shall provide a detailed landscape and irrigation plan for the new landscape improvements consistent with City landscape and irrigation standards, including, but not limited to Tracy Municipal Code Section 10.08.3560, I-205 Corridor Specific Plan, and Water Efficient Landscape Guidelines on private property, to the satisfaction of the Development Services Director.
8. All improvements shall be consistent with the Tracy Municipal Code, Standard Plans, and other applicable City Regulations.
9. Prior to the issuance of a building permit, a detailed plan of the trash enclosure shall be approved, showing solid metal doors, an interior concrete curb, a minimum height of seven feet, and exterior materials and color compatible with the adjacent building exterior.

Agenda Item 2B

REQUEST

PUBLIC HEARING TO RECEIVE COMMENTS ON THE CORDES RANCH SPECIFIC PLAN PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT, AND TO DISCUSS AND RECEIVE COMMENTS ON THE DRAFT CORDES RANCH SPECIFIC PLAN, AND RELATED DRAFT GENERAL PLAN AMENDMENT.

DISCUSSION

Overview of the Agenda Item

This request is to hold a public hearing to receive comments on the Draft Environmental Impact Report (Draft EIR) for the proposed Cordes Ranch Specific Plan project and related applications. The California Environmental Quality Act (CEQA) requires a 45-day public review period on Draft EIRs. The review period extends from April 5, 2013 through May 20, 2013. This public hearing provides an additional method for interested parties to comment on the Draft EIR. City staff will also receive comments by letter, fax, or email from various reviewing agencies and interested parties.

This item does not involve, at this point in the process, a recommendation to the City Council by the Planning Commission on the Draft EIR. Rather, it is a public hearing, conducted by the Planning Commission, to receive comments on the Draft EIR. At a later date, after the public comment period on the Draft EIR has closed and relevant information has been gathered in order to respond to those comments and draft a Final EIR, City staff will prepare the staff reports and resolutions for Planning Commission's recommendation to the City Council on the Draft EIR. A hearing to consider Planning Commission's recommendation(s) on certifying the EIR and approving the applications is anticipated to begin in June of this year.

It should be stressed that it is not the purpose of this meeting for City staff or consultants to provide any detailed responses to comments on the Draft EIR itself. In accordance with the requirements of CEQA, written responses will be prepared on all comments on the Draft EIR. All public comments (both written and oral) and written responses will be included in the Final EIR, which will be produced at a later date.

This agenda item is also an opportunity for Planning Commission to discuss and receive comments on the Draft Specific Plan and Draft General Plan Amendment. The draft General Plan Amendment and Specific Plan are applications the Planning Commission may wish to discuss with staff and the applicant, as well as the Tracy community at large at this meeting. The draft Specific Plan and draft General Plan Amendment are attached to the staff report for reference (Attachment A is the draft General Plan Amendment, and Attachment B is the Draft Specific Plan).

Draft EIR Publication and Availability

The Draft EIR document was published on April 5, 2013 and made available at the Development Services Department front counter at City Hall as well as the Tracy Library.

Copies of the document were also made available on compact disks (CDs), and the document has been posted to the City's website. Additionally, CDs were sent to various local and State agencies, individuals and agencies that commented on the Draft EIR Notice of Preparation, individuals who have contacted the City asking to be included on a mailing list, as well as all property owners within the project boundaries and in the vicinity of the Cordes Ranch site.

The Draft EIR was published along with a Technical Appendices to the Draft EIR.

Staff and the City's Cordes Ranch environmental consultant, the firm Design Community & Environment/The Planning Center, will make a brief presentation to the Planning Commission on the contents and outcomes of the environmental analysis.

The Draft General Plan Amendment and the Draft Specific Plan are also posted on the City's website.

RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing and receive comments on the Draft EIR for the proposed Cordes Ranch Specific Plan project. Staff also recommends that the Planning Commission discuss and receive comments on the proposed applications for a General Plan Amendment and Specific Plan.

Prepared by: Bill Dean, Assistant Development Services Director

Approved by: Andrew Malik, Director of Development Services

ATTACHMENTS

Attachment A: Draft General Plan Amendment

Attachment B: Draft Specific Plan

C O R D E S R A N C H
G E N E R A L P L A N
A M E N D M E N T A P P L I C A T I O N
T R A C Y , C A L I F O R N I A

A P R I L , 2 0 1 3

RECEIVED
APR 18 2013
CITY OF TRACY

- City of Tracy Limits Boundary
- City of Tracy Sphere of Influence Boundary



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ARCHITECTURE • ENGINEERING
PLANNING • ENVIRONMENTAL
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN

Exhibit "E"

April 17, 2013

Cordes Ranch

Tracy, California

**Exhibit F: Description of project/proposal;
proposed General Plan designations and text amendments to General Plan**

Proposed General Plan designations.

The Cordes Ranch Specific Plan Project proposes to re-designate approximately 1,780 acres of land that the City of Tracy General Plan currently has designated as Urban Reserve 6 to various commercial, office, industrial, and open space designations. The specific proposed designations are as follows (*and* see Exhibit G for proposed changes to General Plan land use designation map):

SUMMARY OF PROPOSED LAND USE DESIGNATION CHANGES

	Land Use Categories	Gross Acreage
Commercial	C	55.1
Office	O	152.2
Industrial	I	1,476.9
Park	P	96.3
Total Gross Acres		approx. 1,780

Proposed General Plan Text amendments.

The Cordes Ranch Specific Plan Project proposes the following text amendments to the City of Tracy General Plan. Additions are denoted by blue, underlined text, whereas deletions are denoted by “strikethrough” text.

(1) The Introduction chapter of the General Plan at page I-10, first paragraph, is hereby amended to read:

- ◆ Cordes Ranch. This area, which has been added to the SOI, largely comprises the area previously designated ~~referred to~~ as Urban Reserve 6 and is approximately 1,7830 acres in size.

(2) The Land Use Element of the General Plan at page 2-12 is hereby amended to read as follows:

- ◆ **Tracy Hills Specific Plan.** The Tracy Hills Specific Plan area, located on the southwest side of the City, covers 6,175 acres, approximately 2,700 acres of which falls within the City limits and is planned with residential, commercial, office, industrial and recreational land uses, and approximately 3,550 acres located outside the City limits and within the Sphere of Influence planned as permanent open space for habitat conservation and managed grazing. Of the 2,700 acres within the City limits, proposed land uses include approximately 1,300 acres at a mixture of densities with a maximum of 5,499 residential units. Approximately 600 acres with

up to 6 million square feet of space are planned for commercial, office and industrial uses. Roughly half of the remaining 800 acres of the Specific Plan area within the City limits is designated to accommodate neighborhood parks, schools, recreational uses and other open space, while the other half is devoted to roads and canals.

- ◆ **Ellis Specific Plan.** The Ellis Specific Plan, located at the northwest corner of Corral Hollow and Linne Roads, consists of 321 acres of Traditional Residential and Commercial land uses, allowing for up to 2,250 residential units and a Village Center commercial site. The proposed project also includes parks and a family oriented swim center.
- ◆ **Cordes Ranch Specific Plan.** The Cordes Ranch Specific Plan area covers approximately 1,780 acres located on the western side of the City and is bordered by I-205 to the north, City limits to the east, Schulte Road to the south, and a portion of Mountain House Parkway and the Delta Mendota Canal to the west. The plan proposes a mix of general commercial; office (including professional services and research and development); business park industrial uses; business industrial flex, manufacturing, warehouse, storage, and distribution uses; and park/open space uses. Approximately 55 gross acres, including 592,000 square feet, are planned for general commercial uses; approximately 152 gross acres, including about 2.5 million square feet, are planned for general office uses; approximately 1,477 gross acres, including about 28 million square feet, are planned for business park industrial uses; and more than 96 gross acres are planned for park/open space uses.

(3) The Land Use Element of the General Plan at page 2-14, Table 2-2, “General Plan Land Use Designations (City Limits and SOI),” is hereby amended to read as follows:

TABLE 2-2 GENERAL PLAN LAND USE DESIGNATIONS (CITY LIMITS AND SOI)

Land Use Designation	City Limits (Acres)	SOI (Acres)	Total
Residential Very Low	193	266	459
Residential Low	3,583	296	3,879
Residential Medium	1,503	29	1,532
Residential High	217	31	248
TR Ellis	-	287	287
Commercial	766 <u>821</u>	498	1,263 <u>1,319</u>
Office	544 <u>696</u>	-	544 <u>696</u>
Downtown	116	-	116
Village Center	123	8	131
Industrial	2,282 <u>3,759</u>	1,733	4,015 <u>5,492</u>
Urban Reserve	172	3,872 <u>2,092</u>	4,044 <u>2,264</u>
Public Facilities	990	66	1,057
Park	251 <u>347</u>	516	567 <u>863</u>
Open Space	81	3,469	3,551
Aggregate	10	163	172
Agriculture	-	916	916

Notes:

1. Acreages have been rounded.
2. Information about the land use mix envisioned for areas with Urban Reserve designations are provided in the descriptions and statistical profiles on pp. 54-87.
3. Table has been updated under Amendment.

(4) The Land Use Element of the General Plan at page 2-15, Figure 2-2, “General Plan Land Use Designations Map,” is hereby amended to change the General Plan designation of the Cordes Ranch Specific Plan area from Urban Reserve 6 to Commercial, Office, Industrial, and Park designations, as shown on Exhibit G to the Development Application.

(5) The Land Use Element of the General Plan at pages 2-40 and 2-41 is hereby amended to read as follows:

Objective LU-2.3 Expand the City’s industrial base.

Policies

- P1. The Northeast Industrial Area should contain a mix of heavy industrial, light industrial, warehouse, and distribution users to maximize rail and highway access on large parcels of land. The Northeast Industrial Area should also contain commercial uses and services to meet the daily needs of workers. 
- P2. The Industrial Areas Specific Plan south of Valpico Road and east of Tracy Boulevard should focus on flex office uses since the area is in close proximity to existing residential areas. Examples of office/flex uses include research and development centers, office, institutional, day care facilities, places of worship and minimal impact industrial uses.
- P3. Consistent with goals in the Economic Development Element, office-flex uses or higher-quality space should be located in areas at entryways to the city such as in Tracy Gateway, Cordes Ranch, and the Tracy Hills Specific Plan area along I-205 and I-580. The Cordes Ranch area should also contain commercial uses and services to meet the daily needs of workers ~~and high density housing suitable for the workforces in these areas.~~ 

(6) The Land Use Element of the General Plan at pages 2-72 and 2-73 is hereby amended to read as follows:

E. Urban Reserves

6. Urban Reserve 6

[\[Urban Reserve 6 has been deleted and replaced with designations pursuant to the Cordes Ranch Specific Plan, including Commercial, Office, Industrial, and Park designations, as shown in Figure 2-2 of this General Plan.\]](#)

~~Urban Reserve 6, which encompasses approximately 1,730 acres, is commonly known as Cordes Ranch. The majority of the property is designated for industrial uses. The vision for the area is that the industrial uses would occupy the interior portions of the property, while the properties abutting Mountain House Parkway and I-205 would consist of higher identity businesses with an~~

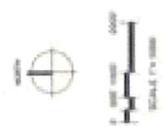
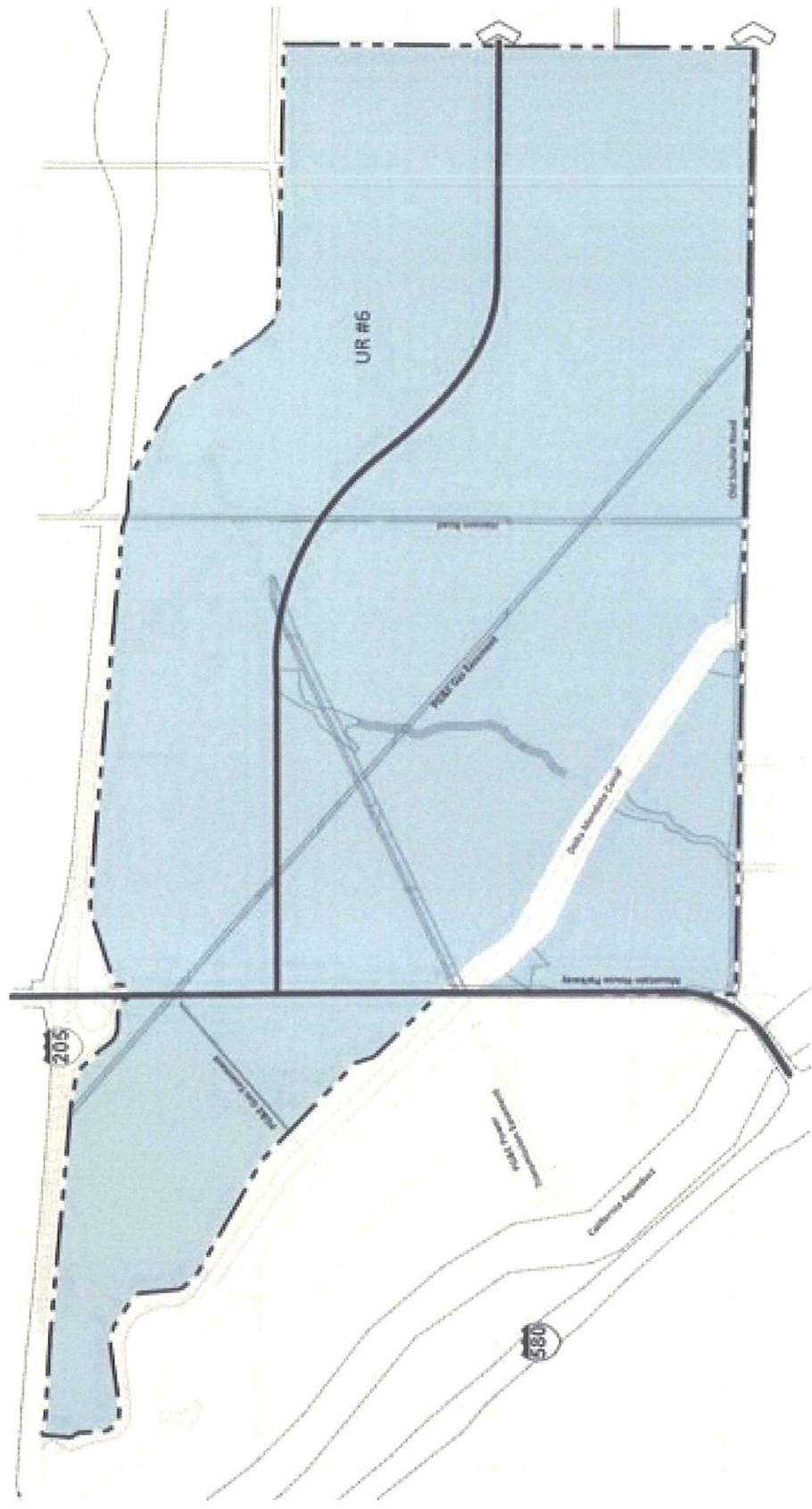
~~emphasis on commercial, low-rise office and office/flex uses. When development occurs, the following additional General Plan policies apply:~~

- ~~6a. Direct vehicular, bicycle and pedestrian connections to Tracy Gateway to the east should be provided.~~
- ~~6b. Direct connections to I-205 and I-580 via Mountain House Parkway should be provided.~~
- ~~6c. Parcel sizes should vary in size in order to accommodate a range of uses including high density housing, large-scale industrial uses such as regional warehouse and distribution facilities, as well as smaller-scale uses such as commercial, office, office flex and industrial flex businesses.~~
- ~~6d. Development proposals should include land for public facilities, parks and/or open spaces to ensure consistency with the standards established in the Community Character Element of this General Plan.~~
- ~~6e. Appropriate setbacks and landscaping along I-205 should be provided to create an aesthetically pleasing visual entryway to the city.~~
- ~~6f. Industrial uses on the eastern side of this Urban Reserve should be designed with adequate buffers from residential uses.~~
- ~~6g. Consistent with the goals, objectives, policies and actions in the Community Character and Economic Development Elements, areas along I-205 should be developed with office flex or higher quality space, rather than warehousing and distribution uses, to capitalize upon their proximity to entryways of the city.~~

(7) The Land Use Element of the General Plan at page 2-73, Table 2-8, "Statistical Profile: Urban Reserve 6," is deleted in its entirety.

Statistical Profile Urban Reserve #6 Acreage ±

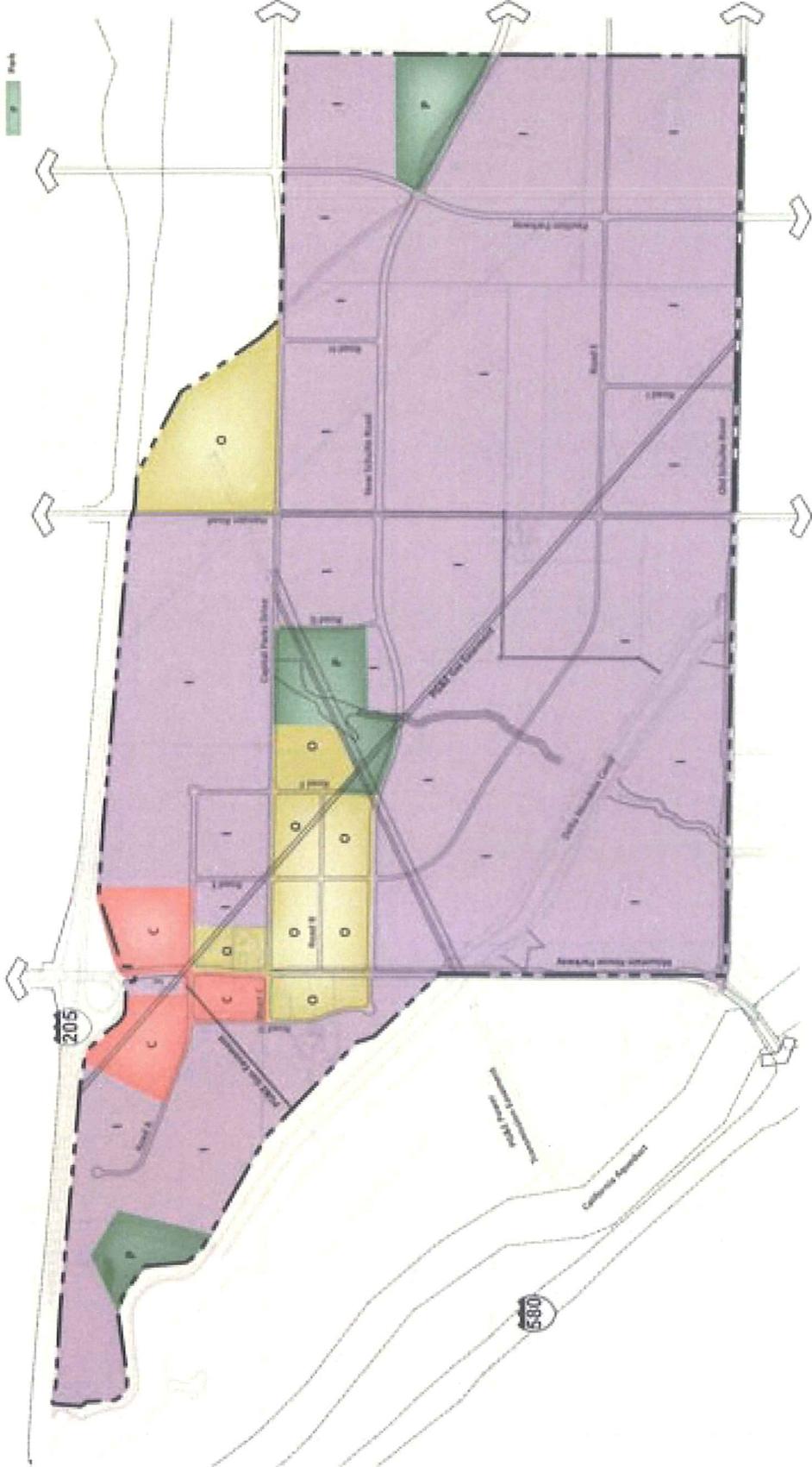
Commercial	92
Office	128
Industrial	1,408
Total	1,628



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Proposed General Plan Designations		Average 1
C	Commercial	16.1
O	Office	112.2
I	Industrial	1,476.8
P	Park	86.3
Total		1,791.5



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DEVELOPMENT SERVICES
DEPARTMENT

ATTACHMENT B

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www.ci.tracy.ca.us

Printed copies of the Cordes Ranch Specific Plan Documents are located in the Development Services Department in City Hall at 333 Civic Center Plaza, Tracy, CA 95376. Electronic copies are located on the City of Tracy's website at the following locations:

Draft Specific Plan

DRAFT Specific Plan – Cover through Chapter 4
<http://www.ci.tracy.ca.us/?navid=595>

DRAFT Specific Plan –Chapter 5 through Chapter 8
<http://www.ci.tracy.ca.us/?navid=595>