

**MINUTES**  
**TRACY CITY PLANNING COMMISSION**  
**WEDNESDAY, FEBRUARY 25, 2015**  
**7:00 P.M.**  
**CITY OF TRACY COUNCIL CHAMBERS**  
**333 CIVIC CENTER PLAZA**

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

**PLEDGE OF ALLEGIANCE** - Chair Orcutt led the Pledge of Allegiance.

**ROLL CALL** - Roll call found Commissioners Sangha, Ransom, Tanner, Vice Chair Mitracos and Chair Orcutt present. Also present were staff members Bill Dean, Assistant Development Services Director; Andrew Malik, Development Services Director; Kul Sharma, Interim City Engineer; Scott Claar, Associate Planner; Bill Sartor, Assistant City Attorney; and Sandra Edwards Recording Secretary.

**MINUTES APPROVAL** – It was moved by Commissioner Ransom and seconded by Commissioner Tanner to approve the minutes of December 17, 2014, as presented. Voice vote found all in favor; passed and so ordered.

**DIRECTOR'S REPORT REGARDING THIS AGENDA** – None.

**ITEMS FROM THE AUDIENCE** – None.

1. OLD BUSINESS – None
2. NEW BUSINESS

- A. UPDATE AND DISCUSSION REGARDING THE TRACY HILLS SPECIFIC PLAN – Bill Dean, Assistant Development Services Director, provided introductory comments concerning the project and its implementation. Scott Claar, Associate Planner, provided a powerpoint presentation on the project, including General Plan Land Use Designations, Open Space, proposed General Plan text changes, proposed changes to the Specific Plan, proposed layout for Phase 1A, architectural review, the development process and discretionary permits.

Vice Chair Mitracos asked if there was a draft of the Development Agreement. Mr. Dean stated a draft was not available for publishing at this time.

John Palmer, representing Integral Communities, provided the Commission with a copy of their slideshow and introduced the Integral team.

Van Stevens discussed hard constraints of the project including Interstate 580 (I-580), Corral Hollow Road interchange, the aqueduct, a pipeline easement, and future connections to Lammers Road. Mr. Stevens discussed design goals and principles including neighborhoods, schools, parks, a trail system, landscaping and wayfinding elements of the project.

Mr. Palmer provided a birds-eye view of the project from I-580 including a windmill feature at Corral Hollow Road and I-580, a business park, school site, residential neighborhoods, roundabouts, HOA features, spine roads, and signage.

Chair Orcutt asked for clarification regarding placement of signage. Mr. Palmer outlined the various locations and levels of signage.

Jill Smith and Cindy Mei of KGT Architects, discussed the differences/ enhancements between the City of Tracy Design Goals and the Tracy Hills Specific Plan Goals and Standards, including distinct neighborhoods, architectural elements, and does and don'ts for future developers.

Vice Chair Mitracos asked what the distance was from Corral Hollow Road to the western portion of the project. Mr. Palmer stated roughly one mile.

The Commission and Mr. Palmer discussed the conservation easement and setbacks along I-580. Mr. Palmer stated a restoration plan was approved by the San Joaquin Council of Government for the conservation easement.

Chair Orcutt asked for clarification regarding the sound wall. Mr. Palmer provided an illustration that showed breaks in the sound wall where houses will back onto I-580.

Commissioner Ransom stated the applicant did a great job providing a vision, asking if this project can be completed and still feel as though it were in Tracy. Mr. Palmer stated the project is in Tracy and in the Sphere of Influence, adding that in time there will be significant connections to continue to connect this project with the City.

Commissioner Ransom stated a discussion was needed regarding a Community Facilities District (CFD) and how it was going to work.

Steve Bayley, Project Specialist, stated there was a good supply of water for the project, and outlined those supplies. Mr. Bayley added that Phase 1 facilities are built and staff anticipated that water would be in place. Mr. Bayley discussed various water storage methods and their supply.

Regarding infrastructure, Kul Sharma, Interim City Engineer, stated the project was considered as part of the Infrastructure Master Plans and discussed water supply, wastewater, collection systems for sewer and storm drainage.

Commissioner Ransom asked if the current treatment plants will be able to handle Phase 1A. Mr. Sharma explained that this project and others will fund the next expansion phase for the plants.

Chris Austin indicated the CFD is a reimbursement source for infrastructure and included a maintenance component to pay for ongoing maintenance of the parks and obligations for the project. Mr. Austin added they plan to be aggressive with

the installation of infrastructure. Andrew Malik, Development Services Director, added that the City has had CFD's for many years, adding that this project will have a longer term of 25-30 years.

Vice Chair Mitracos stated he was not comfortable at this point and would like to learn a lot more about the project. Vice Chair Mitracos suggested that the Commission conduct several workshops to go over the project.

Commissioner Tanner stated he was not a fan of cul de sacs adding that he would like to see the number decreased, along with more drought tolerant landscaping. Commissioner Tanner also discussed the cities of Los Angeles and Sacramento using storage containers for runoff and using it for landscaping. Commissioner Tanner also stated he was not a fan of roundabouts.

Chair Orcutt asked if walkability was expected to be continued in future phases. Mr. Palmer stated yes. Chair Orcutt asked if there were plans for ball fields. Mr. Palmer provided conceptual plans that would work for soccer, baseball, and football fields in addition to neighborhood parks.

Chair Orcutt asked if any swimming pools were planned. Mr. Palmer stated they were working with the Jefferson School District planning a K through 8th grade facility which doesn't typically have a pool. Mr. Palmer added that since the opening of Kimball High School, Tracy Unified School District did not have any plans for a high school in Tracy Hills.

Chair Orcutt asked if any water features were planned in park areas. Mr. Palmer stated yes, including green areas, passive areas, and water features which will be reviewed and approved by the Parks Commission.

Commissioner Sangha asked how far it would be to the closest fire station to serve the area. Mr. Palmer stated they were working with the Fire Department to build a fire station less than one quarter of a mile from the project. Mr. Palmer added that by the time occupancy occurs in Tracy Hills, there would be a Fire Station.

Vice Chair Mitracos again suggested workshops be held to discuss specific details of the project and also suggested a joint meeting with City Council to avoid duplication of efforts. Commissioner Tanner agreed a workshop would be a good idea.

Mr. Dean stated staff could schedule a workshop to do a "page-turn" through the Specific Plan which could be one way to use what is written as a way to understand the project.

Vice Chair Mitracos stated he was interested in understanding zoning, bike paths and connectivity, residential design standards, as well as the CFD and financing.

It was Planning Commission consensus to begin with a workshop to go over the Specific Plan for the project.

Mr. Palmer stated the project proponents would like Commission to provide specific direction so they can ensure they are responsive. Mr. Palmer added that the policy decision to have the project was made a long time ago and they do not want to wind up in a never-ending process of workshops so they can focus on building the project.

Chair Orcutt invited members of the public to address the Commission regarding the project. There was no one wishing to address the Commission on the item.

3. ITEMS FROM THE AUDIENCE – None.
4. DIRECTOR'S REPORT – None.
5. ITEMS FROM THE COMMISSION – Commissioner Tanner stated he would like to have the parking ordinance reviewed regarding the Sutter project, referencing one bed, one parking space. Mr. Dean recommended staff provide the Commission with the standards and then go into what a hospital might need.
6. ADJOURNMENT – It was moved by Vice Chair Mitracos and seconded by Commissioner Tanner to adjourn. Voice vote found all in favor; passed and so ordered.

TIME: 9:10 p.m.



STAFF LIAISON

  
CHAIR