



DOWNTOWN
TRACY

TRACY CITY CENTER
ASSOCIATION

Tracy City Center Association – Land Use Committee Meeting

Tuesday May 10, 2011 – 3:00 p.m.

El Castillo Restaurant, 6th and Central

AGENDA:

1. Introductions
2. Review of notes from last meeting (attached)
3. DTSP Review – Scott Claar
 - a. Review of Planning Commission Workshop
 - b. Upcoming workshop review
4. Business Attraction
 - a. Recruitment of quality retailers – Task Force development
 - b. Commercial Realtor discussion
5. Demographics of downtown
 - a. One, three & five mile radius of 10th and Central posted on www.TracyCityCenter.com website
6. Inventory of available space in TCCA district and downtown
 - a. Location
 - b. Amenities
 - c. Power supply
 - d. Previous use
 - e. Costs
 - f. Term of lease or purchase
 - g. Contact person
7. Other
 - a. Safety Issues –
 - i. Cameras
8. Next meeting: June 14, 2011 El Castillo – 3:00 p.m.

BROWN ACT:

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The Corporation posts TCCA Interim Board Agendas at 50 East 6th Street and on-line at www.TracyCityCenter.com. Action may not be taken on items not posted on the agenda. Meeting facilities are accessible to persons with disabilities. If you require special

assistance to participate in the meeting, please notify Janis Couturier at 209-597-0073 or email jcouturier@racycitycenter.com at least 48 hours prior to the meeting.

Tracy City Center Association – Land Use Committee Meeting Tuesday April 12, 2011 – 3:00 p.m. El Castillo Restaurant, 6th and Central

Present: Ray Morelos, Pete Mitracos, Ray Misfeldt, Dino Margaros, Dale Cose,

Guests: Andrew Malik, Bill Dean

Excused: John Frerichs

Absent: Andy Zerakani

Staff: Jan Couturier

AGENDA:

1. Introductions

Ray Morelos opened the meeting at 3:05

2. Review of notes from last meeting (attached)

No comments on previous meetings notes

3. DTSP Review – Scott Claar

- a. Planning Commission Meeting Study Session April 27, 2011 7:00 p.m.

Andrew Malik and Bill Dean lead a discussion about the first workshop for the Downtown Specific Plan. The process in its adoption required first the City's adoption of the General Plan and then the Sustainable Growth Action Plan first. They stressed that the downtown specific plan is a draft and that it needs to be considered carefully to reflect local priorities. The Planning Commission is holding workshops over the next several months to engage local property and business owners as well as the public at large; to inform the planning commission of local concerns and expectations. The initial phase will be to determine the proper zoning; to compare where businesses in the downtown are now versus conforming to code and where they will be if the plan were adopted.

4. Business Attraction

- a. Recruitment of quality retailers – Task Force

There was discussion about how Land Use might go about helping to attract an anchor business to the downtown.

5. Demographics of downtown

- a. One, three & five mile radius of 10th and Central

Dale Cose mentioned the discrepancies in income in the areas surrounding downtown and the economy at large as forces mitigating against much growth in the near future.

6. Inventory of available space in TCCA district and downtown

- a. Location
- b. Amenities
- c. Power supply
- d. Previous use
- e. Costs
- f. Term of lease or purchase
- g. Contact person

Jan Couturier will send a list of open business locations to Dale Cose to assist in getting the above information for posting on the website.

7. Other

- a. Bud Levand Parking Lot at 8th and Central

There was no interest in leasing the above property.

8. Next meeting: May 10, 2011 El Castillo – 3:00 p.m.