

MINUTES
TRACY CITY PLANNING COMMISSION
MARCH 28, 2012
7:00 P.M.
TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTE 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 member of the public may request a Planning Commission Member to sponsor the item for discussion at a future meeting.

1. OLD BUSINESS

A. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE TRACY MUNICIPAL CODE SIGN REGULATIONS (TMC CHAPTER 10.08) AFFECTING SIGNS ON SCHOOL SITES – THE APPLICATION IS INITIATED BY THE CITY OF TRACY – APPLICATION NUMBER ZA12-0001

2. NEW BUSINESS

A. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW TWO 157 SQUARE FOOT WALL SIGNS TO BE LOCATED ON A BUILDING IN THE TRACY PAVILION AT 2471 NAGLEE ROAD. APPLICANT IS CITY SIGNS. PROPERTY OWNER IS TRACY PAVILION, LLC. APPLICATION NUMBER CUP12-0002

B. DOWNTOWN SPECIFIC PLAN STUDY SESSION

3. ITEMS FROM THE AUDIENCE

4. DIRECTOR'S REPORT

5. ITEMS FROM THE COMMISSION

6. ADJOURNMENT

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The Planning Commission meeting was called to order by Chair Manne at 7:00 p.m.

The pledge of allegiance was led by Chair Manne.

ROLL CALL: Roll call found Commissioner Johnson, Commissioner Mitracos, Commissioner Sangha, Vice Chair Ransom, and Chair Manne present. Also present were staff members Alan Bell, Senior Planner; Bill Sartor, Assistant City Attorney; and Sandra Edwards, Recording Secretary.

MINUTES – None

DIRECTOR'S REPORT REGARDING THIS AGENDA

Alan Bell, Senior Planner asked the Commission if Item 2-A could be heard before 1-A, as the item was being continued, and if there was anyone there to speak to the item they could be heard and would then be free to leave.

ITEMS FROM THE AUDIENCE – None

2. NEW BUSINESS

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Chair Manne opened the public hearing. As there was no one to speak to the item, the public hearing was closed and the item was continued to April 11, 2012.

1. OLD BUSINESS

- A. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE TRACY MUNICIPAL CODE SIGN REGULATIONS (TMC CHAPTER 10.08) AFFECTING SIGNS ON SCHOOL SITES – THE APPLICATION IS INITIATED BY THE CITY OF TRACY – APPLICATION NUMBER ZA12-0001**

Alan Bell provided the staff report. Mr. Bell indicated City standards currently prohibit blinking or flashing signs. Mr. Bell stated City Council met previously and asked that staff consider amending City Standards in regards to school site signs to provide private schools the option of having freestanding signs on their property. Mr. Bell indicated there were two types of signs; monument and freestanding signs. Mr. Bell stated the proposal included the schools' ability to have electrical readerboards, and also for all schools to have the ability to have freestanding signs instead of just monument signs. Mr. Bell further stated the freestanding signs or electronic readerboards for private school sites would need Planning Commission approval through a Conditional Use Permit process. Mr. Bell indicated staff recommended approval of the Ordinance change.

Commissioner Mitracos asked for clarification on the minimum school site size. Mr. Bell stated there was a typo, and as indicated in the proposed ordinance attached to the Resolution, the minimum school site size was one-half acre.

Commissioner Mitracos asked what the advantage was for the schools. Mr. Bell stated he could speculate that the signs would be for advertising events, scheduling changes, and such.

Vice Chair Ransom asked for information regarding the letter received from the Tracy Unified School District. Mr. Sartor stated the letter referenced an Education Code that referenced buildings and construction, not really zoning. Mr. Sartor stated there was a Code which stated the School District could opt out of City Zoning, and staff was not aware if the School District had in fact done that Resolution or not. Vice Chair Ransom stated there was a chance that the School District had already opted out of Zoning and the City was not aware of it. Mr. Sartor stated that was correct.

Chair Manne asked to clarify that this proposal did not include daycares and preschools. Chair Manne asked where it specified that. Mr. Bell stated it was in the qualifying criteria, which stated to be eligible for the electronic readerboard a school had to include one or more grades one through twelve.

Commissioner Johnson asked if it was correct that the school would require 200 feet of frontage. Mr. Bell stated that would be one of the five to six criteria, and each school would be required to meet at least one.

Vice Chair Ransom asked if it was possible to say in the Ordinance "you may have this permit, unless you have already become exempted." Mr. Bell stated it was possible but it was redundant and unnecessary to include such language.

Chair Manne opened the public hearing.

Bonnie Carter and Casey Goodall of the Tracy Unified School District addressed the Commission. Ms. Carter stated the State Architect had to review and approve the School site signs.

Commissioner Mitracos asked what the benefit was of the electronic signs. Mr. Goodall stated the intent was to keep parents informed of events and the school did not currently allow any advertising on the electronic signs.

Robert Tanner, 1371 Rusher, addressed the Commission. Mr. Tanner stated he would like to encourage monument signs rather than free standing signs for private schools, as he thought the free standing signs could be distracting in neighborhoods.

Chair Manne closed the public hearing.

Commissioner Mitracos stated he could not support this, and if he had any say about public schools, he wouldn't want them on public schools either. Commissioner Mitracos stated there were many outlets of social networking which could allow for notification, and the Conditional Use Permit process was costly to staff.

It was moved by Vice Chair Ransom and seconded by Commissioner Johnson that the Planning Commission recommend the City Council approve the proposed amendments to the Tracy Municipal Code Sections 10.08.4440, 10.08.4460, and 10.08.4510 regarding electronic readerboard signs and freestanding signs on school sites. Voice vote found Commissioner Johnson, Chair Manne, Vice Chair Ransom, and Commissioner Sangha in favor, and Commissioner Mitracos apposed; passed 4-1-0-0.

Chair Manne called for a recess at 7:33, to reconvene in Conference Room 109 at 7:40 p.m.

2. NEW BUSINESS

B. DOWNTOWN SPECIFIC PLAN STUDY SESSION

The Planning Commission reconvened in Conference Room 109 at 7:40 p.m.

The Planning Commission discussed Architectural Regulations in the proposed Downtown Specific Plan.


3. ITEMS FROM THE AUDIENCE –None
4. DIRECTOR'S REPORT – None
5. ITEMS FROM THE COMMISSION – None
6. ADJOURNMENT

It was moved by Vice Chair Ransom and seconded by Commissioner Johnson to adjourn.

Time: 8:48 p.m.



CHAIR



STAFF LIAISON