

**MINUTES**  
**TRACY CITY PLANNING COMMISSION**  
**WEDNESDAY, OCTOBER 23, 2013**  
**7:00 P.M.**  
**CITY OF TRACY COUNCIL CHAMBERS**  
**333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

Chair Sangha called the meeting to order at 7:0p.m.

**PLEDGE OF ALLEGIANCE**

Chair Sangha led the pledge of allegiance

**ROLL CALL**

Roll Call found Chair Sangha, Vice Chair Orcutt, Commissioner Johnson, Commissioner Mitracos, and Commissioner Ransom. Also present were staff members Bill Dean, Assistant Development Services Director, Victoria Lombardo, Senior Planner, Bill Sartor, Assistant City Attorney, and Jan Couturier, Recording Secretary.

**MINUTES APPROVAL**

Chair Sangha requested a review of the minutes and asked for comments. Commissioner Ransom made a motion to approve the minutes from September 25, 2013; Commissioner Mitracos seconded; all in favor, none opposed.

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

**ITEMS FROM THE AUDIENCE –**

1. **OLD BUSINESS – None**

2. **NEW BUSINESS**

- A. **MINOR AMENDMENT TO THE BARNES & NOBLE/SPORTS AUTHORITY FINAL DEVELOPMENT PLAN TO MODIFY THE FAÇADE AND ADD A LOADING DOCK AT 3150 NAGLEE ROAD - APPLICANT IS NAOS DESIGN GROUP FOR ROUSE PROPERTIES, INC.**

Chair Sangha reviewed Agenda Item 2A and called for a staff report. Victoria Lombardo, Senior Planner, presented the item and advised that it did not require a public hearing due to the fact that it was a minor amendment to the original building plan. She indicated that the tenant planned to do both internal and external improvements, but that this item focused primarily on the outside improvements consisting of changing the color and signage of the façade and adding a larger loading dock. She reviewed the details for the commissioners.

She also commented that because the nature of their business, Sport Authority would need to expand the loading dock which would require the removal of some landscaping which the applicant would add elsewhere in the Mall area. She concluded by indicating that staff recommended that the Planning Commission recommend that the City Council approve the minor amendment to the Barnes & Noble/Sports Authority Final Development Plan.

Chair Sangha brought the meeting back to the Commissioners for comment. Commissioner Orcutt asked about the delivery schedule and if the plans provided an appropriate turning radius for the entrance and exit of trucks. Ms. Lombardo indicated that the turning radius should be acceptable as JC Penney loading dock is configured similarly. She added that most deliveries would likely take place in the early morning.

Commissioner Mitracos asked about one of the items to be used in the façade. Ms. Lombardo advised that it was similar to other signs in town.

Commissioner Johnson expressed surprise that the applicant was not present as he wished to commend them on the design. He then asked if there was a cost involved in relocating the trees. Ms. Lombardo indicated the applicant would absorb the entire cost.

Commissioner Johnson suggested there would be a need for a sanitary sewer clean out. Ms. Lombardo advised that would be a part of the building permit process.

Commissioner Johnson asked about the timeline of the project. Ms. Lombardo advised that it was her understanding that Barnes & Noble would continue in that space until the end of December of this year.

Commissioner Orcutt moved that the Planning Commission recommend that the City Council approve the minor amendment to the Barnes & Noble/Sports Authority Final Development Plan to reface the façade at the western entry of the building and add a large loading dock with screening at the southeast corner of the building, based on the findings contained in the Planning Commission Resolution dated October 23, 2013 (Attachment D).

Mr. Sartor advised that Chair Sangha might wish to open the Public Hearing; she did so at 7:09 p.m. There were no comments from the attendees.

Chair Sangha then asked for a second; Commissioner Ransom seconded the motion; all in favor – none opposed.

3. ITEMS FROM THE AUDIENCE - None
4. DIRECTOR'S REPORT – Mr. Dean discussed the difference between a public hearing and the Brown Act requirements in general. He then provided the distinction between the City Council business and Planning Commission. Mr. Sartor indicated the main difference was the publication requirement.

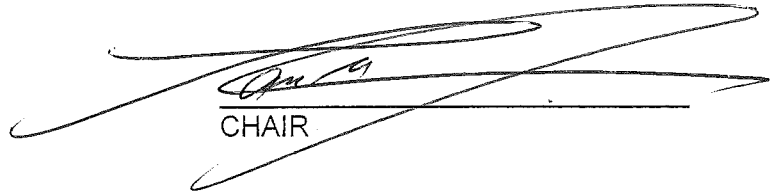
Commissioner Mitracos asked why this was the case. Mr. Dean advised that it was largely because of PUD requirements.

5. ITEMS FROM THE COMMISSION - Commissioner Mitracos asked about the size of some of the attachments hoping to receive them in an electronic version. Commissioner Ransom commented on the time required to pick up the packets and was advised by Commissioner Orcutt that his has been mailed and arrived in a timely fashion.
6. ADJOURNMENT – Commissioner Ransom moved to adjourn at 7:16 p.m.



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STAFF LIAISON



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CHAIR

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