

**MINUTES  
TRACY CITY PLANNING COMMISSION  
WEDNESDAY, FEBRUARY 12, 2014 – 7:00 P.M.  
CITY OF TRACY COUNCIL CHAMBERS  
333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

Chair Sangha called the meeting to order at 7:00 p.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 Alan Bell, Senior Planner; Criseldo Mina, Senior Civil Engineer; Bill Sartor, Assistant City Attorney; and Janis Couturier, Recording Secretary.

**MINUTES APPROVAL**

Chair Sangha requested approval of the January 8, 2014 minutes and asked for comments. Commissioner Ransom made a motion to approve the minutes as written dated January 8, 2014. Commissioner Orcutt seconded; all in favor, none opposed.

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

**ITEMS FROM THE AUDIENCE – None**

1. **OLD BUSINESS – None**

2. **NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT AND PRELIMINARY AND FINAL DEVELOPMENT PLAN APPLICATIONS FOR A CAR WASH AND VACUUM SERVICE ON THE WESTERN PORTION OF ASSESSOR'S PARCEL NUMBER 238-600-04 LOCATED IN THE TRACY MARKETPLACE. APPLICANT IS FRANK MADRUGA AND PROPERTY OWNER IS LAMORINDA DEVELOPMENT & INVESTMENT CORPORATION. APPLICATION NUMBERS D13-0014 AND CUP13-0009**

Chair Sangha introduced agenda item 2A and requested a staff report.

Mr. Sartor asked the Chair if she had requested any items from the audience which the Chair then did at 7:04 p.m. There were none.

Alan Bell, Senior Planner, presented the agenda item. He reviewed that the proposal was for a car wash to be located on a three acre site at the west end of the Tracy Marketplace, north of Les Schwab Tire Centers and that the project location is within the I-205 Corridor Specific Plan area. He added that the proposed project was a car wash tunnel with a small office area inside

and spaces located outside the tunnel for vehicles to be vacuumed. He stated that access would be from the north side and exiting on the north side separated from Grant Line Road and adjacent to several other auto service locations; all zoned commercial.

Mr. Bell stated that the proposed project met the City's Design Goals and Standards for commercial development adding that the buildings incorporated design elements, materials, and colors from nearby buildings, including roofline designs, use of stone and metal accents, further stating that the design elements proposed on the tunnel building, equipment building, trash and recycling enclosure were to provide architectural consistency throughout the site. He also discussed that vehicle services were conditionally permitted in this area.

Mr. Bell advised that the project was separated into two different applications and reviewed each for the commissioners. He further mentioned that the zone district requirement for Preliminary and Final Development Plan which requires Planning Commission approval to then forwarded to City Council for final approval; and the Conditional Use Permit which requires Planning Commission approval only. He advised that the applicant was in the audience and recommended that the Commission recommend approval of the project.

Chair Sangha asked if the applicant wished to address the Commission.

Frank Madruga, the applicant, thanked the commissioners and described that they had been in the car wash business since 1998 and asked if the Commissioners had any questions.

Commissioner Orcutt asked if there would be additional services as in additional detailing. The applicant advised that the business was basically an exterior wash, and did indicate they would have a post car wash check, but no detailing.

Commissioner Johnson asked if a customer drives through or do the employees drive the vehicles. The applicant advised that the driver of the car drives the car through. Commissioner Johnson asked where their other car washes were located. The applicant advised of the other locations and that he had opened several himself.

Commissioner Johnson asked about the conditions of approval that refer to the lot line adjustment or is it a parcel map issue. Cris Mina responded to the questions advising that the item referred to a subdivision of the property. Mr. Mina advised that the three acre parcel was done as a lot line adjustment.

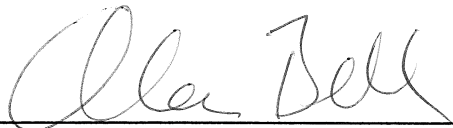
Commissioner Ransom asked what brought the applicant to Tracy. The applicant suggested that Tracy was a nice area and well-populated. Commissioner Ransom then asked if their model was similar to Prime Shine. The applicant advised that they offer a few things that Prime Shine doesn't.

Commissioner Mitracos asked if the economic environment affected their business. Applicant advised that because they are not full service, which was more expensive, they had not experienced any problems.

Chair Sangha asked if there were any further questions from the Commission. She then opened the public hearing at 7:12 p.m. There were no comments.

Commissioner Johnson moved that the Planning Commission approve the CUP application for a car wash and vacuum use, Application Number CUP13-0009, based on the findings contained in the Planning Commission Resolution dated February 12, 2014 and subject to City Council approval of the PDP/FDP of the car wash and vacuums, and Recommend that the City Council approve the PDP/FDP for the car wash and vacuums, Application Number D13-0014, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated February 12, 2014. Commissioner Ransom seconded, all in favor – none opposed.

3. **ITEMS FROM THE AUDIENCE** – None
5. **DIRECTOR'S REPORT** – None
6. **ITEMS FROM THE COMMISSION** – None
7. **ADJOURNMENT** – Commissioner Orcutt moved to adjourn at 7:14 p.m., Commissioner Ransom seconded; all in favor none opposed.

  
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STAFF LIAISON

  
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CHAIR