

**MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, JUNE 10, 2015
7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER – Acting Chair Ransom called the meeting to order at 7:01 p.m., and led the Pledge of Allegiance.

ROLL CALL - Roll call found Commissioners Sangha, Ransom, and Tanner present; Vice Chair Mitracos and Chair Orcutt were absent and excused. Also present were staff members Alan Bell, Interim Assistant Development Services Director, Scott Claar, Associate Planner; Bill Sartor, Assistant City Attorney; and Sandra Edwards Recording Secretary.

MINUTES APPROVAL – None.

DIRECTOR'S REPORT REGARDING THIS AGENDA – None.

ITEMS FROM THE AUDIENCE – None.

1. **OLD BUSINESS** – None

2. **NEW BUSINESS**

- A. **PUBLIC HEARING TO CONSIDER A PLANNED UNIT DEVELOPMENT (PUD) ZONE PRELIMINARY AND FINAL DEVELOPMENT PLAN TO CONSTRUCT AN APPROXIMATELY 3,000 SQUARE FOOT EL POLLO LOCO RESTAURANT WITH DRIVE THRU, PARKING AREA AND LANDSCAPING IMPROVEMENTS, LOCATED NORTH OF THE TEXAS ROADHOUSE RESTAURANT AT 2242 NAGLEE ROAD, ASSESSOR'S PARCEL NUMBER 212-290-48; APPLICANT IS VMI ARCHITECTS INC - PROPERTY OWNER IS THE CITY OF TRACY; APPLICATION NUMBER D15-0002** – Scott Claar, Associate Planner, provided the staff report.

Commissioner Sangha asked about existing improvements completed by Texas Roadhouse, shared access, and parking requirements. Acting Chair Ransom also discussed parking concerns and drive through stacking. Cris Mina, Senior Civil Engineer, indicated the conditions of approval address the Commissioner's concerns.

Acting Chair Ransom opened the public hearing.

John Becker addressed the Planning Commission regarding parking concerns and shared access.


The Planning Commission recommended adding a condition of approval regarding striping the drive through to help with the cueing of cars.

As there was no one further wishing to address the Commission, the public hearing was closed.

ACTION It was moved by Acting Chair Ransom and seconded by Commissioner Tanner to recommend that the City Council approve the PUD Preliminary and Final Development Plan to construct an approximately 3,000 square foot El Pollo Loco restaurant with drive thru, parking area and landscaping improvements, located north of the Texas Roadhouse restaurant at 2242 Naglee Road, Assessor's Parcel Number 212-290-48, Application Number D15-0002, subject to the conditions and based on the findings as stated in Exhibit 1, with the addition of a condition of approval regarding striping for the drive through and other vehicle direction. Voice vote found all in favor; passed and so ordered.

3. ITEMS FROM THE AUDIENCE – None.
4. DIRECTOR'S REPORT – Mr. Bell indicated staff had not forgotten about a previous Commissioner's request regarding the top five identifiers in Tracy.
5. ITEMS FROM THE COMMISSION – Commissioner Tanner asked when the Downtown Specific Plan might be available for the Commission's review. Mr. Bell stated it was not something staff expected to schedule soon. Mr. Claar added there had been substantial opposition to the draft plan by the property owners which would not have resulted in any significant changes.
6. ADJOURNMENT – It was moved by Commissioner Tanner and seconded by Commissioner Sangha to adjourn. Voice vote found all in favor; passed and so ordered.

TIME: 7:35 p.m.



STAFF LIAISON



ACTING CHAIR