

**MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 23, 2015, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

Chair Orcutt called the meeting to order at 7:00 p.m., and led the pledge of allegiance.

ROLL CALL

Roll Call found Chair Orcutt, Vice Chair Mitracos, Commissioners Sangha, Tanner, and Ransom present. Also present were staff members Bill Dean, Assistant Development Services Director; Bill Sartor, Assistant City Attorney; and Sandra Edwards Recording Secretary.

MINUTES APPROVAL – It was moved by Commissioner Ransom and seconded by Commissioner Tanner to approve the Special Meeting minutes of March 11, 2015, Regular Meeting minutes April 8, 2015, May 13, 2015, and June 10, 2015. Voice vote found all in favor; passed and so ordered. Vice Chair Mitracos abstained from the minutes of June 10, 2015.

DIRECTOR'S REPORT REGARDING THIS AGENDA – Regarding Chair Orcutt's concern for signage at the Park and Ride lot, Mr. Dean stated he was assured there would be outreach before the lot was moved. Mr. Dean stated agenda Item 1-B would not be heard and re-noticed for a future agenda.

ITEMS FROM THE AUDIENCE – None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO INTRODUCE AN ORDINANCE AMENDING TRACY MUNICIPAL CODE SECTION 10.12.065(c) RELATING TO COMPLIANCE WITH STATE HOUSING AND COMMUNITY DEVELOPMENT REGIONAL HOUSING NEEDS ALLOCATIONS – THE APPLICATION IS INITIATED BY THE CITY OF TRACY – APPLICATION NUMBER ZA15-0001** - Bill Dean, Assistant Development Services Director, provided the staff report.

The Planning Commission briefly discussed that this action was a clean-up of the existing ordinance, Regional Housing Needs Allocation numbers, active adult retirement housing, residential growth allotments, and building reports.

Chair Orcutt opened the public hearing. As there was no one wishing to address the Commission, the public hearing was closed.

A discussion ensued regarding a typo in the resolution and wording for the motion.

It was moved by Commissioner Ransom and seconded by Chair Orcutt that the Planning Commission recommend that the City Council introduce an Ordinance amending Tracy Municipal Code Section 10.12.065, regarding building permit issuance for housing units to facilitate meeting the RHNA for the Housing Element

cycle as well as Exhibit 1 to remove section two. Voice vote found all in favor; passed and so ordered.

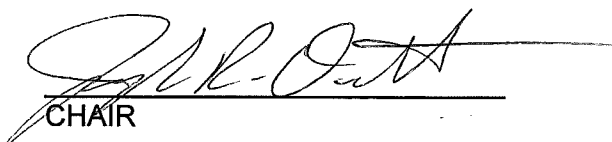
B. PUBLIC HEARING TO CONSIDER A PLANNED UNIT DEVELOPMENT (PUD) ZONE PRELIMINARY AND FINAL DEVELOPMENT PLAN TO CONSTRUCT AN APPROXIMATELY 6,300 SQUARE FOOT MULTI-TENANT RESTAURANT BUILDING WITH DRIVE THRU, PARKING AREA AND LANDSCAPING IMPROVEMENTS, LOCATED AT THE SOUTHEAST CORNER OF NAGLEE ROAD AND PARK-N-RIDE DRIVE, ASSESSOR'S PARCEL NUMBER 212-290-39. APPLICANT IS VMI ARCHITECTS INC. PROPERTY OWNER IS THE CITY OF TRACY. APPLICATION NUMBER D15-0009 – This item will be re-noticed for a future date.

2. **ITEMS FROM THE AUDIENCE – None.**
3. **DIRECTOR'S REPORT – None.**
4. **ITEMS FROM THE COMMISSION – Election of officers. Vice Chair Mitracos suggested he serve as Chair and Commissioner Tanner as Vice Chair. It was moved by Chair Orcutt and seconded by Commissioner Sangha to nominate Mitracos as Chair and Tanner as Vice Chair. Voice vote found Commissioners Mitracos, Orcutt, Sangha, and Tanner in favor; Commissioner Ransom abstained.**


Newly appointed Chair Mitracos reminded everyone of the wine stroll taking place this Saturday night.

5. **ADJOURNMENT – It was moved by Commissioner Ransom and seconded by Commissioner Sangha to adjourn. Voice vote found all in favor; passed and so ordered.**

Time: 7:25 p.m.



CHAIR



STAFF LIAISON