

MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, OCTOBER 14, 2015,
7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA

CALL TO ORDER

Chair Mitracos called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Chair Mitracos led the pledge of allegiance.

ROLL CALL

Roll call found Commissioners Orcutt, Sangha, Ransom, Chair Mitracos, and Vice Chair Tanner present. Also present were staff members Bill Dean, Assistant Development Services Director; Alan Bell, Senior Planner; Bill Sartor, Assistant City Attorney; Nash Gonzalez, Contract Planner, and Sandra Edwards Recording Secretary.

MINUTES APPROVAL – None.

DIRECTOR'S REPORT REGARDING THIS AGENDA – Bill Dean introduced Nash Gonzalez, Contract Planner, who will be with the department for approximately one year.

ITEMS FROM THE AUDIENCE – None.

1. NEW BUSINESS

- A. **PUBLIC HEARING TO CONSIDER APPROVING A CONDITIONAL USE PERMIT APPLICATION TO ALLOW A YOGA STUDIO AT 141 W. TENTH STREET (ASSESSOR'S PARCEL NUMBER 235-053-11); APPLICANT IS DALE COSE REPRESENTING FLOW YOGA; PROPERTY OWNER IS PWA PROPERTIES LLC., APPLICATION NUMBER CUP15-0003** Alan Bell, Senior Planner, provided the staff report.

Commission and staff discussed the number of on-street parking spaces, park in-lieu fee, and locations of City-owned parking lots. Also discussed was the type of permits needed for the proposed use.

Chair Mitracos opened the public hearing.

Marvin Rothchild, 1652 Waverly Court, stated there is a traffic situation developing downtown.

Dan Schack, 1025 Central Avenue, representing the property owner, stated the Tracy City Center Association has spent time researching parking needs,

indicating there is not a parking problem, but rather, a parking utilization problem. The Commission and Mr. Schack discussed two-hour parking and enforcement.

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

ACTION: It was moved by Commissioner Orcutt and seconded by Commissioner Ransom to approve a Conditional Use Permit to allow a yoga studio at 141 W. Tenth Street, Application Number CUP15-0003, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated October 14, 2015. Voice vote found all in favor; passed and so ordered.

B: CONSIDER RECOMMENDING CHANGES TO THE TRACY MUNICIPAL CODE (ZONING REGULATIONS) REGARDING CONFORMANCE WITH THE GENERAL PLAN HOUSING ELEMENT AND OTHER CONSISTENCY CHANGES (TMC CHAPTER 10.08, ARTICLES 1, 2, 5, 6, 7, 8, 9, 11, AND 23) – APPLICATION NUMBER ZA15-0003 - Alan Bell, Senior Planner, provided the staff report.

The Commission and staff discussed the description of “family”, single family dwellings, mobile home parks, secondary units, and why the update was needed.

Chair Mitracos opened the public hearing.

Marvin Rothchild indicated his organization was planning to introduce “tiny houses” of approximately 300 square feet.

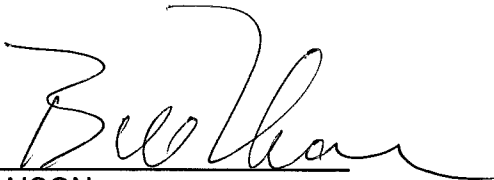
As there was no one further wishing to address the Commission, the public hearing was closed.

ACTION It was moved by Commissioner Orcutt and seconded by Vice Chair Tanner to recommend that the City Council approve the proposed amendments to the Tracy Municipal Code amending various Sections of the Zoning Ordinance so as to achieve conformance with the General Plan Housing Element and other consistency changes allowing for implementation of the Housing Element as noted in Exhibit B to provide for the implementation of the 2009-2014 Housing Element and the enactment and implementation of SB 2. Voice vote found all in favor; passed and so ordered.

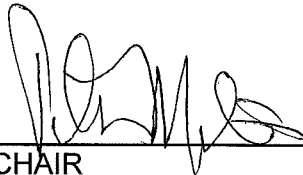
2. ITEMS FROM THE AUDIENCE – None.
3. DIRECTOR'S REPORT – None.
4. ITEMS FROM THE COMMISSION – Chair Mitracos stated it was time to look at parking standards. Bill Dean stated staff was having a difficult time keeping up with demands.

5. ADJOURNMENT – It was moved by Vice Chair Tanner and seconded by Commission Sangha to adjourn.

Time: 8:19 p.m.



STAFF LIAISON



CHAIR