

**MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, DECEMBER 2, 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 Chair Mitracos, Vice Chair Tanner, Commissioners Orcutt, and Ransom present; Commissioner Sangha absent. Also present were staff members Bill Dean, Assistant Development Services Director; Victoria Lombardo, Senior Planner; Scott Claar, Senior 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. **NEW BUSINESS**

- A. **PUBLIC HEARING TO CONSIDER APPROVING A CONDITIONAL USE PERMIT APPLICATION FOR AN ASSEMBLY HALL LOCATED AT 1005 E. PESCADERO AVENUE, SUITE 101 – APPLICANT IS SCHACK AND COMPANY, INC. AND PROPERTY OWNER IS 51 NEWCO LLC – APPLICATION NUMBER CUP15-0007** – Scott Claar, Senior Planner, provided the staff report.

The Planning Commission asked for clarification regarding the number rentals per week, if security was required, maximum occupancy, and parking requirements.

The public hearing was opened.

Dan Schack, representing the applicant, addressed the Commission outlining the various uses planned for the assembly hall.

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 that the Planning Commission approve the Conditional Use Permit application for an assembly hall located at 1005 E. Pescadero Avenue, Suite 101, subject to the

conditions as stated in the Planning Commission Resolution dated December 2, 2015. Voice vote found Commissioners Orcutt, Ransom, Vice Chair Tanner, and Chair Mitracos in favor; Commissioner Sangha absent.

B. PLANNING COMMISSION DISCUSSION REGARDING DESIGN GUIDELINES ALONG INTERSTATE 205 (I-205) FROM TRACY BOULEVARD TO THE EAST CITY LIMIT – Victoria Lombardo, Senior Planner, provided the staff report.

The Planning Commission asked for clarification regarding any difference in the guidelines from what was reviewed earlier.

Bill Wiseman of Kimley Horn and Associates, provided a step by step presentation of the I-205 Design Guidelines.

The Planning Commission discussed existing zoning in the area, the number of vacant parcels, history of I-205, setbacks, why this was an area of concern to the City Council and what was the desired outcome. Also discussed was the future of I-205 in regards to Caltrans action, freeway improvements, new interchanges, opportunities to enhance sound walls in the area, landscaping, and freeway signs. The Commission also discussed fencing, lighting standards, building placement and orientation, outdoor employee rest areas, building materials, and drought tolerant plants.

2. ITEMS FROM THE AUDIENCE – None.
3. DIRECTOR'S REPORT – None.
4. ITEMS FROM THE COMMISSION – None.
5. ADJOURNMENT – It was moved by Commissioner Ransom and seconded by Vice Chair Tanner to adjourn.

Time: 8:59 p.m.



STAFF LIAISON



CHAIR