

**MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, MARCH 23, 2016,
7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Vice Chair Tanner led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioners Hudson, Orcutt, Ransom, and Vice Chair Tanner present; Commissioner Sangha absent. Also present were staff members Bill Dean, Assistant Development Services Director; Kimberly Matlock, Associate Planner; Nash Gonzalez, Contract Planner; Bill Sartor, Assistant City Attorney; and Sandra Edwards, Recording Secretary.

ELECTION OF CHAIR – Commissioner Tanner nominated Commissioner Ransom; Commissioner Orcutt seconded the motion. Voice vote found all in favor; Commissioner Sangha absent.

MINUTES APPROVAL – Upon motion by Commissioner Orcutt and second by Vice Chair Tanner, the minutes of October 28, 2015, were approved by unanimous vote.

DIRECTOR'S REPORT REGARDING THIS AGENDA – Bill Dean, Assistant Development Services Director, welcomed Commissioner Hudson.

ITEMS FROM THE AUDIENCE – Alice English addressed the Commission thanking the Commission for standing up for the community regarding the Edgewood application that was recently considered.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER PRELIMINARY AND FINAL DEVELOPMENT PLAN APPLICATION FOR THE ADDITION OF A 1.21 ACRE (52,700 SQ. FT.) AUTO INVENTORY PARKING LOT, INCLUDING LANDSCAPE AND STORMWATER IMPROVEMENTS ON THE WEST SIDE OF TRACY MAZDA, ASSESSOR'S PARCEL NUMBER 212-270-23 LOCATED IN THE TRACY AUTO PLAZA. APPLICANT IS SIMILE CONSTRUCTION SERVICES AND PROPERTY OWNER IS TAZ AND MILENA HARVEY. APPLICATION NUMBER D15-0022 – Nash Gonzalez, Contract Planner, provided the staff report for expansion of the Mazda parking lot.

The Commission discussed lighting, the number of current parking spaces, possible impacts to residents in the vicinity, and the size of the trees proposed.

Chair Ransom opened the public hearing. There was no one wishing to address the Commission and the public hearing was closed.

ACTION

It was moved by Vice Chair Tanner, and seconded by Commissioner Orcutt, that the Planning Commission recommend that City Council approve the PDP/FDP for the auto inventory lot in conjunction with the Tracy Mazda facility, Application Number D15-0022, subject to the conditions and based on the determinations contained in the Planning Commission Resolution dated March 23, 2016. Voice vote found all in favor; Commissioner Sangha absent.

- B. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT APPLICATION FOR AN AUTOMOTIVE IMPOUND YARD AT 1133 AND 1175 W. ELEVENTH STREET – APPLICANTS ARE JESSIE WATSON AND MICHAEL THOMAS AND PROPERTY OWNERS ARE KULDEEP SIDHU AND HANSON FAMILY PARTNERSHIP - APPLICATION NUMBER CUP14-0013 – Kimberly Matlock, Associate Planner, provided the staff report.

The Commission discussed fencing options, location of the facility in relation to residential, security, possible contamination to a City well, the number of cars stored, and if the facility performs automotive repairs.

Chair Ransom opened the public hearing.

Michael Thomas, business owner, stated there was no possible contamination to the City well, the yard holds approximately 20 cars, and processes about 40 cars per month. Ms. Thomas further stated that 80% of their business occurred between 7 a.m. and 10 p.m. and that security does patrol the property.

Jessie Watson, co-owner, added that vehicles are not stored over 36 days. A discussion ensued regarding fencing and barrier treatments.

Dan, a manager at Advanced Auto Towing, stated all drivers would be out of work the next day if this project was not approved.

Katherine Galea, 1200 Coolidge Avenue, voiced concerns about individuals who might be trying to get to their car, property values to surrounding homes, stating she was opposed to the project.

Liz Perry, a resident near the intersection of 12th Street and Hardy Avenue, indicated there was a lot of noise in the area, concerned regarding proximity of the residents who back up to the proposed business, and break-ins.

Alice English encouraged the Commission to give the residents a chance to come up with a solution.

The Commission asked for clarification regarding auctions and the number of cars held on the lot. Ms. Thomas clarified that no auctions take place on the property and that there was only room for 20 cars.

Maryann Burnett, a resident of 23 years, commended the Planning Commission and City Council on the work they do. Mr. Burnett stated she had a problem with the location of the proposed lot.

Juquita Novell, 902 W. 12th Street, expressed concern regarding the disturbance this project could cause in their neighborhood.

The public hearing was closed.

The Commission further discussed who was noticed for the meeting, the number of police complaints received, the owner being cited by Code Enforcement, the number of times police use their services for towing, any increase in crime rates, and break-ins recorded. Staff responded that homeowners within 300 feet of the proposed site were notified along with an ad placed in the paper, no information available regarding crime rates or break-ins.

The Commission also discussed shrubbery and other ideas to screen the yard, and security for the site.

ACTION

Commissioner Orcutt made a motion to delay consideration of the item for 60 days with an added Condition of Approval regarding noise limits after hours for tows. The motion failed due to the lack of a second.

The Commission further discussed various conditions of approval to screen the visibility of vehicles, security, lighting, capacity, and limiting noise impacts.

The public hearing was reopened.

Michael Thomas stated adding a condition that limits the time vehicles can be unloaded was unrealistic. Regarding screening, Ms. Thomas stated placing shrubs on the inside of the wrought iron fence was acceptable, but a block wall would invite tagging. Ms. Thomas further stated the site has six security cameras surrounding the building, and security guard patrol on weekends.

Two previous speakers restated their objections to the project.

Chair Ransom closed the public hearing.

ACTION

Commissioner Orcutt made a motion to continue consideration of the application until April 27, 2016, to allow the applicant and staff to work on noise mitigation, screening methods, and hours of operation; Chair Ransom seconded the motion. Roll call vote found all in favor; passed and so ordered.

2. ITEMS FROM THE AUDIENCE -- Liz Perry stated the recycling operation in the Grocery Outlet parking lot had been removed and should never come back to the area.

3. DIRECTOR'S REPORT – None.
4. ITEMS FROM THE COMMISSION – Chair Ransom welcomed Cliff Hudson to the Commission.
5. ADJOURNMENT – It was moved by Commissioner Orcutt and seconded by Vice Chair Tanner to adjourn.

Time: 9:07 p.m.



STAFF LIAISON



CHAIR