

**MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, APRIL 27, 2016
7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Ransom led the pledge of allegiance.

ROLL CALL

Roll Call found Chair Ransom, Vice Chair Tanner, Commissioner Orcutt, Commissioner Hudson, and Commissioner Sangha present. Also present were staff members Bill Dean, Assistant Development Services Director; Scott Claar, Associate Planner; Kimberly Matlock, Associate Planner; Cris Mina, Senior Civil Engineer; Don Scholl, Public Works Director; 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 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 presented the staff report and addressed questions from the Commission.

Chair Ransom opened the public hearing. Staff and the applicant addressed questions from the Commission. Dan Schack spoke. The public hearing was closed.

ACTION It was moved by Commissioner Orcutt, and seconded by Vice Chair Tanner, that the Planning Commission approve the Conditional Use Permit application for a seventy-six foot by sixty-four foot automotive impound yard at 1133 and 1175 W. Eleventh Street, based on the findings and subject to the conditions as stated in the Planning Commission Resolution dated April 27, 2016 (Attachment C). A voice vote found all in favor; passed and so ordered.

B. PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL REGARDING APPROVAL OF AN AMENDMENT TO THE ELLIS SPECIFIC PLAN RELATED TO FAÇADE ZONE REQUIREMENTS, SETBACKS, ENROACHMENTS INTO SETBACKS, UNION PACIFIC RAILROAD EDGE, AND GARAGE REQUIREMENTS. THE APPLICANT IS CAL ATLANTIC HOMES. APPLICATION NUMBER SPA16-0004

Scott Claar presented the staff report and addressed questions from the Commission.

Commissioner Tanner, Chair Ransom, and Commissioner Hudson each disclosed that they had met with the applicant.

Chair Ransom opened the public hearing. Chris Long, of The Surland Companies, spoke. The public hearing was closed.

ACTION It was moved by Commissioner Orcutt, and seconded by Commissioner Tanner, that the Planning Commission recommend the City Council approve an amendment to the Elis Specific Plan related to facade zone requirements, setbacks, encroachments into setbacks, Union Pacific Railroad edge, and garage requirements, as specified in the Planning Commission Resolution dated April 27, 2016. A voice vote found all in favor; passed and so ordered.

C. PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL REGARDING APPROVAL OF AN AMENDMENT TO THE CORDES RANCH SPECIFIC PLAN RELATED TO THE LANDSCAPE DESIGN CONCEPTS. THE APPLICANT IS PROLOGIS. APPLICATION NUMBER SPA16-0002

Scott Claar presented the staff report and addressed questions from the Commission.

Chair Ransom opened the public hearing. Tom Martin, of Prologis, spoke and introduced Dave Babcock of Babcock and Associates. Mr. Babcock spoke. Citizen Sandy Watson Johnson spoke.

Public Works Director Don Scholl addressed a question from the Commission regarding the median strip.

The public hearing was closed.

ACTION It was moved by Commissioner Orcutt, and seconded by Commissioner Hudson, that the Planning Commission recommend the City Council approve an

amendment to the Cordes Ranch Specific Plan related to the landscape design concepts, as amended with the removal of a sentence, as specified in the Planning Commission Resolution dated April 27, 2016. Voice vote found all in favor; passed and so ordered.

2. ITEMS FROM THE AUDIENCE

Citizen Sandy Watson Johnson asked questions relative to an upcoming street name change to Mountain House Parkway and construction in the area, which were addressed by Bill Dean.

3. DIRECTOR'S REPORT

Bill Dean addressed a question from the Commission regarding upcoming projects.

4. ITEMS FROM THE COMMISSION

Bill Dean addressed a question from Commissioner Sangha regarding patio areas.

5. ADJOURNMENT

It was moved by Commissioner Orcutt, and seconded by Vice Chair Tanner, to adjourn.

Time: 8:04 p.m.



STAFF LIAISON



CHAIR

