

**MINUTES**  
**TRACY CITY PLANNING COMMISSION**  
**Wednesday, May 11, 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. and 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; Kimberly Matlock, Associate Planner; Nash Gonzalez, Contract Planner; Bill Sartor, City Attorney; Kat Wellman, Deputy City Attorney; and Sandra Edwards, Recording Secretary.

**MINUTES APPROVAL**

It was moved by Commissioner Orcutt, and seconded by Vice Chair Tanner, that the November 4, 2015, Minutes be approved. A roll call vote found Vice Chair Tanner, Commissioner Orcutt and Commissioner Sangha in favor, Commissioners Hudson and Ransom abstaining due to their absence from the meeting; passed and so ordered.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

Bill Dean asked Mr. Sartor to make an introduction. Bill Sartor introduced Kat Wellman, Deputy City Attorney, who will be staffing future Planning Commission meetings.

**ITEMS FROM THE AUDIENCE**

None.

**1. NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF A GYMNASTICS/SPORTS RECREATIONAL USE AT 2151 N. TRACY BOULEVARD, APN 232-070-06; APPLICANT IS SCHACK AND COMPANY AND PROPERTY OWNER IS CDN PARTNERSHIP; APPLICATION NUMBER CUP16-0003

Nash Gonzalez, Contract Planner, presented the staff report and discussed an anonymous letter received from a concerned citizen, a copy of which had been provided to the Commission.

Chair Ransom called for a recess at 7:06 p.m. to give the Commissioners an opportunity to review the letter. The meeting was reconvened at 7:11 p.m.

Chair Ransom disclosed that she believes that a couple of years ago, one of the applicants was her daughter's gymnastics coach.

Chair Ransom opened the public hearing. Applicant Dan Schack spoke. Citizens Lynn Fiddle, Judy Brown, Erica Pulliam, and Monica Marieiro spoke. The public hearing was closed.

Chair Ransom re-opened the public hearing. Joshua Ruby spoke. The public hearing was closed.

**ACTION** It was moved by Commissioner Orcutt, and seconded by Commissioner Hudson, that the Planning Commission approve the Conditional Use Permit to allow recreational uses that serve the greater community, specifically the establishment of a gymnastics/sports recreational use at 2151 N. Tracy Boulevard, Application Number CUP16-0003, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated May 11, 2016. A voice vote found all in favor; passed and so ordered.

B. PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT AMENDMENT AND DEVELOPMENT REVIEW APPLICATIONS FOR THE DEMOLITION OF A PORTION OF AN EXISTING BUILDING AND ADDITION OF SEVEN DAIRY PROCESSING SILOS AT AN EXISTING FOOD PROCESSING PLANT AT 2401 N. MACARTHUR DRIVE, APN 213-070-50; APPLICANT IS E.A. BONELLI & ASSOCIATES AND PROPERTY OWNER IS LEPRINO FOODS - APPLICATION NUMBERS CUP16-0002 AND D16-0008

Kimberly Matlock presented the staff report and addressed questions from the Commission.

Chair Ransom opened the public hearing. Scott Savage, of Leprino Foods, spoke and addressed questions from the Commission, as did staff.

Commissioners Hudson and Sangha each disclosed that they had met with the applicant earlier in the week.

The public hearing was closed.

**ACTION** It was moved by Commissioner Orcutt, and seconded by Commissioner Sangha, that the Planning Commission approve the Conditional Use Permit amendment and Development Review Applications CUP 16-0002 and D16-0008 for the demolition of approximately 6,800 square feet of building area and the addition of seven processing silos, painted to match the existing silos, and an associated landscape screen (eliminating B.2. of the Conditions of Approval for D16-0008, regarding screen walls) at the northeast corner of the cheese processing plant located at 2401 N. MacArthur Drive, subject to conditions and based on findings contained in the attached Planning Commission Resolution dated May 11, 2016. Voice vote found all in favor; passed and so ordered.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

Bill Dean welcomed Kat Wellman, and reminded the Commission that staff would never bring forth a staff proposed application; rather, the review process strictly involves a developer bringing the application to staff, after which staff evaluates the application and brings it before the Commission.

Bill Sartor thanked the commission for their service and the time he has spent with them.

4. ITEMS FROM THE COMMISSION

Chair Ransom welcomed Kat Wellman, and congratulated Bill Sartor on his new position, then thanked Mr. Sartor for providing legal guidance to the Commission over the past seven years.

5. ADJOURNMENT

It was moved by Commissioner Orcutt, and seconded by Commissioner Sangha, to adjourn.

Time: 8:23 p.m.



STAFF LIAISON



CHAIR