

MINUTES
TRACY CITY PLANNING COMMISSION
Wednesday, May 25, 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: Andrew Malik, Development Services Director; Bill Dean, Assistant Development Services Director; Robert Armijo, City Engineer; Kimberly Matlock, Associate Planner; Nash Gonzalez, Contract Planner; Kat Wellman, Deputy City Attorney; Rachelle McQuiston, Administrative Services Director; Zabih Zaca, Senior Civil Engineer; and Sandra Edwards, Recording Secretary.

MINUTES APPROVAL

It was moved by Vice Chair Tanner, and seconded by Commissioner Orcutt, that the December 2, 2015, Minutes be approved. A roll call vote found Chair Ransom, Vice Chair Tanner, and Commissioner Orcutt in favor, Commissioners Hudson and Sangha abstaining due to their absence from the meeting; passed and so ordered.

It was moved by Vice Chair Tanner, and seconded by Commissioner Orcutt, that the December 16, 2016, Minutes be approved. A roll call vote found Chair Ransom, Vice Chair Tanner, Commissioner Orcutt and Commissioner Sangha in favor, Commissioner Hudson abstaining due to his absence from the meeting; passed and so ordered.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Bill Dean pointed out that additional materials were distributed to the Commissioners relative to clarifications that have been added to the ordinance being proposed under Agenda Item 1-B.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER AN APPLICATION TO AMEND DEVELOPMENT REVIEW APPLICATION NUMBER D14-0003 FOR THE SUTTER TRACY CARE CENTER'S SOUTH PARKING AREA APPROVED AT 418, 424, 432, AND 434 W. EATON AVENUE TO INCLUDE THE PROPERTY

AT 430 W. EATON AVENUE. THE RESULTING PARKING AREA WILL TOTAL APPROXIMATELY 65,210 SQUARE FEET. APPLICANT IS DAVID O. ROMANO FOR SUTTER GOULD MEDICAL FOUNDATION AND PROPERTY OWNER IS TRACY HOSPITAL FOUNDATION - APPLICATION NUMBER D16-0014

Kimberly Matlock presented the staff report. The applicant spoke.

Chair Ransom opened the public hearing. Marlene Robbins spoke. Don Bixby spoke and asked a question which was referred to the applicant, who offered to speak with Mr. Bixby following the meeting. Chair Ransom closed the public hearing.

Staff and the applicant addressed questions from the Commission. Following a discussion, it was moved by Chair Orcutt that the proposed amendment be approved as written. Motion did not pass based on lack of a second.

ACTION

It was moved by Commissioner Hudson, and seconded by Commissioner Sangha, that the Planning Commission recommend the City Council approve Development Review Application Number D16-0014 for the amendment to the south parking area previously approved under Development Review Application Number D14-0003 to include the property at 430 W. Eaton Avenue, based on the findings contained in the Planning Commission Resolution dated May 25, 2016, with the addition of a crosswalk subject to the concurrence of City Engineering. Voice vote found Chair Ransom, Vice Chair Tanner, Commissioner Hudson, and Commissioner Sangha in favor, Chair Orcutt abstaining; passed and so ordered.

B. RECOMMENDING CITY COUNCIL APPROVAL OF (1) AMENDMENT TO GENERAL PLAN SAFETY ELEMENT CHAPTER 8, SECTION II REGARDING FLOODING, AND (2) MUNICIPAL CODE AMENDMENT TO CHAPTER 9.52 (FLOODPLAIN REGULATIONS) SECTIONS 9.52.050 AND 9.52.060

Nash Gonzalez presented the staff report and, along with Andrew Malik and Bill Dean, addressed questions from the Commission.

Chair Ransom opened the public hearing. As no one came forward, the public hearing was closed.

ACTION

It was moved by Vice Chair Tanner, and seconded by Commissioner Orcutt, that the Planning Commission recommend the City Council approve: (1) the General Plan Amendment amending General Plan Safety Element Chapter 8, Section II, attached as Attachment A; and (2) amend Chapter 9.52, Floodplain Regulations, of the Tracy Municipal Code, attached as Attachment B. A voice vote found all in favor; passed and so ordered.

C. REPORT OF GENERAL PLAN CONSISTENCY FOR CAPITAL IMPROVEMENT PROGRAM PROJECTS FOR FISCAL YEAR 2016/2017 THROUGH FISCAL YEAR 2020/2021 - APPLICATION NUMBER DET16-0002

Bill Dean briefly discussed the Government Code provision relative to the requirement of a report on CIP conformity and introduced Robert Armijo, who presented the staff report. Staff addressed questions from the Commission.

ACTION It was moved by Vice Chair Tanner, and seconded by Commissioner Hudson, that the Planning Commission report that the Capital Improvement Program Projects are consistent with the goals, policies and actions of the City's General Plan. 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

Commissioner Sangha announced the Grand Opening of her banquet hall on April 3 at 1005 Pescadero Avenue.

A question from Vice Chair Tanner relative to the location of the Amazon building was addressed by staff.

Chair Ransom thanked Deputy City Attorney Kat Wellman, and welcomed her to the Planning Commission's deliberation process.

Referring to Agenda Item 1-A, Commissioner Orcutt shared his thoughts on the importance of being business friendly through expediency of Planning Commission decisions/approvals. Chair Ransom expressed her agreement, adding that she believes the Commission has done a commendable job of balancing this with thorough dialogue, as opposed to rubber stamping projects.

5. ADJOURNMENT

Upon motion by Commissioner Orcutt, and second by Vice Chair Tanner, the meeting was adjourned.

Time: 8:32 p.m.


STAFF LIAISON


CHAIR