

**MINUTES  
TRACY CITY PLANNING COMMISSION  
WEDNESDAY, JULY 13, 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, Commissioners Orcutt, Hudson, and Sangha present. Also present were William Dean, Assistant Development Services Director; Alan Bell, Senior Planner; Nash Gonzalez, Contract Planner; Kat Wellman, Deputy City Attorney; Cris Mina, Senior Civil Engineer; and Sandra Edwards, Recording Secretary.

**DIRECTOR'S REPORT REGARDING THIS AGENDA** – None.

**ITEMS FROM THE AUDIENCE** – None.

**1. NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW FOR THE ESTABLISHMENT OF A 40-UNIT RESIDENTIAL APARTMENT PROJECT (GRANT LINE APARTMENTS), INCLUDING PARKING AND RELATED ON-SITE IMPROVEMENTS ON APPROXIMATELY 1.66 ACRES, SITUATED ON THE NORTH SIDE OF GRANT LINE ROAD AND LOCATED AT 321 E. GRANT LINE ROAD, APN 214-320-83; APPLICANT IS ROBERT HARRIS AND PROPERTY OWNER IS JAMES TONG, INC., APPLICATION NUMBERS CUP15-0005 AND D15-0012. – Nash Gonzalez, Contract Planner, provided the staff report, noting that revised Conditions of Approval have been handed out to the Commissioners.

Questions and discussion regarding fencing, landscaping, storm drains, and concrete pads followed.

Chair Ransom opened the public hearing. As no one came forward, 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 and development review to allow the establishment of a 40-unit residential apartment complex and associated site improvements, including parking, laundry facility, landscaping, and fencing improvements at 321 E. Grant Line Road, Application Numbers CUP15-0005 and D15-0012, subject to the amended condition of the open space

area being redesigned with a better family appeal, approved by City staff and based on the findings contained in the Planning Commission Resolution dated July 13, 2016, and also subject to all the other conditions. Voice vote found all in favor; passed and so ordered.

- B. PUBLIC HEARING TO APPROVE A DEVELOPMENT REVIEW APPLICATION FOR AN APPROXIMATELY 67,058 SQUARE FOOT LIGHT INDUSTRIAL BUILDING FOR ONE OR MORE TENANTS ON APPROXIMATELY 4.76 ACRES ON THE EAST SIDE OF SHAMROCK WAY BETWEEN GANDY DANCER DRIVE AND MURRIETA WAY (ASSESSOR'S PARCEL NUMBERS 248-470-07, 08, AND 09) – THE APPLICANT IS SCHACK AND COMPANY, INC.; PROPERTY OWNER IS GOWAN FAMILY, LLC – APPLICATION NUMBER D16-0015 – Alan Bell, Senior Planner, provided the staff report. Mr. Bell indicated that one letter was received regarding the project from Dave Humphrey objecting to a “steel building,” and asked for a 3-year development approval. This letter was provided to each commissioner.

Discussion relating to building materials, renderings, façades, and general design followed. Commission agreed that the design elements and enhancements on the front of the building be extended to the sides of building.

Chair Ransom invited the applicant to address the Commission. Dan Schack, Schack & Company, on behalf of applicant Carl Gowan, answered questions regarding landscaping, architecture and window features.

After discussion, Chair Ransom opened the public hearing.

A female resident of the Edgewood community spoke and commended Mr. Alan Bell, and stated that the building looks good versus the Omar rendering.

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

**ACTION**

It was moved by Commissioner Orcutt, and seconded by Commissioner Sangha that the Planning Commission approve the Development Review application number D16-0015 for a light industrial building at 3508 and 3608 and 3708 Shamrock Way, subject to the conditions, and the amended conditions of the enhancements as suggested for design elements to the side of building, and based on the findings contained in the Planning Commission Resolution dated July 13, 2016, in addition to granting a 3-year approval timeline. Voice vote found all in favor; passed and so ordered.

- C. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A DEVELOPMENT REVIEW APPROVAL TO CONSTRUCT A 470,800 SQUARE FOOT INDUSTRIAL DISTRIBUTION BUILDING WITH CORRESPONDING PARKING AND LANDSCAPE IMPROVEMENTS AND TO CONSIDER A VESTING TENTATIVE PARCEL MAP TO SUBDIVIDE THE PROPERTY FROM THE ADJACENT DEVELOPMENT, LOCATED AT 1305 E. PESCADERO AVENUE - APPLICANT IS HPA, INC; OWNER IS INDUSTRIAL PROPERTY TRUST- APPLICATION NUMBERS D16-0001 AND MS16-0001

*This item has been removed from the agenda in order to finalize details of the site planning with regards to driveway placement and traffic circulation. The item will be re-noticed for a future meeting.*

2. ITEMS FROM THE AUDIENCE – None.

3. DIRECTOR'S REPORT – None.

4. ITEMS FROM THE COMMISSION –

Commissioner Orcutt inquired if staff had any ideas of upcoming applications. Bill Dean shared that there are many upcoming projects, such as an industrial building by the freeway, work on overlay ordinance, a number of CUPs for activity at the shops at Northgate Village, and several amendments to the Ellis Specific Plan, are all expected within the next 2-3 months. Commissioner Sangha announced a candlelight vigil the following night to honor the fallen police officers in Dallas, Texas, 7:30 p.m. – 8:30 p.m. at Nirvaana Event Center.

5. ADJOURNMENT –

**ACTION** It was moved by Commissioner Orcutt and seconded by Commissioner Hudson to adjourn. Voice vote found all in favor; passed and so ordered.

Time: 8:35 p.m.

  
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STAFF LIAISON

  
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CHAIR