

MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, September 14, 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; Victoria Lombardo, Senior Planner; Cris Mina, Senior Civil Engineer; Dan Doporto, Legal Counsel; Gina Peace, Recording Secretary; and Sandra Edwards, Executive Assistant.

MINUTES APPROVAL – It was moved by Vice Chair Tanner and seconded by Commissioner Orcutt to approve the minutes of January 13, 2016. Voice vote found Chair Ransom, and Commissioners Tanner and Orcutt in favor; passed and so ordered. Commissioners Hudson and Sangha abstained from voting. It was moved by Vice Chair Tanner and seconded by Commissioner Hudson to approve the amended minutes August 10, 2016, as corrected. Voice vote found all in favor; passed and so ordered.

DIRECTOR'S REPORT REGARDING THIS AGENDA – None.

ITEMS FROM THE AUDIENCE – Alice English addressed the commission to thank Commissioner Jass Sangha for her support, and hard work on the special event held on September 11th, recognizing police and fire.

1. NEW BUSINESS

- A. PUBLIC HEARING TO APPROVE A CONDITIONAL USE PERMIT APPLICATION TO ESTABLISH A FITNESS, HEALTH AND EXERCISE CIRCUIT TRAINING FACILITY FOCUSED AROUND THE SPORT OF KICK BOXING FOR AN APPROXIMATELY 1,200 SQUARE FOOT TENANT SPACE WITHIN AN EXISTING BUILDING AT 901 N. CENTRAL AVENUE – THE APPLICANT IS KELLY LEANOS; PROPERTY OWNER IS ROBERT CARTER – APPLICATION NUMBER CUP16-0006.

Alan Bell, Senior Planner, presented the staff report.

Chair Ransom opened the public hearing at 7:07 p.m.

Applicant Kelly Leanos, owner of TKO Fitness, addressed the commission.

Commission discussion regarding parking concerns, facility hours, and participants' age requirement followed.

Chair Ransom closed public hearing 7:11 p.m.

ACTION

It was moved by Commissioner Orcutt and seconded by Commissioner Tanner that the Planning Commission approve the Conditional Use Permit Application, application number CUP16-0006, to establish a fitness, health and exercise circuit training facility focused around the sport of kick boxing for an approximately 1,200 square foot tenant space within an existing building at 901 N. Central Avenue. Voice vote found all in favor; passed and so ordered.

- B. PUBLIC HEARING TO CONSIDER APPROVAL OF A DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A 461,810 SQUARE FOOT INDUSTRIAL DISTRIBUTION BUILDING WITH CORRESPONDING PARKING AND LANDSCAPE IMPROVEMENTS, APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A MAXIMUM BUILDING HEIGHT OF 51 FEET, AND APPROVAL OF 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, CUP16-0007, AND MS16-0001.

Victoria Lombardo, Senior Planner, presented the staff report, noting corrections to the Conditions of Approval, and two of the resolutions regarding square footage of the building.

Bill Dean, Assistant Development Services Director, noted an additional change to one of the resolutions, Attachment E, regarding the Conditional Use Permit. Specifically, "a Conditional Use Permit, which shall take effect *upon City Council approval* of a Development Review Permit" needs to be added. The corrected Resolution should read, "NOW, THEREFORE BE IT RESOLVED, That the Planning Commission hereby approves the increase in building height to a maximum of 51 feet, Application No. CUP16-0007, a Conditional Use Permit, which shall take effect upon City Council approval of Development Review Permit, Application No. D16-0001 and shall be subject to the conditions contained in Exhibit 1." Chair Ransom acknowledged the changes to Attachment E, and all other amendments.

Chair Ransom opened the Public Hearing at 7:25 p.m.

Matt Edwards, Development Manager for the IPT Project, addressed the commission.

Questions and discussion regarding the orientation of the building, and setback followed.

Theresa Goodwin from HPA, the architect on the project, addressed the commission, and advised that the building does not need the I-205 side of the building for truck circulation.

Additional questions and discussion regarding building height, walls, landscape selection, and landscape uniformity compared to existing buildings, ensued.

Chair Ransom closed the Public Hearing at 7:39 p.m.

Further discussion amongst commission regarding aesthetic appeal, foliage along large walls, and concerns regarding building height becoming an issue at next step of approval, followed.

ACTION It was moved by Chair Ransom and seconded by Commissioner Hudson that the Planning Commission approve a Conditional Use Permit, application number CUP16-0007, to allow a maximum building height of 51 feet, including the amended Conditions of Approval, and Attachment E, Attachment F, and Attachment G, as amended, and recommend that City Council approve a Development Review Permit, application number D16-0001, to construct a 461,810 square foot industrial distribution building with corresponding parking and landscape improvements, and approve a Vesting Tentative Parcel Map, application number MS16-0001, to subdivide the property from the adjacent development, located at 1305 E. Pescadero Avenue, and recommended City Council approval. Voice vote found all in favor; passed and so ordered.

2. ITEMS FROM THE AUDIENCE – None.
3. DIRECTOR'S REPORT – Bill Dean, Assistant Development Services Director, noted that two Planning Commissioners are able to attend the APA Conference in Pasadena in October. Bill Dean also expressed gratitude for the detailed minutes of previous Planning Commission meeting on August 10th.
4. ITEMS FROM THE COMMISSION – None.
5. ADJOURNMENT – It was moved by Commissioner Orcutt and seconded by Commissioner Sangha to adjourn.

Time: 7:54 p.m.


STAFF LIAISON


CHAIR