

MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, October 12, 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 7:03 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 Victoria Lombardo, Senior Planner; Nash Gonzalez, Contract Planner; Bill Sartor, City Attorney; and Gina Peace, Recording Secretary.

MINUTES APPROVAL

It was moved by Vice Chair Tanner and seconded by Commissioner Orcutt to approve the minutes of February 24, 2016. Chair Ransom abstained from voting, as her packet did not include any minutes. Commission Hudson abstained from voting, as he was not on the commission at the time. Voice vote found Commissioner Sangha in favor; passed and so ordered. 3-0-2.

It was moved by Vice Chair Tanner and seconded by Commissioner Orcutt to approve the minutes of September 14, 2016. Chair Ransom abstained from voting, as her packet did not include any minutes. Voice vote found Commissioner Sangha and Commissioner Hudson in favor; passed and so ordered. 4-0-1.

DIRECTOR'S REPORT REGARDING THIS AGENDA – None.

ITEMS FROM THE AUDIENCE – None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF A MARTIAL ARTS ACADEMY USE AT 1000 PAVILION PARKWAY, APN 212-290-47; APPLICANT IS TOM S. FIDER AND PROPERTY OWNER IS HTT INVESTMENT, LLC; APPLICATION NUMBER CUP16-0008.

Nash Gonzalez, Contract Planner, presented the staff report.

Chair Ransom opened the Public Hearing at 7:08 p.m.

Applicant Tom Fider addressed the Commission.

Chair Ransom closed the Public Hearing at 7:09 p.m.

ACTION

It was moved by Commissioner Orcutt and seconded by Commissioner Sangha that the Planning Commission approve the Conditional Use Permit Application, application number CUP16-0008, to allow the establishment of a Martial Arts Academy at 1000 Pavilion Parkway, APN 212-290-47. Voice vote found all in favor; passed and so ordered.

- B. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR AN EXTENSION OF THE 51 LOT BARCELONA INFILL VESTING TENTATIVE SUBDIVISION MAP TO OCTOBER 21, 2019. THE PROJECT IS LOCATED ON BARCELONA DRIVE AT TENNIS LANE, ASSESSOR'S PARCEL NUMBERS 240-520-44 AND 240-390-33. THE APPLICANT AND PROPERTY OWNER IS TVC TRACY HOLDCO, LLC. APPLICATION NUMBER EXT16-0003.

Due to a potential conflict, Chair Ransom recused herself from this agenda item and left the dais at 7:11 p.m. Vice Chair Tanner served as interim Chair.

Victoria Lombardo, Senior Planner, presented the staff report.

Questions and discussion regarding limit to time extensions allowed, property maintenance and wildlife followed.

Vice Chair Tanner opened the Public Hearing at 7:16 p.m.

Chris Tyler, representing the property owner, addressed the commission.

Alice English addressed the commission, requesting further description of the process, and specifically RGAs, for public attendees who may not understand what that means. Victoria Lombardo, Senior Planner, briefly explained Residential Growth Allotment (RGA) to the public.

Virginia Barren addressed the commission.

Chris Tyler responded.

Questions and discussion regarding property maintenance followed. Bill Sartor, City Attorney, clarified a previous question regarding limit to time extensions allowed.

Vice Chair Tanner closed the Public Hearing at 7:28 p.m.

ACTION

It was moved by Commissioner Orcutt and seconded by Commissioner Hudson that the Planning Commission approve application number EXT16-0003, for an extension of the 51-lot Barcelona infill vesting tentative subdivision map, located on Barcelona Drive at Tennis Lane to October 21, 2019. Voice vote found Commissioners Tanner and Sangha in favor; passed and so ordered. 4-0-1. Chair Ransom abstained.

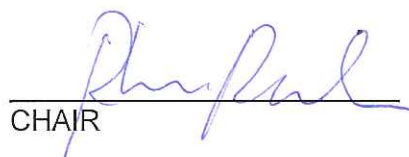
Chair Ransom rejoined the dais at 7:29 p.m.

2. ITEMS FROM THE AUDIENCE – None.
3. DIRECTOR'S REPORT – None.
4. ITEMS FROM THE COMMISSION – Vice Chair Tanner reminded the Commission about City Council's request to require an annual report from all City Commissions.
5. ADJOURNMENT – It was moved by Commissioner Orcutt and seconded by Commissioner Sangha to adjourn. Voice vote found all in favor; passed and so ordered.

Time: 7:31 p.m.



STAFF LIAISON


CHAIR