

MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, October 26, 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 Hudson and Sangha present. Commissioner Orcutt was absent. Also present were Bill Dean, Assistant Director of Development Services; Scott Claar, Senior Planner; Bill Sartor, City Attorney; Leticia Ramirez, Deputy City Attorney; and Gina Peace, Recording Secretary.

MINUTES APPROVAL – None.

DIRECTOR'S REPORT REGARDING THIS AGENDA – None.

ITEMS FROM THE AUDIENCE – None.

1. NEW BUSINESS

MINOR AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR THE NORTHGATE VILLAGE SHOPPING CENTER (FORMERLY TRACY OUTLET CENTER) TO CONSTRUCT IMPROVEMENTS FOR OUTDOOR DINING/SEATING AREAS, LOCATED AT 1005 E. PESCADERO AVENUE – APPLICANT IS MESSIER BENITEZ AND PROPERTY OWNER IS 51 NEWCO LLC – APPLICATION NUMBER D16-0019.

Commissioner Sangha, who owns a business in the Northgate Village Shopping Center, recused herself from this agenda item and left the dais at 7:02 p.m.

Scott Claar, Senior Planner, presented the staff report.

Questions and discussion regarding the number of outdoor seats planned, limitations to number of businesses who can have outdoor seating areas, uniformity, and the general vision of the Center, followed. Chair Ransom asked if, upon approval, this amendment will apply to all businesses. Bill Dean, Assistant Director of Development Services, replied that approval of this amendment would apply to all businesses in the Northgate Center, but reiterated that the goal is to have the areas look streamlined and uniform. Vice Chair Tanner inquired about the difference between the separate outdoor seating areas

on 10th Street in downtown Tracy. Scott Claar, Senior Planner, replied that those are individual property owners. Uniformity would be enforced through the conditions and restrictions, as listed, and through Code Enforcement.

Chair Ransom opened the Public Hearing 7:17 p.m.

Arlene Godinez from El Patio Restaurant addressed the commission.

Commissioner Ransom closed the Public Hearing at 7:19 p.m.


ACTION It was moved by Commissioner Tanner and seconded by Commissioner Hudson that the Planning Commission recommend that the City Council approve a minor amendment to the Planned Unit Development Zone Final Development Plan for the Northgate Village shopping center (formerly Tracy Outlet Center) to construct improvements for outdoor dining/seating areas, located at 1005 E. Pescadero Avenue, Application Number D16-0019, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated October 26, 2016. Voice vote found Chair Ransom in favor; passed and so ordered. Commissioner Orcutt absent. 3-0-2.

Commissioner Sangha reentered the dais at 7:21 p.m.

2. ITEMS FROM THE AUDIENCE – None.
3. DIRECTOR'S REPORT – Bill Dean addressed the commission to thank Commissioner Hudson and Commissioner Orcutt for their attendance at the APA Conference in Pasadena earlier in the week. Bill Sartor, City Attorney, formally introduced Leticia Ramirez, the new Deputy City Attorney for the City of Tracy. He also reminded the Commission that for the months of November and December 2016, the Planning Commission meetings will be moved to the 1st and 3rd Wednesdays of the month, due to the holidays.
4. ITEMS FROM THE COMMISSION – Vice Chair Tanner reminded everyone to vote on November 8th. Commissioner Hudson expressed his gratitude for the opportunity to attend the APA Conference, which he found very eye opening. Chair Ransom felt compelled to thank the commission for all their hard work, and expressed she feels they have all done an excellent job.
5. ADJOURNMENT – It was moved by Vice Chair Tanner and seconded by Commissioner Sangha to adjourn. Voice vote found all in favor; passed and so ordered. Commissioner Orcutt absent.

Time: 7:26 p.m.


STAFF LIAISON


CHAIR