

**MINUTES**  
**TRACY CITY PLANNING COMMISSION**  
**June 28, 2017, 7:00 p.m.**  
**CITY OF TRACY COUNCIL CHAMBERS**  
**333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

Chair Orcutt called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Orcutt led the pledge of allegiance.

**ROLL CALL**

Roll Call found Chair Orcutt, Vice Chair Sangha, and Commissioners Hudson and Tanner present, Commissioner Krogh absent. Also present were: Bill Dean, Assistant Development Services Director; Leticia Ramirez, Assistant City Attorney; Alan Bell, Senior Planner; Scott Claar, Senior Planner; and Peggy Abundiz, Recording Secretary.

**MINUTES**

It was moved by Commissioner Tanner, and seconded by Commissioner Hudson, that the Minutes of the following meeting dates be approved:

- April 27, 2016
- May 11, 2016
- May 25, 2016
- June 8, 2016
- July 13, 2016
- July 27, 2016
- May 24, 2017

Voice vote found all in favor; passed and so ordered.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

Bill Dean advised the Commission that all meeting Minutes to date have been completed, and that there is a new program in place to ensure staff stays current on future meeting Minutes. He thanked the Commission for their patience relative to this matter, and welcomed the son of Scott Claar, who joined his father at the dais for this meeting.

**ITEMS FROM THE AUDIENCE**

None.

**1. NEW BUSINESS**

- A. PUBLIC HEARING TO APPROVE AN AMENDMENT TO A CONDITIONAL USE PERMIT (CUP17-0002) AND DEVELOPMENT REVIEW PERMIT (D17-0009) FOR AN APPROXIMATELY 52,000 SQUARE FOOT EXPANSION OF THE APPROXIMATELY 86,000 SQUARE FOOT CALSTONE MASONRY PRODUCTS MANUFACTURING AND STORAGE FACILITY LOCATED AT 426 E. GRANT LINE ROAD (ASSESSOR'S PARCEL NUMBERS 233-460-05 AND 07) – APPLICANT IS SCHACK AND COMPANY FOR CALSTONE HOLDINGS, LLC

Alan Bell presented the staff report and addressed questions from the Commission.

Chair Orcutt opened the public hearing. Rich Paulson of Schack and Company spoke and addressed questions from the Commission, as did Matt Morey of Calstone Holdings, LLC. The public hearing was closed.

**ACTION**

It was moved by Commissioner Tanner, and seconded by Vice Chair Sangha, that the Planning Commission approve the amendment to Conditional Use Permit Application Number CUP17-0002 and Development Review Permit Application Number D17-0009 for the Calstone expansion project, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated June 28, 2017. A voice vote found all Commissioners present in favor; passed and so ordered.

- B. PUBLIC HEARING TO CONSIDER APPROVING A CONDITIONAL USE PERMIT APPLICATION FOR AN OUTDOOR ASSEMBLY AREA LOCATED AT 1885 N. MACARTHUR DRIVE – APPLICANT IS MICHAEL LACROSS AND THE PROPERTY OWNER IS LACROSS CAPITAL MANAGEMENT, LLC – APPLICATION NUMBER CUP17-0003

Scott Claar presented the staff report and addressed questions from the Commission.

Chair Orcutt opened the public hearing. Michael LaCross of Morgan Territory Brewing spoke and addressed questions from the Commission. The public hearing was closed.

**ACTION**

It was moved by Commissioner Tanner, and seconded by Commissioner Hudson, that the Planning Commission approve Conditional Use Permit Application Number CUP17-0003 for an outdoor assembly area located at 1885 North MacArthur Drive, subject to the conditions as stated in the Planning Commission Resolution dated June 28, 2017. A voice vote found all Commissioners present in favor; passed and so ordered.

- C. PUBLIC HEARING TO CONSIDER AN ORDINANCE ADDING A NEW SECTION 10.08.3225 AND AMENDING SECTION 10.08.3530 OF THE TRACY MUNICIPAL CODE RELATING TO RESTRICTIONS ON FRONT YARD PAVING AND PROHIBITING PARKING ON ANY UNPAVED SURFACE – CITY INITIATED – APPLICATION NUMBER ZA17-0005

Scott Claar presented the staff report, provided a PowerPoint presentation, and, along with Bill Dean, addressed questions from the Commission.

Chair Orcutt opened the public hearing. Elliot McAvoy, a Tracy resident, asked questions which were addressed by the Commission. The public hearing was closed.

**ACTION**

It was moved by Commissioner Hudson, and seconded by Vice Chair Sangha, that the Planning Commission recommend the City Council adopt an ordinance adding a new Section 10.08.3225 and amending Section 10.08.3530 of the Tracy Municipal Code relating to restrictions on front yard paving and prohibiting parking on any unpaved surface, as stated in the Planning Commission Resolution dated June 28, 2017, and as amended to delete reference to prohibition of driving upon any unpaved surface. A roll call vote found all Commissioners present in favor; passed and so ordered.

**2. ITEMS FROM THE AUDIENCE**

None.

**3. DIRECTOR'S REPORT**

Bill Dean announced that tomorrow night, from 5:30 to 8:00 p.m. in the Council Chambers, Ace Forward will conduct an open meeting for public comment on the Environmental Impact Report (currently out for review) on its upgrade/expansion project, and that Ace Forward personnel will be present at the meeting to answer questions.

Bill Dean reminded the Commissioners of the upcoming Planning Conference in September, encouraged all to attend, and instructed them to contact staff member Gina Peace if interested.

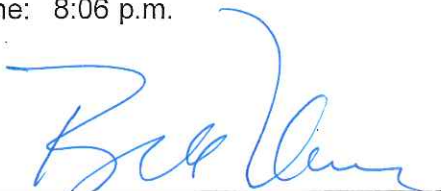
**4. ITEMS FROM THE COMMISSION**

None.

**5. ADJOURNMENT**

It was moved by Chair Orcutt, and seconded by Commissioner Tanner, to adjourn.

Time: 8:06 p.m.

  
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STAFF LIAISON

  
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CHAIR