

**MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, JULY 12, 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, Commissioners Hudson, Krogh, and Tanner present. Also present were: Bill Dean, Assistant Director of Development Services; Leticia Ramirez, Deputy City Attorney; Scott Claar, Senior Planner; and Gina Peace, Recording Secretary.

MINUTES

It was moved by Commissioner Tanner, and seconded by Vice Chair Sangha, that the Planning Commission meeting Minutes of June 28, 2017, be approved. Voice vote found Chair Orcutt, and Commissioner Hudson in favor; Commissioner Krogh abstained, as he was not in attendance at the June 28th meeting. 4-0-1; passed and so ordered.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Bill Dean advised that the Planning Commission meeting minutes are fully caught up, and thanked Gina Peace and Peggy Abundiz for their hard work in getting these done. Mr. Dean commented that Gina and Peggy would be alternating as Recording Secretary for Planning Commission meetings.

At 7:02 p.m., Vice Chair Sangha left the dais, as she said she has a business in the shopping center in question in Item 1.A, so she recused herself.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER APPROVING AN ORDINANCE AMENDING THE I-205 CORRIDOR SPECIFIC PLAN TO CREATE A NEW LAND USE DESIGNATION OF GENERAL COMMERCIAL 2 AND CHANGE THE LAND USE DESIGNATION FROM GENERAL COMMERCIAL TO GENERAL COMMERCIAL 2 FOR THE PROPERTY LOCATED AT 1005 E. PESCADERO AVENUE, ASSESSOR'S PARCEL

NUMBER 213-060-40. THE APPLICANT AND PROPERTY OWNER IS 51 NEWCO, LLC. APPLICATION NUMBER SPA17-0004

Scott Claar presented the staff report.

Discussion and questions followed pertaining to the purpose of a new land use designation, and the cost of Conditional Use Permits (CUPs).

Chair Orcutt opened the public hearing at 7:38 p.m.

Glenn Bolich, Senior Architect with Studio G Architects, located at 250 Bassett Road, Suite 250, in San Jose, California, spoke on behalf NEWCO, LLC. Although he was not involved in the Center's leasing efforts, he advised that the goal for the Center and the smaller spaces was to attract small businesses. Mr. Bolich stated that the applicant is turning to the City for help. Mr. Bolich shared that the center is presently 50% vacant, and the Center wants to streamline the process of tenant leasing. Requiring a CUP is a large burden for the Center's leasing efforts. The main addition is places of assemble, and recreational uses, such as kids' entertainment, and seasonal entertainment.

Alice English addressed the Commission and asked about the whereabouts of the owner, and said there is very little promoting of the business. Even with a nice hotel coming into the area, there is nothing nearby promoting the center. Ms. English was opposed to this change, as she feels that businesses can sneak in the center without any review. Ms. English also opposes the outdoor cooking.

Mr. Bolich shared that the center's owner is traveling, and was unable to make tonight's meeting.

Commissioner Tanner expressed concerned that the hotel business might lose business because of the late night noise, as a private club, or a nightclub could potentially create more noise than a retail space.

Linda Wilcox, a local real estate broker and tenant at the Northgate Village Center addressed the Commission. Ms. Wilcox said she has spent a year putting tenant improvements in the space, and shared her disappointment on how difficult it is for tenants to come into Northgate Village, due to the CUP process. Parking is definitely sufficient at the center, even for places of assembly and outdoor cooking areas. She would like to see the CUP permitting process more streamlined.

Commissioner Hudson reminded all that outdoor cooking was not permitted in this Ordinance. He said that he agreed the cost of a CUP could absolutely break a new business just starting out.

Shontell Motura, also a tenant at Northgate Village, is at the Center every day. She has experience with several potential tenants who do not want to rent at Northgate Village, because of the cost of the CUP required. She said a lot of potential tenants call in, but it is too difficult for them to deal with the City, such as a gym/personal training center, and a bookstore.

At 8:09 p.m., Chair Orcutt closed the public hearing.

Questions and discussion continued, and Commissioner Krogh commented about the "private club" example under the places of assembly, and believed it is too vague of a description, and wanted to exclude from GC2 designation; Commissioner Hudson agreed. Commissioner Tanner wanted to exclude all places of assembly in the Ordinance, and believed they should still require a Conditional Use Permit, which Scott Claar mentioned, was consistent with City-wide standards.

ACTION It was moved by Commissioner Krogh, and seconded by Commissioner Hudson, that the Planning Commission recommends the City Council introduce and adopt an ordinance to amend the I-205 Corridor Specific Plan to create a new land use designation of General Commercial 2, excluding outdoor cooking, and also excluding places of assembly to continue to require a Conditional Use Permit, and change the land use designation from General Commercial to General Commercial 2 for the property located at 1005 E. Pescadero Avenue, Assessor's Parcel Number 213-060-40, Application Number SPA17-0004, as stated in the Planning Commission Resolution dated July 12, 2017. Roll call vote found Chair Orcutt and Commissioner Tanner in favor, Vice Chair Sangha abstained; 4-0-1; passed and so ordered.

At 8:24 p.m., Vice Chair Sangha rejoined the dais.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

Bill Dean reminded the Commissioners about the APA Conference in Sacramento in September, and directed interested commissioners to contact Gina Peace to register.

4. ITEMS FROM THE COMMISSION

Chair Orcutt was curious if anyone has attended the Building Industry Association of the Greater Valley annual event, on behalf of the City of Tracy. Vice Chair Sangha shared that she has attended in the past, and it was more of a social event, with lots of attendees from the San Joaquin Valley. Chair Orcutt is considering attending this year.

5. ADJOURNMENT

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

Time: 8:25 p.m.



STAFF LIAISON



CHAIR