

**MINUTES
TRACY CITY PLANNING COMMISSION
FEBRUARY 28, 2018, 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 and Commissioners Hudson, Kaur, Krogh, and Tanner present. Also present were: Bill Dean, Assistant Development Services Director; Leticia Ramirez, Assistant City Attorney; Alan Bell, Senior Planner; Genevieve Fernandez, Assistant Planner; and Gina Peace, Recording Secretary.

MINUTES

It was moved by Commissioner Tanner, and seconded by Commissioner Hudson, that the Planning Commission meeting minutes of February 14, 2018, be approved. A voice vote found Commissioners Hudson, Krogh, and Tanner in favor; Chair Orcutt and Commissioner Kaur abstained, as they were not present at the February 14, 2018 meeting. 3-0-0-2, passed and so ordered.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Bill Dean, Assistant Development Services Director, welcomed Commissioner Rajwinder Kaur to the Planning Commission. Chair Orcutt also welcomed Commissioner Kaur on behalf of all the commissioners.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW PERMIT FOR A DAY CARE CENTER TO OCCUPY AN EXISTING STRUCTURE ON THE NORTHEAST CORNER OF W 7TH AND B STREET (89 W 7TH STREET, ASSESSOR'S PARCEL NUMBER 235-065-14) – THE APPLICANTS ARE ARIANNE MISCHEAUX AND CANDICE EDWARDS; THE PROPERTY OWNER IS BAY AREA INVESTMENT COMPANY INC – APPLICATION NUMBERS CUP17-0005 AND D17-0021

Genevieve Fernandez presented the staff report.

Applicants Arianne Mischeaux and Candice Edwards, addressed the Commission, and answered questions from the Commission.

The property owner, Jennifer Solario, with Bay Area Investment Company, Inc., 2648 International Blvd., 8th Floor, Oakland, California 94601, also answered questions from the commission.

Chair Orcutt opened the Public Hearing at 7:27 p.m.

Jennifer Solario addressed the commission once again, regarding the lead paint inquiry. Commissioner Hudson advised her to have the paint tested for lead.

Chair Orcutt closed the Public Hearing at 7:29 p.m.

ACTION: It was moved by Commissioner Hudson, and seconded by Commissioner Krogh, that the Planning Commission approve the Conditional Use Permit and Development Review Permit for the Little Investigators day care center, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated February 28, 2018, with an additional condition, that the building be tested for lead paint prior to occupancy. A roll call vote found all in favor, 5-0-0-0; passed and so ordered.

B. PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL TO INTRODUCE AN ORDINANCE AND APPROVE AN AMENDMENT TO THE TRACY MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS (SECOND UNITS) – APPLICATION NUMBER ZA17-0011

Alan Bell presented the staff report.

Questions and discussion amongst the commission and staff followed.

Chair Orcutt opened the Public Hearing at 8:04 p.m.

Seeing as no one came forward, Chair Orcutt closed the Public Hearing at 8:04 p.m.

ACTION It was moved by Commissioner Hudson, and seconded by Commissioner Krogh, that the Planning Commission recommend the City Council approve the Tracy Municipal Code amendment regarding Accessory Dwelling Units, as indicated in the Planning Commission Resolution dated February 28, 2018. A voice vote found all in favor, 5-0-0-0; passed and so ordered.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

Bill Dean, Assistant Development Services Director, thanked the commission, namely for their extended hours a couple weeks ago. Mr. Dean advised that there will be another big agenda item scheduled for Planning Commission in March: the Tracy Village Project, coming next meeting. Mr. Dean requested that if the commission has questions in advance, to try and provide staff with a heads up, if possible, to help staff prepare. Commissioner Hudson requested, if possible, for the commissioners to receive their

Planning Commission packets for the Tracy Village project sooner than the Friday before the commission meeting. Mr. Dean replied that staff does our best to get the packets out as soon as possible, but will make our best effort to get it out earlier.

4. ITEMS FROM THE COMMISSION

Chair Orcutt requested all to join him in a brief moment of silence in memory of Cris Mina, local resident, and Senior Civil Engineer, who passed away, after 27 years of dedicated service with the City of Tracy.

Chair Orcutt requested information about amending the left turn ability out of Ellissagaray Ranch onto Chrisman Road. Bill Dean advised that our City Engineer has an Info Memo coming soon.

Commissioner Hudson asked about the new Sutter building on Eaton, and possibly putting in a crosswalk, as citizens are not walking to the corner to cross the street. Commissioner Tanner advised he brought this issue up at the last City Council meeting, and was advised that there is a parking lot being built, so it may be too early for such a request. Chair Orcutt requested that Bill Dean ask the City Engineer to prepare an Info Memo on this issue.

5. ADJOURNMENT

It was moved by Chair Orcutt, seconded by Commissioner Tanner, to adjourn. Voice vote found all in favor, passed and so ordered.

Time: 8:14 p.m.



STAFF LIAISON


CHAIR