

MINUTES
TRACY CITY PLANNING COMMISSION
APRIL 24, 2019, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Vice Chair Hudson led the pledge of allegiance.

ROLL CALL

Roll Call found Vice Chair Hudson and Commissioners Gable, and Wood present, Chair Orcutt and Commissioner Kaur absent. Also present were: Leticia Ramirez, Assistant City Attorney; Bill Dean, Assistant Development Services Director; Victoria Lombardo, Senior Planner; Scott Claar, Senior Planner; Genevieve Federighi, Assistant Planner; Gina Peace, Executive Assistant; and Lorna Goldsmit, Recording Secretary.

MINUTES

Vice Chair Hudson introduced the Minutes from the March 27, 2019, meeting.

ACTION: It was moved by Commissioner Gable and seconded by Commissioner Wood that the Planning Commission Meeting Minutes of March 27, 2019, be approved. A voice vote found all in favor, 3-0-2-0; passed and so ordered.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER A REQUEST FOR A PLANNING COMMISSION DETERMINATION REGARDING CONFORMANCE WITH THE CITY'S GENERAL PLAN FOR THE CITY TO SELL AN APPROXIMATELY 43- to 47-FOOT WIDE STRIP OF PROPERTY TO MULTIPLE PROPERTY OWNERS, A PORTION OF ASSESSOR'S PARCEL NUMBER 212-040-67. THE APPLICANT IS THE CITY OF TRACY AND THE PROPERTY OWNERS ARE BARYALAI AND LAMIA FERROZ, AND ARNAUDO BROS. APPLICATION NUMBER DET19-0001

Genevieve Federighi presented the staff report.

Vice Chair Hudson opened the public hearing at 7:04 p.m.

Seeing as no one came forward, Vice Chair Hudson closed the public hearing.

ACTION: It was moved by Commissioner Gable and seconded by Commissioner Wood, that the Planning Commission determine that the sale of the approximately 43- to 47-foot wide strip of property from the City to the adjacent property owners is consistent with the General Plan.

A roll call vote found all in favor, 3-0-2-0; passed and so ordered.

B. RECOMMEND CITY COUNCIL APPROVAL OF REVISED CITY WIDE DESIGN GOALS AND STANDARDS TO INCLUDE RESIDENTIAL FRONT YARD LANDSCAPE STANDARDS FOR NEW SUBDIVISIONS.

Victoria Lombardo presented the staff report.

Vice Chair Hudson opened the public hearing at 7:14 p.m.

Seeing as no one came forward, Vice Chair Hudson closed the public hearing.

ACTION: It was moved by Commissioner Wood and seconded by Commissioner Gable that the Planning Commission recommend that Council review and approve the proposed revisions to the Design Goals and Standards for single-family residential front yards.

A roll call vote found all in favor, 3-0-2-0; passed and so ordered.

C. This item involves a Public Hearing to consider approval of a Tentative Subdivision Map for Ellis Phase 3 (Town & Country), consisting of approximately 311 residential lots, two parks, and four other parcels on approximately 74.36 acres, located between Corral Hollow Road and Lammers Road in the vicinity of Ellis Town Drive. The Applicant is The Surland Companies. Application Number TSM18-0005

Scott Claar requested to move agenda item to the May 8th regular Planning Commission meeting.

Vice Chair Hudson opened the public hearing at 7:17 p.m.

Seeing as no one came forward, Vice Chair Hudson continued the public hearing to the regular meeting on May 8, 2019 at 7pm.

ACTION: This agenda has been tabled to the next Planning Commission meeting.

A roll call vote found all in favor, 3-0-2-0; passed and so ordered.

D. PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL REGARDING APPROVAL OF AN AMENDMENT TO THE TRACY HILLS SPECIFIC PLAN TO ADDRESS MINOR REVISIONS AND CLARIFICATIONS RELATED TO THE IMPLEMENTATION OF PHASE 1A DEVELOPMENT. THE APPLICANT IS JOHN PALMER. APPLICATION NUMBER SPA18-0002

Scott Claar presented the staff report.

Mr. Claar read an email from Erica Bains. Hard copy provided to Commissioners at dais.

Vice Chair Hudson opened the public hearing at 7:21 p.m.

John Palmer, Project Manager Tracy Hills, 1032 Central Avenue, addressed the Commission.

Questions and discussion followed.

Vice Chair Hudson closed the public hearing at 7:27 p.m.

ACTION: It was moved by Commissioner Wood and seconded by Commissioner Gable that the Planning Commission recommends that the City Council approve an amendment to the Tracy Hills Specific Plan to address minor revisions and clarifications related to the implementation of Phase 1A development, as specified in the Planning Commission Resolution dated April 24, 2019.

A roll call vote found all in favor, 3-0-2-0; passed and so ordered.

E. PUBLIC HEARING TO CONSIDER APPROVING A CONDITIONAL USE PERMIT TO ALLOW A SMOKE SHOP AT 1655 PARKER AVENUE – APPLICANT IS DALE COSE AND PROPERTY OWNER IS CHEMANOOR AND BERNADETTE ZACHARIAH – APPLICATION NUMBER CUP19-0001

Scott Claar presented the staff report.

Vice Chair Hudson opened the public hearing at 7:37 p.m.

Dale Cose, Applicant, P.O. Box 326, addressed the Commission.

Louise Laudicina, 1614 Parker, addressed the Commission .

Brianna Costa, 1641 Parker Avenue, addressed the Commission.

Steve Dooley, 308 W. Lowell, addressed the Commission and provided a document to each of the commissioners.

Phillip Anderson, 1720 Parker Avenue, addressed the Commission.

Attorney representing Ziggy's Inc. addressed the Commission.

Gus Sharmony, Owner addressed the Commission.

Carlo Sharmony, Owner and Founder addressed the Commission.

Dale Cose, Applicant, P.O. Box 326, addressed the parking concerns to the Commission and answered questions from the Commission.

Carlo Sharmony, Owner and Founder, addressed the Commission's questions regarding the location and parking.

Vice Chair Hudson closed the public hearing at 8:22 p.m.

Commission discussion followed.

ACTION: It was moved by Commissioner Wood and seconded by Commissioner Gable that the Planning Commission approve the Conditional Use Permit to allow a smoke shop at 1655 Parker Avenue, subject to the conditions as stated in the Planning Commission Resolution dated April 24, 2019.

A roll call vote found, 2-1-2-0; passed and so ordered.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

None.

5. ADJOURNMENT

It was moved by Commissioner Gable and seconded by Hudson, to adjourn. Voice vote found all in favor; passed and so ordered.

Time: 8:30 p.m.


STAFF LIAISON


CHAIR