

**MINUTES  
TRACY CITY PLANNING COMMISSION  
JUNE 23, 2021, 7:00 P.M.  
CITY OF TRACY COUNCIL CHAMBERS  
333 CIVIC CENTER PLAZA**

Due to the COVID-19 emergency, the regular meeting was conducted pursuant to the provisions of the Governor's Executive Order N-29-20, which suspends certain requirements of the Ralph M. Brown Act. Residents participated remotely via email, phone and WebEx during the meeting.

**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 Commissioner Francis, Commissioner Wood, and Vice Chair Hudson present. Also present were: Leticia Ramirez, City Attorney; Bill Dean, Interim Director of Development Services; Robert Armijo, City Engineer; Scott Claar, Senior Planner; Veronica Child, Management Analyst; Al Gali, Associate Engineer; Genevieve Federighi, Associate Planner; Kimberly Matlock, Associate Planner; Gina Peace, Executive Assistant; Peggy Beeuwsaert, Planning Technician; and Grace Strmiska, Administrative Assistant.

Commissioner Atwal joined the meeting at 7:05 p.m.

**MINUTES**

Vice Chair Hudson introduced the Minutes from the May 12, 2021 meeting.

**ACTION:** It was moved by Commissioner Wood and seconded by Commissioner Francis to approve the May 12, 2021 Planning Commission meeting minutes. A voice vote found Commissioner Atwal, Commissioner Francis, Commissioner Wood, and Vice Chair Hudson in favor. Chair Orcutt absent. Passed and so ordered; 4-0-1-0.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

None.

**ITEMS FROM THE AUDIENCE**

None.

**1. NEW BUSINESS**

**A. REPORT OF GENERAL PLAN CONSISTENCY FOR CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS FOR FISCAL YEAR 2021/2022 THROUGH FISCAL YEAR 2025/2026**

Robert Armijo, City Engineer, and Veronica Child, Management Analyst, delivered the staff report.

Vice Chair Hudson opened the Public Hearing at 7:52 p.m.

Chair Orcutt joined the meeting at 7:53 p.m.

Alice English, resident, addressed the Commission.

Vice Chair Hudson closed the Public Hearing at 8:00 p.m.

**ACTION:** It was moved by Commissioner Atwal and seconded by Commissioner Francis that the Planning Commission report that the Capital Improvement Program Projects are consistent with the goals, policies and actions of the City's General Plan, as stated in the Planning Commission Resolution dated June 23, 2021.

A roll call vote found all in favor. Passed and so ordered; 5-0-0-0.

**B. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT FOR COMMERCIAL TRUCK MAINTENANCE AND REPAIR AT 275 W. LARCH ROAD (ASSESSOR'S PARCEL NUMBER 212-210-17) – APPLICANT IS PENSKE TRUCK LEASING CO., L.P. AND OWNER IS LARCH ROAD, LLC. APPLICATION NUMBER CUP21-0004**

Kimberly Matlock, Associate Planner, delivered the staff report.

Vice Chair Hudson opened the Public Hearing at 8:24 p.m.

Alice English, resident, addressed the Commission.

Al Gali, Associate Engineer, responded and answered questions regarding traffic.

Vice Chair Hudson closed the Public Hearing at 8:38 p.m.

**ACTION:** It was moved by Commissioner Wood and seconded by Commissioner Atwal that the Planning Commission approve a Conditional Use Permit for truck maintenance and repair at 275 W. Larch Road, based on the findings contained in the Planning Commission Resolution dated June 23, 2021.

A roll call vote found all in favor; passed and so ordered; 5-0-0-0.

**C. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT APPLICATION TO ALLOW TRUCK REPAIR SERVICES AT 450 E. GRANT LINE ROAD – THE APPLICANT IS SCHACK AND COMPANY, INC. AND THE PROPERTY OWNER IS A.E.J. PROPERTIES, LLC. APPLICATION NUMBER CUP21-0001**

Genevieve Federighi, Associate Planner, delivered the staff report.

Vice Chair Hudson opened the Public Hearing at 8:53 p.m.

There were no comments from the Public.

Dan Schack, applicant, addressed the Commission.

Vice Chair Hudson closed the Public Hearing at 9:01 p.m.

**ACTION:** It was moved by Commissioner Wood and seconded by Commissioner Atwal that the Planning Commission approve the Conditional Use Permit to allow truck service and repair located at 450 E. Grant Line Road based on the findings contained in the Planning Commission Resolution dated June 23, 2021.

A roll call vote found all in favor; passed and so ordered; 5-0-0-0.

**D. PUBLIC HEARING TO CONSIDER APPROVING A CONDITIONAL USE PERMIT TO ALLOW AUTOMOTIVE SERVICE AND REPAIR AT 503 W. LARCH RD. UNIT G. THE PROJECT HAS BEEN DETERMINED TO BE CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15301, WHICH PERTAINS TO EXISTING FACILITIES WHERE THE PROJECT DOES NOT INVOLVE EXPANSION OF AN EXISTING DEVELOPMENT.**

*This item has been removed from the agenda; it will be re-noticed, and reviewed at a future Planning Commission meeting.*

**E. INTERNATIONAL PARK OF COMMERCE TENTATIVE SUBDIVISION MAP TO SUBDIVIDE THE 978 ACRES INTO 39 LOTS. THE PROJECT IS CONSISTENT WITH THE CORDES RANCH ENVIRONMENTAL IMPACT REPORT APPROVED BY THE CITY COUNCIL SEPTEMBER 3, 2013.**

*This item has been removed from the agenda; it will be re-noticed, and reviewed at a future Planning Commission meeting.*

**2. ITEMS FROM THE AUDIENCE**

None.

**3. DIRECTOR'S REPORT**

**A. ELECTION OF CHAIR**

**ACTION:** It was moved by Commissioner Wood and seconded by Commissioner Francis to nominate Cliff Hudson as the new Planning Commission Chair.

A roll call vote found all in favor; passed and so ordered; 5-0-0-0.

**B. DISCUSSION: RETURNING TO COUNCIL CHAMBERS**

Scott Claar informed the Commission that the Commission meetings will be moving back to Council Chambers in July, beginning with the next regularly scheduled Planning Commission meeting on July 14, 2021. Administrative Assistant Grace Strmiska will be in contact with the Commission to schedule a training before the next meeting.

**4. ITEMS FROM THE COMMISSION**

None.

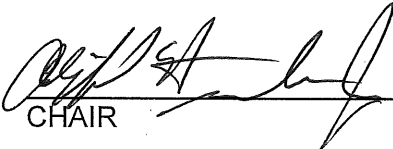
**5. ADJOURNMENT**

**ACTION:** It was moved by Chair Orcutt and seconded by Commissioner Francis to adjourn.

A voice vote found all in favor. Passed and so ordered; 5-0-0-0.

Time: 9:12 p.m.

  
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STAFF LIAISON

  
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CHAIR