

**MINUTES  
TRACY CITY PLANNING COMMISSION  
FEBRUARY 24, 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**

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 Commissioner Atwal, Commissioner Francis, Commissioner Wood, Vice Chair Hudson, and Chair Orcutt present. Also present were: Andrew Malik, Assistant City Manager; Leticia Ramirez, City Attorney; Bianca Rodriguez, Assistant City Attorney; Robert Armijo, City Engineer; Bill Dean, Assistant Development Services Director; Alan Bell, Senior Planner; Necy Lopez, Deputy City Clerk; Gina Peace, Executive Assistant; Andrea Pedigo, Executive Assistant; and Grace Strmiska, Administrative Assistant.

**MINUTES**

Chair Orcutt introduced the Minutes from the February 10, 2021 meeting.

**ACTION:** It was moved by Chair Orcutt and seconded by Vice Chair Hudson to approve the February 10, 2021 Planning Commission meeting minutes.  
A voice vote found all in favor. Passed and so ordered; 5-0-0-0.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

None.

**ITEMS FROM THE AUDIENCE**

None.

**1. NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL REGARDING THE ELLIS AND AVENUES SPECIFIC PLANS: SPECIFIC PLAN AMENDMENT (SPA20-0007) TO INCORPORATE THE AVENUES SPECIFIC PLAN AREA INTO THE**

**ELLIS SPECIFIC PLAN, APPROVE VARIOUS MODIFICATIONS, AND ADD A PUBLIC PARK TO THE NORTHEAST CORNER OF THE PROPOSED SCHOOL SITE; GENERAL PLAN AMENDMENT (GPA20-0003) TO UPDATE THE DESCRIPTION OF ELLIS AND ADD THE AVENUES SPECIFIC PLAN AREA TO THE SECONDARY RESIDENTIAL GROWTH AREA; A ZONING TEXT AMENDMENT TO REMOVE THE AVENUES SPECIFIC PLAN AS A SEPARATE ZONE DISTRICT (ZA20-0004); AND REPEAL ORDINANCE 1262 CREATING THE AVENUES SPECIFIC PLAN AND AVENUES SPECIFIC PLAN ZONING.**

Alan Bell, Senior Planner, delivered the staff report and presented a power point presentation with the help of Chris Long, Barry Long, and Linda Gates, representing Surland on Ellis and Avenues Specific Plans.

Chair Orcutt opened the Public Hearing at 7:19 p.m.

Mark Connolly, Steve Herum, Les Serpa, and Mary Mitracos commented via WebEx with various questions about the Ellis and Avenues Specific Plans.

Chair Orcutt closed the Public Hearing at 9:17 p.m.

**ACTION:** It was moved by Vice Chair Hudson and seconded by Commissioner Wood that the Planning Commission do the following:

1. Approve the CEQA Addendum for the project;
2. Approve the General Plan Amendment;
3. Approve the amendments to the Ellis and Avenues specific plans and combine the two specific plans into one Ellis Specific Plan, including the following additional text which shall be added to the title/description at the bottom of Figures 2.31 and 2.33:  
Figure 2.31 - "This figure is illustrative and does not represent all of the design requirements of this intersection nor does it represent the final configuration of the turning movements shown. The design of this intersection shall be based on the technical Memorandum by Kimley-Horn "Lammers Road and Ellis Town Drive Traffic Analysis" dated May 1, 2019, Ellis FEIR and Addendums, and City Design Standards; as approved by the City Council."  
Figure 2.33 - "This figure is illustrative and does not represent all of the design requirements of this intersection nor does it represent the final configuration of the turning movements shown. The design of this intersection shall be based on City's Roadway Master Plan and City Design Standards, and final design documents for capital improvement project as approved by the City Engineer."
4. Repeal Ordinance 1262 and approve the Zoning Text Amendment to repeal the Avenues Specific Plan Zone, Tracy Municipal Code Chapter 10.08, Article 22.8.

A roll call vote found Commissioner Atwal and Commissioner Wood in favor; Chair Orcutt, Vice Chair Hudson, and Commissioner Francis opposed; motion failed; 2-3-0-0.

**2. ITEMS FROM THE AUDIENCE**

None.

**3. DIRECTOR'S REPORT**

Bill Dean, Assistant Development Services Director, thanked the Commission and various City staff for their attendance and wished farewell to Bianca Rodriguez, Assistant City Attorney, for her service at the City of Tracy.

**4. ITEMS FROM THE COMMISSION**

Commissioner Francis brought up the question regarding flags flown at half-staff. Vice Chair Hudson responded by saying this was due to the high volume of COVID-19 deaths.

Vice Chair Hudson stated that Avenues Specific Plan should move forward separately from Ellis.

Commissioner Wood directed his comment towards the new City Council to take action in creating affordable housing for the Tracy community. Chair Orcutt supported this request.

**5. ADJOURNMENT**

**ACTION:** It was moved by Chair Orcutt and seconded by Vice Chair Hudson to adjourn.

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

Time: 9:25 p.m.



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STAFF LIAISON

  
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CHAIR

