

**MINUTES
TRACY CITY PLANNING COMMISSION
MAY 12, 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 Wood, Vice Chair Hudson, and Chair Orcutt present; Commissioner Francis was absent. Also present were: Daniel Doporto, Consulting Attorney; Scott Claar, Senior Planner; Genevieve Federighi, Assistant Planner; Gina Peace, Executive Assistant and Grace Strmiska, Administrative Assistant.

MINUTES

Chair Orcutt introduced the Minutes from the April 28, 2021 meeting.

ACTION: It was moved by Chair Orcutt and seconded by Vice Chair Hudson to approve the April 28, 2021 Planning Commission meeting minutes.
A voice vote found all in favor. Passed and so ordered; 4-0-1-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER APPROVAL OF A DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A 3,010 SQUARE FOOT CONVENIENCE STORE AND AUTOMOBILE SERVICE STATION AT 3379 N. TRACY BLVD. APPLICANT IS MICHELLE FEASBY AND PROPERTY OWNER IS LJ REMAINDER LLC. APPLICATION NUMBER D20-0014**

Kenny Lipich, Assistant Planner, delivered the staff report.

Chair Orcutt opened the Public Hearing at 7:06 p.m.

One e-mail was received from the public from Millie Orcutt who was opposed the Project.

Three WebEx participants addressed the Commission, Crystal Justice, Richard Brooks and Chandra Miehle, all in favor of the project.

Commission and Staff discussion followed.

Chair Orcutt closed the Public Hearing at 7:58 p.m.

ACTION: It was moved by Vice Chair Hudson and seconded by Chair Orcutt. A roll call vote found all not in favor; motion failed and so ordered; 2-2-1-0

It was moved by Commissioner Wood and seconded by Chair Orcutt that the Planning Commission recommend that City Council approve the Development Review Permit to construct a 3,010 square foot convenience store and automobile service station at 3379 N. Tracy Blvd. Application Number D20-0014, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated May 12, 2021.

A roll call vote found all in favor; passed and so ordered; 4-0-1-0.

B. PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL REGARDING INTRODUCTION OF AN ORDINANCE APPROVING AN AMENDMENT TO THE CORDES RANCH SPECIFIC PLAN REGARDING MOBILE FOOD VENDORS, MAXIMUM FLOOR AREA RATIO FOR HOTELS, AND SIGNS. THE APPLICANT IS JEFF BERBERICH. APPLICATION NUMBER SPA20-0004

Scott Claar, Senior Planner, delivered the staff report.

Chair Orcutt opened the Public Hearing at 8:27 p.m.

One WebEx participant, Matt Sims, addressed the Commission in favor of the Project.

Commission and Staff discussion followed.

Chair Orcutt closed the Public Hearing at 8:32 p.m.

ACTION: It was moved by Vice Chair Hudson and seconded by Commissioner Wood that the Planning Commission recommend that City Council introduce and adopt an ordinance approving an amendment to the Cordes Ranch Specific Plan

regarding mobile food vendors, maximum floor area ratio for hotels, and signs, as specified in the Planning Commission Resolution dated May 12, 2021.

A roll call vote found all in favor; passed and so ordered; 4-0-1-0.

C. PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL REGARDING THE TRACY HILLS 35-ACRE ANNEXATION PROJECT, WHICH INCLUDES APPROVING A GENERAL PLAN AMENDMENT, INTRODUCTION OF AN ORDINANCE APPROVING A TRACY HILLS SPECIFIC PLAN AMENDMENT, AND APPROVING THE PRE-ZONING AND ANNEXATION TO THE CITY OF TRACY OF APPROXIMATELY 35 ACRES LOCATED SOUTH OF I-580 IN THE VICINITY OF CORRAL HOLLOW ROAD, ASSESSOR'S PARCEL NUMBERS 253-030-13 AND 253-040-10. APPLICANT IS JOHN PALMER. APPLICATION NUMBERS GPA20-0001, SPA20-0001, AND AP20-0002

Scott Claar, Senior Planner, delivered the staff report.

Chair Orcutt opened the Public Hearing at 8:55 p.m.

One WebEx participant addressed the Commission. Alice English expressed her concern regarding water shortage.

Commission and Staff discussion followed.

Chair Orcutt closed the Public Hearing at 9:05 p.m.

ACTION: It was moved by Vice Chair Hudson and seconded by Commissioner Atwal that the Planning Commission recommend that City Council take the following actions regarding the Tracy Hills 35-Acre Annexation Project, as stated in the Planning Commission Resolution, dated May 12, 2021:

- Approve a General Plan Amendment (Application Number GPA20-0001)
- Introduce and adopt an Ordinance approving a Tracy Hills Specific Plan Amendment (Application Number SPA20-0001)
- Approve the annexation of the Tracy Hills 35-Acre Annexation Area into the City of Tracy (Application Number AP20-0002)
- Approve pre-zoning the Tracy Hills 35-Acre Annexation Area as Tracy Hills Specific Plan Zone (Application Number AP20-0002)
- Approve the City preparing and submitting an application for approval of annexation request to the San Joaquin Local Agency Formation Commission (Application Number AP20-0002)

A roll call vote found all in favor; passed and so ordered; 4-0-1-0.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

Commissioner Wood asked about the agenda procedure regarding items of the audience.

Commissioner Atwal thanked City staff for all the details in today's agenda reports.

5. ADJOURNMENT

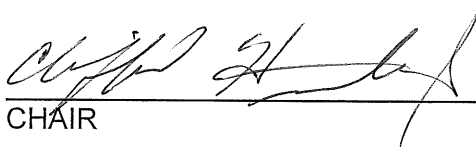
ACTION: It was moved by Chair Orcutt and seconded by Vice Chair Hudson to adjourn.

A voice vote found all in favor. Passed and so ordered; 4-0-1-0.

Time: 9:12 p.m.



STAFF LIAISON



CHAIR