

**MINUTES
TRACY CITY PLANNING COMMISSION
JULY 28, 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, and WebEx during the meeting.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Hudson led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner Atwal, Commissioner Francis, Vice Chair Wood, and Chair Hudson present. Commissioner Orcutt absent. Also present were: Daniel P. Doporto, Contract Attorney; Scott Claar, Senior Planner; Genevieve Federighi, Assistant Planner; Kenneth Lipich, Assistant Planner; Gina Peace, Executive Assistant; and Kellie Jones, Administrative Assistant.

MINUTES

Chair Hudson introduced the Special Meeting Minutes from the July 14, 2021 Special meeting.

ACTION: It was moved by Vice Chair Wood and seconded by Commissioner Francis to approve the July 14, 2021 Planning Commission Special meeting minutes. A voice vote found all in favor. Passed and so ordered; 4-0-1-0. Commissioner Orcutt absent.

Chair Hudson introduced the Regular Meeting Minutes from the July 14, 2021 meeting.

ACTION: It was moved by Vice Chair Wood and seconded by Commissioner Francis to approve the July 14, 2021 Planning Commission Regular meeting minutes. A voice vote found all in favor. Passed and so ordered; 4-0-1-0. Commissioner Orcutt absent.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE PERMITTED USES IN THE GENERAL INDUSTRIAL LAND USE DESIGNATION OF THE INDUSTRIAL AREAS SPECIFIC PLAN (SPA20-0009) AND A CONDITIONAL USE PERMIT FOR AN ANIMAL BOARDING FACILITY AND RECREATION CENTER (CUP20-0002) ON APPROXIMATELY 4.76 ACRES CONSISTING OF THREE ADJACENT PARCELS LOCATED AT THE SOUTHEAST CORNER OF GANDY DANCER DRIVE AND SHAMROCK WAY (3508, 3608, AND 3708 SHAMROCK WAY – THE APPLICANT IS ALEX WEBER, LLC AND THE OWNER IS GOWAN FAMILY, LLC).**

Genevieve Federighi, Assistant Planner, presented the staff report, including a PowerPoint presentation.

Jolene Gularte from Whiskey Tango Fitness addressed the Commission.

Commissioner Orcutt joined the meeting at 7:14 p.m.

Chair Hudson opened the Public Hearing at 7:15 p.m.

John Weber, for the applicant Camp BowWow, addressed the Commission and answered questions from the Commission.

Carl Gowan, for the applicant Camp BowWow, addressed the Commission and answered questions from the Commission.

Chair Hudson closed the Public Hearing at 7:16 p.m.

Staff addressed questions from the Commission.

- ACTION:** It was moved by Vice Chair Wood and seconded by Commissioner Francis that the Planning Commission approve the amendment to the Industrial Areas Specific Plan to conditionally permit animal boarding facilities in the General Industrial land use designation of the Industrial Areas Specific Plan, as indicated in the Planning Commission Resolution dated July 28, 2021, and that the Planning Commission approve the Conditional Use Permit for animal boarding facilities and recreation centers, Application Number CUP-20-002, as indicated in the Planning Commission Resolution dated July 28, 2021

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

- B. PUBLIC HEARING TO CONSIDER APPROVING A CONDITIONAL USE PERMIT TO ALLOW AUTOMOTIVE SERVICE AND REPAIRS AT 503 W LARCH RD. APPLICANT IS JOE SULLIVAN AND PROPERTY OWNER IS MCA LARCH, LLC C/O PCCRE. APPLICATION NUMBER CUP20-0004**

Kenneth Lipich, Assistant Planner, presented the staff report.

Joe Sullivan, Applicant, addressed the Commission, and stated he is available to answer questions.

Chair Hudson opened the Public Hearing at 7:30 p.m.

As there were no public comments, Chair Hudson closed the Public Hearing.

Staff and applicant addressed questions from the Commission.

ACTION: It was moved by Commissioner Francis and seconded by Commissioner Atwal that the Planning Commission approve a Conditional Use Permit to allow automotive service and repair at 503 W Larch Rd., Application Number CUP20-0004, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated July 28, 2021.

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

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

Commissioner Orcutt reminded the Commission to sign up for the Annual APA Conference.

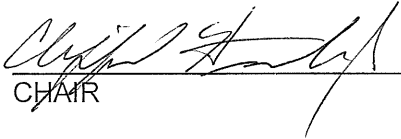
5. ADJOURNMENT

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

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

Time: 7:33 p.m.


STAFF LIAISON


CHAIR