

**MINUTES  
TRACY CITY PLANNING COMMISSION  
SEPTEMBER 22, 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 Francis, Vice Chair Wood, and Chair Hudson present. Commissioner Atwal and Commissioner Orcutt were not present at roll call. Also present were: Dan Doport, Consulting Attorney; Scott Claar, Senior Planner; Victoria Lombardo, Senior Planner; Gina Peace, Executive Assistant; and Kellie Jones, Administrative Assistant.

**MINUTES**

Chair Hudson introduced the Regular Meeting Minutes from the July 28, 2021 meeting.

**ACTION:** It was moved by Vice Chair Wood and seconded by Commissioner Francis to approve the July 28, 2021 Planning Commission Regular meeting minutes. A voice vote found all in favor. Passed and so ordered; 3-0-2-0. Commissioner Atwal and Commissioner Orcutt not present at this time.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

None.

**ITEMS FROM THE AUDIENCE**

None.

**NOTE:** Commissioner Orcutt joined the meeting virtually at 7:05 p.m., and Commissioner Atwal joined the meeting virtually at 7:07 p.m.

**1. NEW BUSINESS**

**A. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE TRACY MUNICIPAL CODE, CHAPTER 10.08, ZONING REGULATIONS, SIGN ORDINANCE (ARTICLE 35) AND THE I-205 SPECIFIC PLAN TO ADD DEFINITIONS AND REGULATIONS FOR DIGITAL FREEWAY SIGNS, AND TO AMEND THE CITY'S SIGN REGULATIONS TO REFLECT NEW CONTENT-NEUTRAL INDUSTRY STANDARDS, INCLUDING THE ADOPTION OF AN INITIAL STUDY, MITIGATED NEGATIVE DECLARATION PURSUANT TO CEQA GUIDELINES SECTION 15074.**

Victoria Lombardo, Senior Planner, presented the staff report.

Chair Hudson opened the Public Hearing at 7:13 p.m.

Charlie Gay, with CK Sign Services, representing the owner, addressed the Commission, and advised he was available for questions.

Jass Sangha, Northgate Village tenant, addressed the Commission in favor of the Ordinance.

Chair Hudson closed the Public Hearing at 7:18 p.m.

Staff addressed questions from the Commission.

**ACTION:** It was moved by Commissioner Orcutt and seconded by Vice Chair Wood that the Planning Commission recommend that City Council introduce the ordinances and adopt a Mitigated Negative Declaration, to amend Article 35 of the Tracy Municipal Code, and the I-205 Corridor Specific Plan Sign Regulations as shown in Attachments A and B and C, as stated in the revised Planning Commission Resolution dated September 22, 2021, to include Vice Chair Wood's friendly amendment to with corrections to section 10.08.4490 I to include the reference to section E and B of 10.08.4500.

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**

Scott Claar thanked the Commission for making themselves available for the October 6, 2021 Special Planning Commission Meeting.

**4. ITEMS FROM THE COMMISSION**

Commissioner Orcutt commented that he enjoyed and appreciated the virtual APA Conference. He asked staff about how soon we could expect sign applications to come

in for approval. Victoria Lombardo, Senior Planner, responded mid to late December.

Commissioner Atwal and Commissioner Francis both thanked the staff for the detailed project outline.

**5. ADJOURNMENT**

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

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

Time: 7:59 p.m.

  
STAFF LIAISON

  
CHAIR