

**MINUTES
TRACY CITY PLANNING COMMISSION
SPECIAL MEETING
OCTOBER 6, 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, Commissioner Orcutt, Vice Chair Wood, and Chair Hudson present. Also present were: Scott Claar, Senior Planner; Robert Armijo, City Engineer/Assistant Director of Development Services; Anju Pillai, Senior Civil Engineer; Dan Doporto, Consulting Attorney; Nanda Gottiparthi, SNG & Associates; Frederik Venter, Kimley-Horn; Gina Peace, Executive Assistant; and Kellie Jones, Administrative Assistant.

MINUTES

Chair Hudson introduced the Regular Meeting Minutes from the September 22, 2021 meeting.

ACTION: It was moved by Commissioner Orcutt and seconded by Commissioner Francis to approve the September 22, 2021 Planning Commission Regular meeting minutes with an amendment to the Action section of the minutes to read "Commissioner Atwal and Commissioner Orcutt not present at the time of roll call." 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 RECOMMENDATIONS TO THE CITY COUNCIL REGARDING THE TRACY HILLS PHASE 2 PROJECT, WHICH INCLUDES APPROVAL OF A GENERAL PLAN AMENDMENT, A TRACY HILLS SPECIFIC PLAN AMENDMENT, AND A VESTING TENTATIVE SUBDIVISION MAP TO CREATE 1,470 SINGLE-FAMILY RESIDENTIAL LOTS AND VARIOUS OTHER PARCELS ON APPROXIMATELY 1,143 ACRES LOCATED SOUTH OF I-580, WEST OF CORRAL HOLLOW ROAD. THE APPLICANT IS JOHN PALMER. APPLICATION NUMBERS GPA21-0001, SPA21-0003, AND TSM20-0003

Scott Claar, Senior Planner, presented the staff report along with Robert Armijo, City Engineer, and Frederik Venter, traffic consultant with Kimley-Horn. Staff and Nanda Gottiparthi, consultant with SNG & Associates, were also available for questions.

John Palmer, applicant, along with Mike Souza and Jordan Lail representing the developer/applicant, presented a slide show presentation and addressed the Commission in favor of the Ordinance.

Chair Hudson opened the Public Hearing at 8:30 p.m.

Alice English, Tracy resident, addressed the Commission in favor of the Ordinance.

Chair Hudson closed the Public Hearing at 8:33 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 take the following actions for the Tracy Hills Phase 2 Project, as stated in the Planning Commission Resolutions, dated October 6, 2021 (Attachments E, F, and G: Planning Commission Resolutions):

- Approve a General Plan Amendment (Application Number GPA21-0001)
- Approve a Tracy Hills Specific Plan Amendment (Application Number SPA21-0003)
- Approve a Vesting Tentative Subdivision Map (Application Number TSM20-0003)

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

None.

5. ADJOURNMENT

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

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

Time: 8:36 p.m.



STAFF LIAISON


CHAIR