

**MINUTES  
TRACY CITY PLANNING COMMISSION  
REGULAR MEETING  
NOVEMBER 17, 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 Orcutt, Vice Chair Wood, and Chair Hudson present. Commissioner Francis was not present at roll call. Also present were: Scott Claar, Senior Planner; Alan Bell, Senior Planner; Kenny Lipich, Assistant Planner; Dan Doporto, Consulting Attorney; Gina Peace, Executive Assistant; and Kellie Jones, Administrative Assistant.

**MINUTES**

Chair Hudson introduced the Special Meeting Minutes from the October 6, 2021 meeting.

**ACTION:** It was moved by Commissioner Orcutt and seconded by Commissioner Atwal to approve the October 6, 2021 Planning Commission Special 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.

**NOTE:** Dan Doporto, Consulting Attorney joined the meeting at 7:05 p.m. Commissioner Francis joined the meeting virtually at 7:07 p.m.

**1. NEW BUSINESS**

**A. PUBLIC HEARING TO CONSIDER APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN ART STUDIO AT 618 N. CENTRAL AVE. APPLICANT IS SUZANNE SPRAGGE AND PROPERTY OWNER IS DON COSE & ASSOCIATES. APPLICATION NUMBER CUP21-0005**

Commissioner Wood recused himself from Item 1.A at 7:04 p.m. and left the dais.

Kenneth Lipich, Assistant Planner, presented the staff report.

Suzanne Spragge, Applicant, spoke and addressed questions from the Commission.

Don Cose, Property Owner, spoke in favor of the Conditional Use Permit.

Staff addressed questions from the Commission.

Chair Hudson opened the Public Hearing at 7:17 p.m.

Kim Scarlata, Scarlata Farms, spoke in favor of the permit.

There were three (3) public comments received via email in favor of the permit. Comments were not read into record, but redacted copies were provided to the Commission, available to the public at the meeting, and are attached to the meeting Minutes as Attachment A, B and C.

Chair Hudson closed the Public Hearing at 7:21 p.m.

**ACTION:** It was moved by Commissioner Orcutt and seconded by Commissioner Atwal that the Planning Commission approve a Conditional Use Permit to allow an art studio at 618 N. Central Ave., Application Number CUP21-0005, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated November 17, 2021 (Attachment C: Planning Commission Resolution).

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

**NOTE:** Commissioner Wood rejoined the meeting and dais for Item 1.B. at 7:23 p.m.

**B. PUBLIC HEARING TO CONSIDER AMENDMENDING THE ZONE DISTRICT OF TWO SITES: (1) APPROXIMATELY 35 ACRES LOCATED ON THE NORTH SIDE OF VALPICO ROAD, APPROXIMATELY ONE-QUARTER MILE EAST OF TRACY BOULEVARD; AND (2) APPROXIMATELY 4.6 ACRES NORTHWEST OF THE INTERSECTION OF THIRD STREET AND EVANS STREET – APPLICANTS ARE JUAN BAUTISTA AND THE CITY OF TRACY – APPLICATION NUMBERS R21-0005 AND R21-0002**

Alan Bell, Senior Planner, presented the staff report.

Commissioner Orcutt confirmed he does not reside within 500 feet of the rezone area, thus will continue to preside over this hearing.

Chair Hudson opened the Public Hearing at 7:55 p.m.

Marcilina Blea, Tracy Resident, spoke against the Rezone on Evans and Third Street.

Chair Hudson closed the Public Hearing at 7:58 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 the City Council approve the zoning district amendments for the Valpico Road Site and the Third Street Site as indicated in the November 17, 2021 Planning Commission Resolution.

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 Wood expressed he enjoys these types of meetings and debates. Chair Hudson reminded the Commission of proper public debate protocol.

**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: 8:09 p.m.



STAFF LIAISON

  
CHAIR

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11/17/2021

To Whom It May Concern:

Re: The Stained Canvas

The Stained Canvas is a huge asset to Tracy's downtown community. Suzy provides a place for not only adults but also kids to be creative, to learn & to have fun...a lot of fun. She has created such a unique business as people can walk in, relax and just paint by themselves or they can celebrate birthdays and other memorable events there. My kids frequently paint with Miss Suzy. We've made a routine out of it because they love painting and Miss Suzy so much! And she isn't one of those business owners that isn't there. She is so hands on and the studio is open literally all the time, which is extremely important in a downtown community. It's also important as small business owners to support each other as we are only stronger together. And boy did I luck out with getting The Stained Canvas as my neighbor! Since Suzy moved in, I have had direct sales & contacts made from her clients... not just because they see my location but also because she supports me and her neighbors and informs her clients about my services. I hope this letter helps The Stained Canvas, I couldn't think of a better gem located in downtown Tracy.

Neighbor to The Stained Canvas

## Stained Canvas Attachment B

From:

Sent: Wednesday, November 17, 2021 4:31 PM

To: Public Comment <[publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org)>

Subject: Event # 2559-168-3997, application CUP21-0005, art studio statement

Hello,

My name is \_\_\_\_\_. I've been a resident of Tracy for nearly 20 years now. I can remember when 11th street and Lammers were dirt roads with a makeshift stop sign/light. I've seen a lot of changes in Tracy throughout the nearly two decades I've lived here, some not so good, and many for the betterment of the city. The Stained Canvas is helping better our community.

In the short time The Stained Canvas has opened their doors they've become a staple downtown. I was introduced to The Stained Canvas during this past summer of 2021 with some friends. We had such a good time that I started going back on my own.

Suzy and the environment she created there allowed me to express myself artistically, something I didn't think I had. Painting has become a form of therapy for myself, and something I can see visible, physical progress in. Since my initial visit, I am starting to see that in others that frequent The Stained Canvas as well.

I am a Registered Nurse working in the Emergency Department for over 8 years now. My career is full of non-stop stress and rapid decision making. The Stained Canvas has become a place where things can slow down, people can breathe and relax, tap into a new skill, gain confidence in themselves, have fun, and when the time is up leave with something more than just a painting.

The Stained Canvas is a place where people can express themselves creatively. You go there unsure, maybe even not wanting to paint, and leave with joy and gratitude for Suzy and The Stained Canvas. That's how I feel, and that's how the people I talk to and have met there feel as well. I may go in by myself, but I always leave meeting new friends of all ages. That's what The Stained Canvas contributes to this city, a sense of community and acceptance.

WE, the community, need The Stained Canvas to operate and flourish for as long as possible. Suzy and her vision for reaching others is unmatched and heartfelt. We need The Stained Canvas to stay here in the heart of downtown Tracy. Thank you for your time.

## Stained Canvas Attachment C

**From:**

**Sent:** Wednesday, November 17, 2021 4:05 PM

**To:** Public Comment <publiccomment@cityoftracy.org>

**Subject:** Item 1.A: CUP21-0005

Dear Planning Commission,

I am writing to you today encouraging your approval of the Conditional Use Application (CUP21-0005) made by Suzanne Spragge, operator of the Stained Canvas here in Downtown Tracy.

Over the last number of months, the Stained Canvas has become an integral part of our downtown ecosystem, bringing many new faces and foot traffic to the 6th Street & Central Avenue corridor. It is exactly the type of service-oriented business we need to help us transform ourselves from what has become a very challenging effort to attract traditional retail.

Thinking outside the box and current limitations within the Central Business District zone will help us adapt to an economy that is much different than what was envisioned back when policy was created, and can be part of the much needed vision/guidance for a new Downtown Specific plan currently in the works.

Please do not hesitate to contact me directly with any questions.

Sincerely,

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