

NOTICE OF SPECIAL MEETING

Pursuant to Section 54956 of the Government Code of the State of California, a Special Joint Meeting of the **Planning Commission and Tracy City Council** is hereby called for:

Date/Time: **Tuesday, February 15, 2022, 6:00 p.m.**
(or as soon thereafter as possible)

Location: **Tracy City Hall**
333 Civic Center Plaza, Tracy, CA.

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Planning Commission and Tracy City Council on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

This meeting will be open to the public for in-person and remote participation. In accordance with the California Department of Public Health Guidelines, masks are required for all individuals in indoor public settings including all of City Hall and Council Chambers. Members of the public may participate remotely in the meeting via the following method.

For Remote Public Comment:

During the Items from the Audience, public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:

- *Comments via:*
 - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following **Event Number:** 2550 336 0703 and **Event Password:** TracyCC
 - ***If you would like to participate in the public comment anonymously***, you may submit your comment via phone or in WebEx by typing “Anonymous” when prompted to provide a First and Last Name and inserting Anonymous@example.com when prompted to provide an email address.
 - **Join by phone by dialing** +1-408-418-9388, enter 25503360703#8722922#
- *Protocols for commenting via WebEx:*
 - *If you wish to comment under “Items from the Audience/Public Comment” portion of the agenda:*
 - *Listen for the Mayor to open “Items from the Audience/Public Comment”, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
 - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*
 - *Comments for the “Items from the Audience/Public Comment” will be accepted until the public comment period is closed.*
- **The total allotted time for public comment under “Items from the Audience/Public Comment” will be 15 minutes.**

1. Call to Order
2. Roll Call
3. Items from the audience - *In accordance with Council Meeting Protocols and Rules of Procedure*, adopted by Resolution 2019-240, a five-minute maximum time limit per speaker will apply to all individuals speaking during "Items from the Audience/Public Comment". For non-agendized items, Planning Commission and Council Members may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to Council.
4. JOINT CITY COUNCIL AND PLANNING COMMISSION WORKSHOP TO DISCUSS THE ROLE OF THE PLANNING COMMISSION, PLANNING COMMISSION BYLAWS, PLANNING COMMISSION ACTIVITY DURING 2021, AND UPCOMING AGENDA ITEMS FOR 2022
5. Council Items and Comments
6. Adjournment



Mayor

Posting Date: February 10, 2022

The City of Tracy is in compliance with the Americans with Disabilities Act and will make all reasonable accommodations for the disabled to participate in employment, programs and facilities. Persons requiring assistance or auxiliary aids in order to participate, should contact the City Manager's Office at (209) 831-6000 at least 24 hours prior to the meeting.

AGENDA ITEM 4

REQUEST

JOINT CITY COUNCIL AND PLANNING COMMISSION WORKSHOP TO DISCUSS THE ROLE OF THE PLANNING COMMISSION, PLANNING COMMISSION BYLAWS, PLANNING COMMISSION ACTIVITY DURING 2021, AND UPCOMING AGENDA ITEMS FOR 2022

EXECUTIVE SUMMARY

This agenda item involves a joint City Council and Planning Commission workshop to discuss the role of the Planning Commission, Planning Commission bylaws, Planning Commission activity during 2021, and upcoming agenda items for 2022.

DISCUSSION

Role of the Planning Commission

The role of the Planning Commission is described in California State Planning and Zoning Law and further described in Chapter 10.04 of Title 10 of the Tracy Municipal Code (Attachment A – Tracy Municipal Code, Chapter 10.04, Planning Commission). In general terms, the role of the Planning Commission involves the following duties:

- Make recommendations to the City Council regarding revisions or updates to the General Plan.
- Implement the General Plan by holding hearings on planning and zoning related matters that involve approval authority of the Planning Commission, such as conditional use permits, tentative subdivision maps, and certain development review permits, as well as matters that involve making recommendations to the City Council, such as General Plan amendments, specific plan amendments, zoning ordinance amendments, rezones, vesting tentative subdivision maps, and certain development review permits.
- Annually review the City's Capital Improvement Program for consistency with the General Plan.
- Report upon whether each acquisition or disposition of City-owned real property is consistent with the General Plan.

Planning Commission Bylaws

The City Council approved the current version of the Planning Commission bylaws on January 20, 2004. The bylaws govern the conduct of the Planning Commission meetings and the transaction of its affairs, including various rules and procedures (Attachment B – Planning Commission Bylaws).

Planning Commission Activity During 2021

During the year of 2021, the Planning Commission considered twenty agenda items (Attachment C – 2021 Planning Commission Actions). The agenda items covered a broad range of planning and zoning related matters. The Planning Commission approved six conditional use permits and three development review permits. The Planning Commission made recommendations to the City Council regarding various General Plan amendments, specific plan amendments, zoning text amendments, rezones, a vesting tentative subdivision map, and a pre-zoning/annexation. The Planning Commission also made a report of General Plan consistency for the City's Capital Improvement Program.

Upcoming Agenda Items for 2022

A summary of anticipated Planning Commission agenda items for 2022 is included as Attachment D.

STRATEGIC PLAN

This agenda item is not related to the City Council's Strategic Plans.

FISCAL IMPACT

There is no fiscal impact for this agenda item.

RECOMMENDATION

Staff recommends that the City Council and Planning Commission conduct a joint workshop to discuss the role of the Planning Commission, Planning Commission Bylaws, Planning Commission activity during 2021, and upcoming agenda items for 2022.

Prepared by: Scott Claar, Senior Planner

Reviewed by: Bill Dean, Interim Development Services Department Director
Karin Schnaider, Finance Director
Midori Lichtwardt, Assistant City Manager

Approved by: Michael Rogers, City Manager

ATTACHMENTS

- A – Tracy Municipal Code, Chapter 10.04, Planning Commission
- B – Planning Commission Bylaws
- C – 2021 Planning Commission Actions
- D – Anticipated Planning Commission Agenda Items for 2022

Chapter 10.04 PLANNING COMMISSION**10.04.010 Adoption of State Planning and Zoning Law.**

All the provisions of chapters 3 and 4 of title 7 of the Government Code of the State, Statutes of 1965, and the amendments thereto, referred to in this chapter as chapters 3 and 4, relating to the authority and procedures for local planning and zoning regulations as applicable to cities, are hereby made a part of this Code even though not specifically included in their entirety or referred to in this chapter.

(Prior code § 10-1.01)

10.04.020 Creation of Planning Commission.

The Planning Commission of the City is hereby established and shall consist of five (5) members appointed by the Mayor with the approval of the Council. The members shall be citizens, not City officials or employees, of the City. The members shall serve at the pleasure of the Council. Members may be automatically terminated as may be set forth by City Council resolution. Otherwise, members may be terminated at any time by a majority vote of the entire Council. Unless subject to automatic termination, members shall first be notified in writing of the Council's intended consideration of their termination. Such members, upon a request to the Council within fifteen (15) days following their receipt of such notice, shall be entitled to a hearing before the entire Council prior to the Council's vote on their termination.

The members heretofore appointed shall complete the terms for which they were appointed, and their successors to such terms shall be appointed for terms of four (4) years, except in the case of unexpired portions of terms. If a vacancy shall occur otherwise than by an expiration of a term, it shall be filled by an appointment for the unexpired portion of such term.

(Prior code § 10-1.02)

(Ord. No. 1146, § 2, 3-16-2010)

10.04.030 Meetings.

- (a) The Planning Commission shall elect a Chairman and Vice-Chairman from among the citizen members and a secretary, who need not be a member, for a term of one year, and such officers may be reelected for successive terms of office. Subject to the provisions of chapters 3 and 4 of title 7 of the Government Code of the State and other applicable laws, the Commission may create and fill such other offices and may recommend the employment of consultants or other employees as it may determine appropriate.
- (b) The Planning Commission shall hold at least two (2) regular meetings in each month. Any petitioner or citizen applicant desiring a special meeting of the Commission shall pay a fee as set by resolution of the Council prior to the calling of any such meeting. If there is more than one petitioner or applicant, the charge shall be prorated equally. The Commission shall adopt rules for the transaction of business and shall keep a record of its transactions, findings, and determinations.
- (c) All members of the Planning Commission shall serve as such without compensation, except for reasonable traveling expenses to and from their usual place of business to the place of meeting of the Commission, and except that the Council may establish by resolution a compensation for the citizen members for attendance

at Commission meetings. Officers shall serve without extra compensation, except that the secretary, whether a member or nonmember, may, by Council resolution, receive a further compensation in addition to such other compensation as the secretary may receive from any other source.

- (d) When duly authorized by the Planning Commission, its members, including ex officio members and members of its staff, may attend City planning conferences or meetings, or hearings on City planning legislation, or matters affecting the planning of the City, and the reasonable expenses of such attendance shall be charged upon the funds allocated to the Commission.

(Prior code § 10-1.03)

(Ord. No. 1146, § 1, 3-16-2010)

10.04.040 Powers and duties.

The Planning Commission shall have the general powers and duties specified for the Planning Commission in chapters 2 and 3 of this title and pursuant thereto shall have the power and duty to:

- (a) Perform all of the functions assigned to a City Planning Commission by the State Planning and Zoning Law and other statutes of the State relating to planning and zoning;
- (b) Prepare and recommend the adoption, amendment, or repeal of a comprehensive long-term general plan, or any portion thereof, for the physical development of the City, together with detailed or specific sections based thereon, which shall include a land use element, a circulation element, a conservation element, an open space element, including a parks and recreation element, a housing element, and a fire and geologic hazard element, and which may include a redevelopment element, a transportation element, a transit element, a public services and facilities element, a community design element, and such other elements or plans as it or the Council may deem appropriate to relate to the physical development of the City;
- (c) Advise with and recommend to the proper officials of the City the approval, disapproval, or modification of all maps or plats of land subdivision in accordance with the Subdivision Map Act of the State or as may be provided by this Code;
- (d) Hold hearings on planning and zoning matters as prescribed in the State Planning and Zoning Law or by this Code; and
- (e) Pursuant to Government Code § 65402(a), and subject to the limitations set forth in section 2.20.300 of this Code, report to the proper officials of the City upon whether each acquisition or disposition of City-owned real property is in conformance with the general plan.

(Ord. 1069 § 2, 2004; prior code § 10-1.04)

10.04.050 Existing plans and regulations.

It is hereby declared, subject to the provisions of chapters 2 and 3 of this title, that all general and specific plans and regulations, including subdivision, zoning, and other related regulations, heretofore adopted pursuant to enactments repealed by said chapters 2 and 3 and this chapter, shall remain in full force and effect as though adopted pursuant to the provisions of said chapters 2 and 3 and this chapter.

(Prior code § 10-1.05)

(Supp. No. 57)

Created: 2021-11-01 11:52:56 [EST]

RESOLUTION 2004-016

APPROVING THE PLANNING COMMISSION BYLAWS

WHEREAS, In May 1989 the Planning Commission revised its bylaws governing the conduct of its meetings; and

WHEREAS, The City Council directed City Boards, Commissions and Committees to review their bylaws and consider revisions so that all approved bylaws would generally be consistent with bylaws of other City Boards, Commissions, and Committees with regard to meetings, membership attendance requirements, duties and other rules and procedures; and

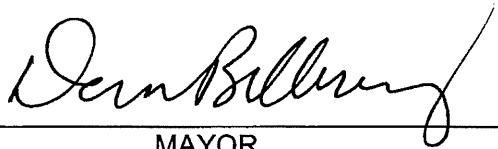
WHEREAS, On December 17, 2003, the Planning Commission reviewed the bylaws and recommended the City Council approve the proposed revisions, and

WHEREAS, On January 20, 2004, the City Council reviewed the proposed Planning Commission bylaws;

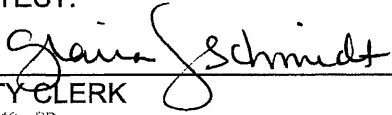
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Tracy does hereby approve revised Bylaws for the Planning Commission attached hereto as Exhibit "A" effective immediately. These approved bylaws shall supersede all previously approved bylaws.

The foregoing Resolution 2004-016 was adopted by the Tracy City Council on the 20th day of January 2004, by the following vote:

AYES:	COUNCIL MEMBERS:	HUFFMAN, IVES, TOLBERT, TUCKER, BILBREY
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBERS:	NONE



 MAYOR

ATTEST:


 CITY CLERK
 DES 16-80

BYLAWS OF THE
PLANNING COMMISSION OF THE
CITY OF TRACY, CALIFORNIA

WHEREAS, Pursuant to California Government Code sections 6500 et seq. ("Government Code") and Chapter 10.04 of Title 10 of the Tracy Municipal Code ("Municipal Code"), a Planning Commission ("Commission") of the City of Tracy, California, has been established; and

WHEREAS, The membership qualifications, terms of office, organization, required meetings of the Commission are set forth in the Municipal Code; and

WHEREAS, The powers and duties of the Commission are set forth in the Government Code and the Municipal Code; and

WHEREAS, The Commission may adopt, subject to City Council ("Council") approval, bylaws for the transaction of its affairs and conduct of its meetings.

NOW, THEREFORE, these Bylaws govern the conduct of the meetings and the transaction of its affairs.

A. PURPOSE

The purpose of the Commission is to perform all of the functions of a city planning commission as described by California state planning and zoning law, as further described in Chapter 10.04 of Title 10 of the Municipal Code, except as otherwise provided by ordinance or resolution of the Council.

B. ROLE AND RESPONSIBILITIES

The role of the Commission is to perform all of the functions of a city planning commission as described by California state planning and zoning law, as further described in Chapter 10.04 of Title 10 of the Municipal Code, except as otherwise provided by ordinance or resolution of the Council. The responsibilities of the Commission include making recommendations to the Council regarding the general plan and amendments thereto, subdivision map applications in accordance with the California Subdivision Map Act and the Municipal Code, and holding hearings on planning and zoning matters.

C. MEMBERSHIP GUIDELINES

1. Membership. The Commission shall consist of five (5) members unless otherwise provided in the Municipal Code.
2. Term. Each member shall serve a four- year term. Terms for members appointed to fill unexpired terms shall be in accordance with the Municipal Code.
3. Attendance. Attendance requirements are set forth in Chapter 10.04 of the Municipal Code.
4. Leave of Absence. A Planning Commission member may submit a written request to the City Council, for a leave of absence of up to six-months, which may be approved in its discretion.

D. QUORUM

A quorum of the Planning Commission shall consist of a majority of the members (including any vacancies). A quorum must be present in order for the Planning Commission to hold a meeting.

E. OFFICERS AND DUTIES

1. The officers of the Planning Commission shall be:
 - a. The Chairperson and
 - b. The Vice-Chairperson.
2. The Chairperson shall:
 - a. Preside at all regular and special meetings.
 - b. Rule on all points of order and procedure during the meetings.
 - c. Sign all resolutions and minutes.
 - d. Provide recommendations to staff liaison regarding agenda items.
3. The Vice Chairperson shall assume all duties of the Chairperson in his or her absence or disability.
4. In case of the absence of both the Chairperson and Vice Chairperson from any meeting, an Acting Chairperson shall be elected from among the members present.

F. TERMS AND VACANCIES

The officers will be selected by the membership for a one year term. The annual election of officers shall take place at the last regular meeting in June of each year. The terms of officers shall commence as of July 1st following the election and shall continue through June 30th of the following year. In the first year of formation, the election of officers shall take place at the first regular meeting.

G. MEETINGS

1. Regular meetings of the Planning Commission shall be held on the Second and Fourth Wednesday of each month, except in November and December of each year when regular meetings shall be held on the First and Third Wednesday, and shall begin at 7:00 p.m. in the Tracy Community Center.
2. If the scheduled date of a regular meeting conflicts with a holiday period, staff shall reschedule that meeting to be conducted within that month.
3. Any regular meeting may be adjourned, or any item on the agenda continued to the next or any subsequent regular meeting of the Planning Commission by a majority of the quorum. If a meeting is adjourned or an item is continued to a special meeting to be held on a date other than a regular meeting date, the time, place, and date of such special meeting shall be specified in the motion for adjournment or continuance.
4. All meetings are subject to the Brown Act as set forth in Government Code sections 54950 and following. Accordingly, all meetings shall be noticed and

agendas for all meetings shall be prepared and posted in accordance with the current Council meeting procedures.

5. All meetings shall be conducted in accordance with the current Council meeting procedures.
6. All agendas shall be prepared and distributed in accordance with Council meeting procedures and the Brown Act.

H. FUNDING

Any funding necessary for operation of the Commission shall be included in the City of Tracy budget, which shall be approved by the Council.

I. ADMINISTRATIVE PROCEDURES AND POLICIES

The Commission shall follow all applicable City fiscal administrative policies and procedures.

J. SUBCOMMITTEES

The Commission may form ad hoc subcommittees in accordance with the Brown Act, and make appointments to that subcommittee, as it deems necessary. A quorum of Commission members may not be appointed to serve on a single subcommittee. Before forming a subcommittee, the Commission shall establish a specific charge and term for the subcommittee.

K. STAFF LIAISON

The Commission shall have a staff liaison designated by the Development and Engineering Services Department. The staff liaison shall:

1. Receive and record all exhibits, petitions, documents, or other material presented to the Planning Commission in support of, or in opposition to, any question before the Planning Commission.
2. Sign all meetings minutes and resolutions upon approval.
3. Prepare and distribute agendas and agenda packets.

L. ADOPTION

This document, as adopted and amended by Council resolution, shall serve as the Bylaws for the Commission.

Commission: Recommended approval to Council on _____, 2003, by Resolution No. _____

Council: Approved by Council on January 20, 2004, by Resolution 2004-016

ca:jml:planning comm.:PC Bylaws (12-17-03 draft)

2021 PLANNING COMMISSION ACTIONS

DEVELOPMENT TYPE	APPLICATION TYPE(S)	APPLICATION NUMBER(S)	DESCRIPTION	ADDRESS	ACTION	ACTION DATE
Commercial	Conditional Use Permit	CUP20-0003	Expansion of Costco Gasoline Service Station.	3250 W. Grant Line Road	Approved	01/13/21
N/A	N/A	N/A	Presentation on the City's Residential Growth Management System.	N/A (City-wide)	Received	02/10/21
Residential	Specific Plan Amendment General Plan Amendment Zoning Text Amendment	SPA20-0007 GPA20-0003 ZA20-0004	<ol style="list-style-type: none"> 1. Amend the Ellis and Avenues Specific Plans and combine the two specific plans into one Ellis Specific Plan, approve various modifications, and add a public park to the northeast corner of the proposed school site; 2. Amend the General Plan by updating the description of Ellis and adding the Avenues Specific Plan Area to the Secondary Residential Growth Area; 3. Amend the Zoning Ordinance by removing the Avenues Specific Plan Zone; 4. Repeal Ordinance 1262, which created the Avenues Specific Plan and its zoning; and 5. Approve the CEQA Addendum for the project. 	Ellis and Avenues Specific Plan Areas	Denial Recommended	02/24/21
N/A	Zoning Text Amendment	ZA20-0002	Amend Tracy Municipal Code Section 10.08.2930 regarding the minimum lot frontage requirement in the Highway Service Zone.	N/A (City-wide)	Approval Recommended	04/14/21
Commercial	Development Review	D21-0005	Installation of a new vacuum station and related improvements (Midas/Chevron).	2615 W. Grant Line Road	Approved	04/28/21
Commercial	Development Review	D20-0020	Installation of solar carports and related site improvements, including perimeter fencing and landscape modifications (Kaiser).	2185 W. Grant Line Road	Approved	04/28/21
Commercial	Development Review	D20-0014	Construction of a 3,010-square-foot convenience store and automobile service station (7-Eleven).	3379 N. Tracy Boulevard	Approved	05/12/21
Industrial	Specific Plan Amendment	SPA20-0004	Amend the Cordes Ranch Specific Plan regarding mobile food vendors, maximum floor ratio area for hotels, and signs.	Cordes Ranch Specific Plan Area	Approval Recommended	05/12/21
Residential	Specific Plan Amendment General Plan Amendment Pre-zoning/Annexation	SPA20-0001 GPA20-0001 AP20-0002	Annexation of approximately 35 acres and related amendments to the General Plan and the Tracy Hills Specific Plan.	Tracy Hills Specific Plan Area	Approval Recommended	05/12/21
N/A	N/A	N/A	Report of General Plan Consistency for Capital Improvement Program Projects for Fiscal Years 2021/2022 through 2025/2026.	N/A (City-wide)	Reported	6/23/21
Commercial	Conditional Use Permit	CUP21-0004	Allow commercial truck maintenance and repair use (Penske).	275 W. Larch Road	Approved	06/23/21
Commercial	Conditional Use Permit	CUP21-0001	Allow truck maintenance and repair use.	450 E. Grant Line Road	Approved	06/23/21

DEVELOPMENT TYPE	APPLICATION TYPE(S)	APPLICATION NUMBER(S)	DESCRIPTION	ADDRESS	ACTION	ACTION DATE
N/A	N/A	N/A	Planning Commission training and discussion on recorded meetings in Council Chambers.	N/A	Received and Discussed	07/14/21
Commercial	Specific Plan Amendment Conditional Use Permit	SPA20-0009 CUP20-0002	Amend the Industrial Areas Specific Plan to allow a recreation center and animal boarding facility as conditionally permitted uses (Whisky Tango and Camp Bow Wow)	3508, 3608, and 3708 Shamrock Way	Approved (CUP20-0002) Approval recommended (SPA20-0009)	07/28/21
Commercial	Conditional Use Permit	CUP20-0004	Allow automotive service and repair use. (MTM Transit).	503 W. Larch Road	Approved	07/28/21
N/A	Specific Plan Amendment Zone Text Amendment	SPA20-0006 ZA20-0001	Amend the I-205 Specific Plan to add definitions and regulations for digital freeway signs; and amend the City's sign regulations to reflect new content neutral industry standards.	I-205 Specific Plan Area and City-wide	Approval recommended	09/22/21
Residential	General Plan Amendment Specific Plan Amendment Vesting Tent. Subdivision Map	GPA21-0001 SPA21-0003 TSM20-0003	Amend the General Plan and the Tracy Hills Specific Plan to create 1,470 single-family residential lots and various other parcels on approximately 1,143 acres.	South of I-580, west of Corral Hollow Road (within Tracy Hills Specific Plan Area)	Approval recommended	10/06/21 (Special Meeting)
Commercial	Conditional Use Permit	CUP21-0005	Allow an art studio and classes.	1618 N. Central Avenue	Approved	11/17/21
Residential	Rezone	R21-0005	Amend the zone district of approximately 35 acres from M-1 (Light Industrial) to HDR (High-Density Residential).	North side of Valpico Road, 0.25 miles east of Tracy Boulevard	Approval recommended	11/17/21
Residential	Rezone	R21-0002	Amend the zone district of approximately 4.6 acres from M-1 (Light Industrial) to MDC (Medium Density Cluster).	Northwest of the intersection of 3 rd Street and Evans Street	Approval recommended	11/17/21

The following 2021 Planning Commission meetings were cancelled because there were no applications to be brought before the Commission as of the scheduled meeting date:

01/27/21
03/10/21
03/24/21
05/26/21
06/09/21
08/11/21
08/25/21
09/08/21
10/13/21
10/27/21
11/03/21
12/01/21
12/15/21

ANTICIPATED PLANNING COMMISSION AGENDA ITEMS FOR 2022

DEVELOPMENT TYPE	APPLICATION TYPE(S)	APPLICATION NUMBER(S)	DESCRIPTION	ADDRESS
Commercial	Conditional Use Permit Development Review Permit	CUP19-0004 D19-0017	Expansion of Islamic Society facility.	350 N. Corral Hollow Road
Commercial	Conditional Use Permit	CUP21-0002	Allow entertainment after 11:00 p.m. (Broken Arrow Saloon).	117 W. 11 th Street
Commercial	Conditional Use Permit Development Review Permit	CUP21-0003 D19-00021	Commercial Shell Building (Auto Plaza).	North side of Auto Plaza Drive, west of Auto Plaza Way
Commercial	Conditional Use Permit Development Review Permit	CUP21-0007 D21-0023	Renewable natural gas (RNG) fueling station and parking lot.	2200 N. Chrisman Road
Commercial	Conditional Use Permit	CUP21-0008	Specialized retail use.	2179 W. Grant Line Road
Commercial	Conditional Use Permit Development Review Permit	CUP21-0009 D21-0034	Specialized retail development and use.	316 W. 11 th Street
Commercial	Conditional Use Permit	CUP21-0010	Allow a digital sign in I-205 Specific Plan Area (Northgate Village).	1005 Pescadero Avenue
Commercial	Conditional Use Permit	CUP21-0011	Allow Card Room use in I-205 Specific Plan Area.	3170 N. Naglee Road
Commercial	Development Review Permit	D20-0031	Hollingsworth USPS trailer lot expansion.	2259 E. Grant Line Road
Commercial	Development Review Permit	D21-0003	Freeway sign.	Cordes Ranch Specific Plan Area
Commercial	Development Review Permit	D21-0006	Triangle Plaza (gas station, car wash, retail, and quick serve restaurants).	3788 N. Tracy Boulevard
Commercial	Development Review Permit	D21-0017	48,600 square-foot, 4-story hotel (Candlewood Suites).	3125 N. Corral Hollow Road
Commercial	Development Review Permit	D21-0026	Modifications to existing PG&E lattice tower.	2493 N. Naglee Road
Commercial	Development Review Permit	D21-0030	Modifications to Tracy Ashram.	831 W. Clover Road
Commercial	Development Review Permit	D21-0033	Remodel of McDonald's Restaurant.	3430 N. Tracy Boulevard
Commercial	Time Extension	EXT21-0003	Extend expiration date of Development Review Permit No. D19-0019 for Tracy Assisted Living & Memory Care.	Northeast corner Alegre Drive and Misquez Way
Commercial and Residential	General Plan Amendment Specific Plan Amendment Rezone	GPA21-0003 SPA21-0005 R21-0003	The Station (retail center and apartments).	Northeast corner of S. Tracy Boulevard and Gandy Dancer Drive

DEVELOPMENT TYPE	APPLICATION TYPE(S)	APPLICATION NUMBER(S)	DESCRIPTION	ADDRESS
Industrial	Annexation and Prezoning Conditional Use Permit Development Review Permit	AP19-0001 CUP19-0002 D19-0014	Two Costco Direct Delivery Center (DDC) buildings totaling approximately 1,744,869 square feet, with 611 auto parking spaces and approximately 604 truck parking and trailer parking spaces, on a 104-acre site.	16000 W. Schulte Road
Industrial	Annexation and Prezoning Development Review Permit	AP20-0003 D19-0001	Tracy Alliance (3 industrial buildings totaling approximately 1,849,500 square feet on 98.11 acres).	6599 W. Grant Line Road
Industrial	Annexation and Prezoning Development Review Permit	AP21-0001 D21-0020	Warehouse building (Schulte Road Warehouse Annexation)	16286 W. Schulte Road
Industrial	General Plan Amendment Rezone Development Review Permit	GPA21-0004 R21-0004 D21-0024	Light Industrial Building and Truck Parking Area (Calstone).	400 E. Grant Line Road
Industrial	Specific Plan Amendment Vesting Tentative Subdivision Map Development Review Permit	SPA21-0004 TSM21-0003 D21-0012	Tracy Hills Commerce Center (7 industrial buildings totaling approximately 1.69 million square feet on a 97.45-acre property).	Within the northeast portion of the Tracy Hills Specific Plan area
Industrial	Tentative Subdivision Map	TSM19-0001	35-lot subdivision.	Cordes Ranch Specific Plan area
Residential	Tentative Subdivision Map	TSM21-0001	Avenues - Tract 3883	Ellis Specific Plan Area (formerly Avenues)
Residential	Tentative Subdivision Map	TSM21-0002	Ellis Limited Use Area	Ellis Specific Plan Area
Residential	Vesting Tentative Subdivision Map	TSM22-0001	Tracy Hills Phase 1C Vesting Tentative Map to create approximately 345 medium density single-family lots.	Within the northwest portion of the Tracy Hills Specific Plan Area
Residential	General Plan Amendment Specific Plan Amendment	GPA21-0005 SPA21-0007	Tracy Hills Phase 5: Redesignate approximately 208 gross acres from Industrial to Residential Medium, with a corresponding rezoning of Light Industrial to Medium Density Residential. Vesting Tentative Map application to be submitted.	Lammers Road between Delta Mendota Canal and California Aqueduct
Residential	Zoning Text Amendment Rezone Tentative Subdivision Map	ZA21-0002 R21-0001 TSM19-0006	Rocking Horse (226 single-family homes and a 4-acre park on a 55.17-acre site).	Northeast corner of Lammers and Redbridge Roads
Residential	N/A	N/A	Affordable housing.	Various
Residential	General Plan Amendment	GPA22-0001	Housing Element Update.	
N/A	Zoning Text Amendment Specific Plan Amendments (2)	ZA21-0001 SPA21-0001 SPA21-0002	City-initiated applications to amend the Zoning Ordinance, the Industrial Areas Specific Plan, and the Northeast Industrial Areas Specific Plan regarding truck parking.	City-wide
Various	Conditional Use Permit	TBD	Additional Conditional Use Permit applications (up to 18) anticipated to be received from commercial Cannabis Business Permit holders.	Various
TBD	Specific Plan Development Review Permit	SPN19-0001 D20-0002	Create the Westside Specific Plan (formerly known as Tracy Gateway). A Development Review application is also	Southwest corner W. 11th Street and Lammers Road

DEVELOPMENT TYPE	APPLICATION TYPE(S)	APPLICATION NUMBER(S)	DESCRIPTION	ADDRESS
			pending for a commercial development to include a gas station, convenience store, car wash, restaurants, and retail shops.	
Commercial Residential	Specific Plan	SPN20-0001	Create a Downtown Transit-Oriented Development Specific Plan.	
	Development Agreement	DA21-0001	Ridge Capital.	
	N/A	N/A	Discuss options for passenger rail station locations and TOD opportunity sites related to the I-205 Managed Lanes Project.	

City of Tracy
Development Services Department
Planning Division
1/19/22



Joint City Council & Planning Commission Workshop

Planning Commission Update

February 15, 2022



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Joint CC & PC Workshop

- Role of the Planning Commission (PC)
- PC bylaws
- PC activity during 2021
- Upcoming PC agenda items for 2022



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Role of the Planning Commission

- State Planning & Zoning Law
- Tracy Municipal Code
 - Conditional Use Permits
 - Development Review Permits
 - Three-tier approval authority
 - Streamlined approach
 - Tentative Subdivision Maps
 - Report of General Plan Conformity
 - Recommendations to City Council



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Planning Commission Bylaws

- Approved by the City Council on January 20, 2004
- Governs conduct of the Planning Commission meetings
- Includes various rules and procedures related to the Planning Commission



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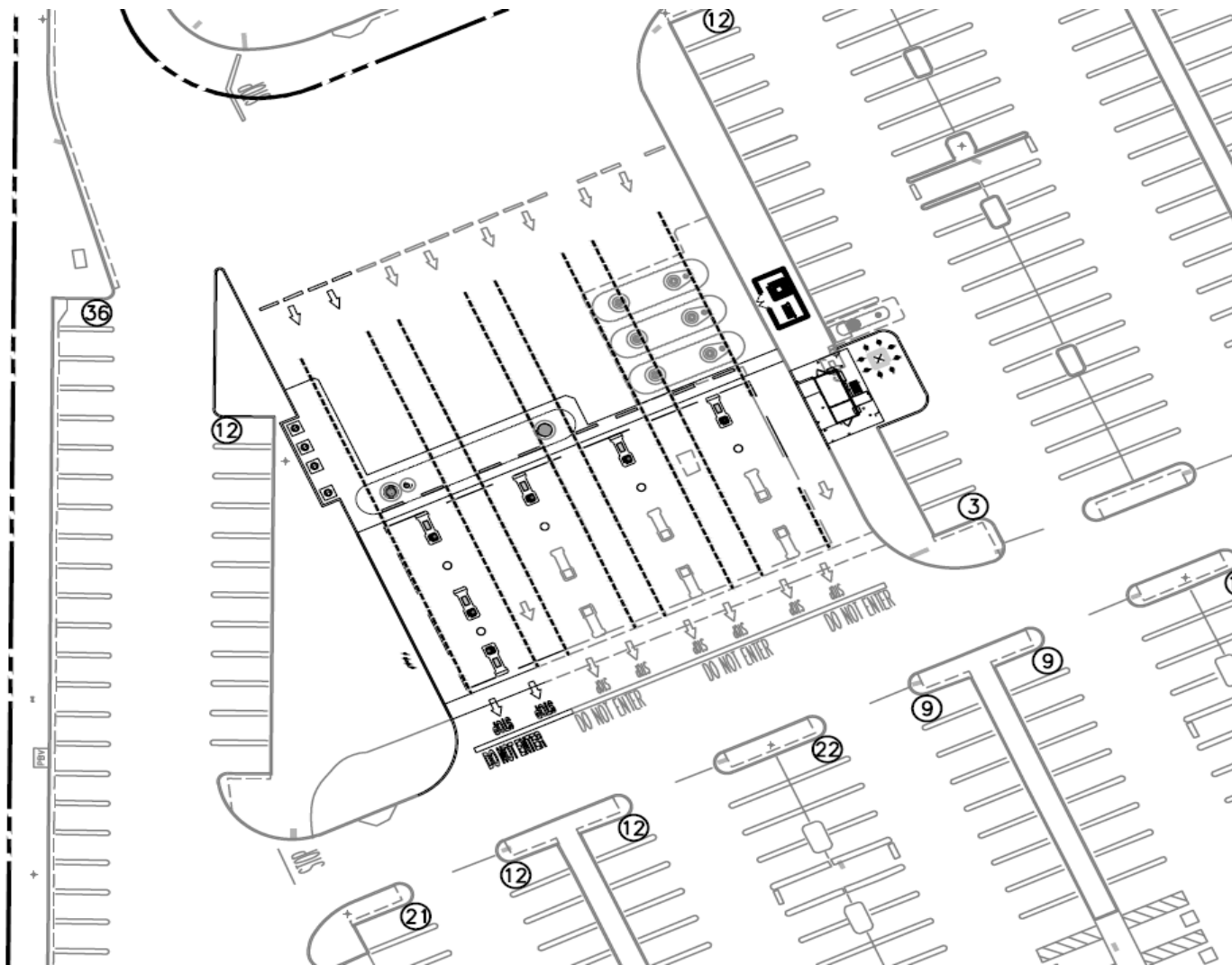
PC Activity During 2021

- One report of General Plan conformity
- Nine PC recommendations to CC
- Nine PC approved projects
 - Six Conditional Use Permits
 - Three Development Review Permits



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Conditional Use Permit – Costco gas station expansion





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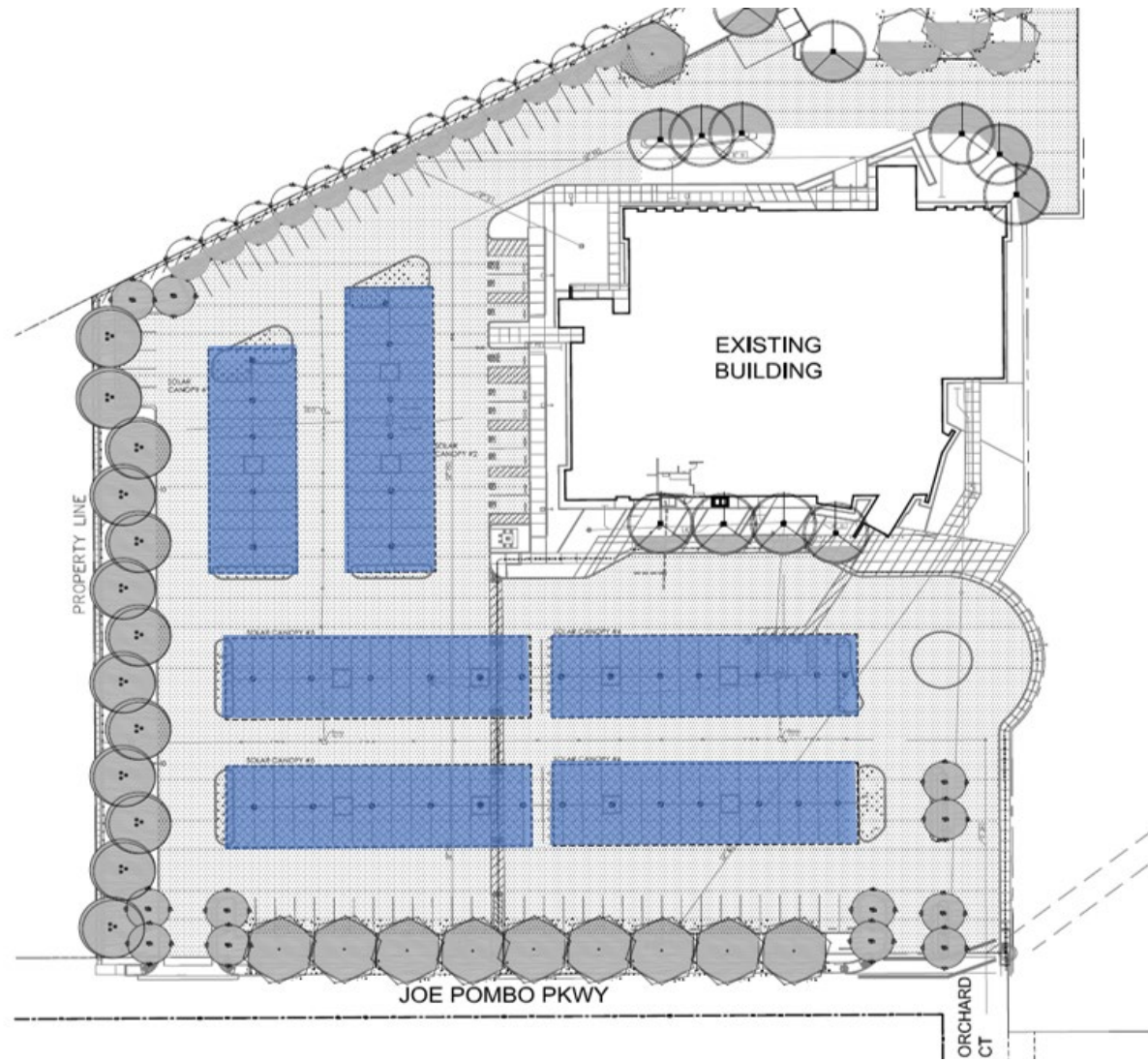
Development Review Permit – Vacuum station at Midas/Chevron on Naglee Road





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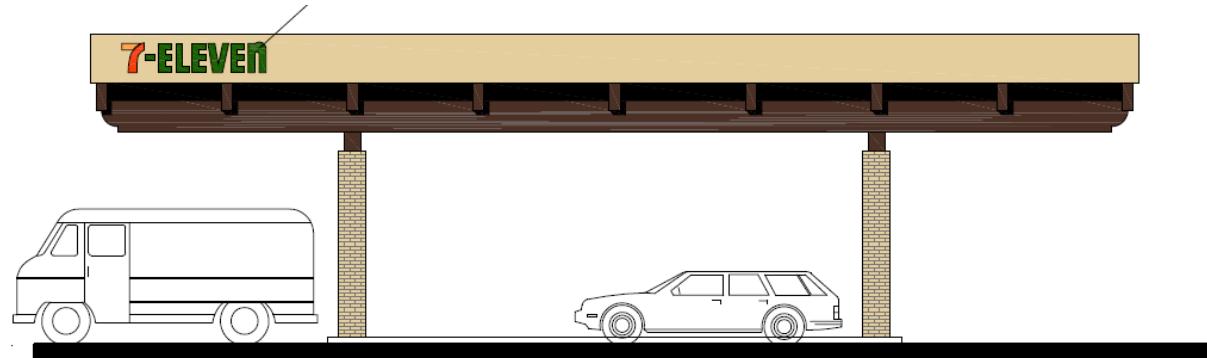
Development Review Permit – Solar carports at Kaiser Facility





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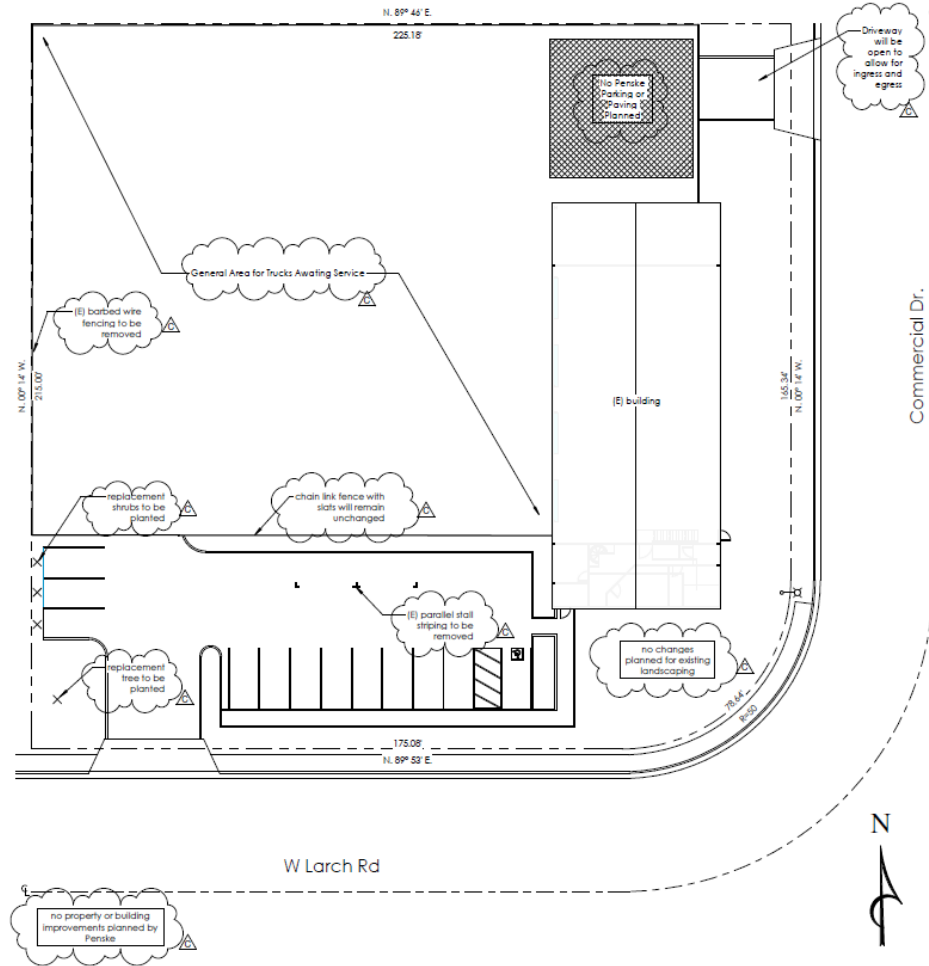
Development Review Permit – 7-Eleven convenience store and gas station at 3379 N. Tracy Blvd.





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Conditional Use Permit – Truck maintenance and repair at 275 W. Larch Rd





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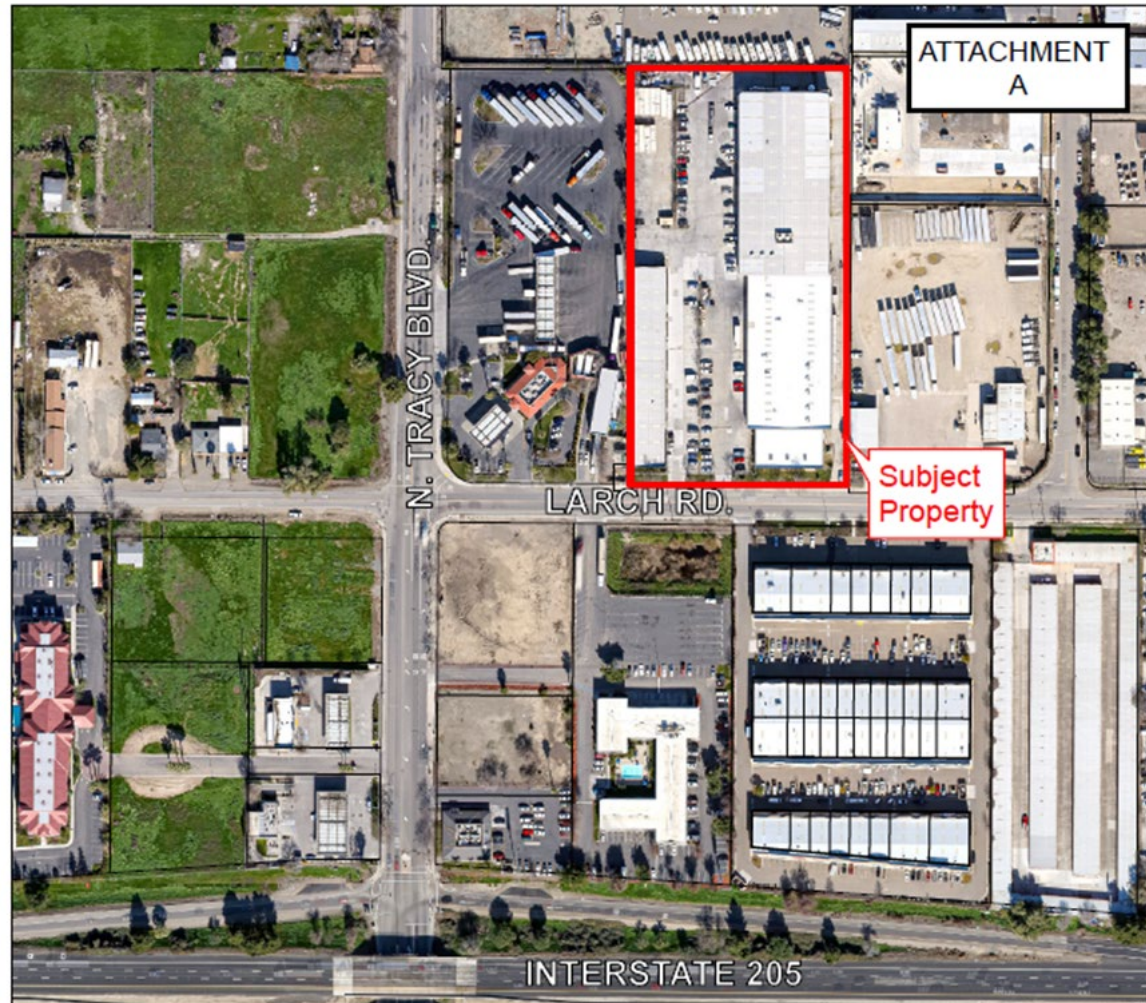
Conditional Use Permit – Fitness center and animal boarding facility at 3608 Shamrock Way





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Conditional Use Permit – Automotive service and repair at 503 W. Larch Rd



Conditional Use Permit – Art studio at 1618 N. Central Ave



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PC Agenda Items for 2022

- Development Review Permit - Ashram Temple Addition at 831 W. Clover Rd.
- Conditional Use Permit and Development Review Permit - Islamic Society Expansion at 350 N. Corral Hollow Rd.
- Conditional Use Permit – Cannabis dispensary at 2179 W. Grant Line Rd.



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Development Review Permit – Ashram Temple Addition at 831 W. Clover Rd.



PROPOSED ADDITIONS & RENOVATIONS



EXISTING BUILDING



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Conditional Use Permit & Development Review Permit – Mosque expansion at 350 N. Corral Hollow Rd.

ISLAMIC SOCIETY OF TRACY





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Conditional Use Permit – Cannabis Dispensary at 2179 W. Grant Line Rd.





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Questions & Discussion