

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 09, 2022 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 was absent. Also present were: Scott Claar, Senior Planner; Victoria Lombardo, Senior Planner; Kenneth Lipich, Assistant Planner; Nancy Ashjian, Assistant City Attorney; Kellie Jones, Administrative Assistant; and Andrea Pedigo, Executive Assistant.

MINUTES

Chair Hudson introduced the Regular Meeting Minutes from the January 12, 2022 meeting.

ACTION: It was moved by Commissioner Wood and seconded by Commissioner Francis to approve the January 12, 2022 Planning Commission Regular 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.

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1. NEW BUSINESS

A. PUBLIC HEARING TO CONSIDER APPROVING AN APPLICATION FOR THE RESIDENTIAL ARCHITECTURE OF ALL FIVE NEIGHBORHOODS WITHIN THE TRACY VILLAGE SPECIFIC PLAN AREA (ACTIVE ADULT COMMUNITY). APPLICANT IS TOLL BROTHERS AND OWNER IS DRP CA 6, LLC. APPLICATION NUMBER D21-0029.

Victoria Lombardo, Senior Planner, presented the staff report.

Staff addressed questions from the Commission.

Nick Staff Kosla, Applicant, addressed questions from the Commission.

Alice English, Tracy Resident, addressed the Commission and requested confirmation that this was a 55+ senior community.

Chair Hudson confirmed it was a 55+ community and reiterated that hearing was only regarding the proposed architecture.

Chair Hudson opened the Public Hearing at 7:12 p.m.

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

ACTION: It was moved by Commissioner Wood and seconded by Commissioner Francis that the Planning Commission approve the single-family home architecture for the Tracy Village Specific Plan, consisting of the Bungalows, Casitas, Villas, Classics, and Estates, based on the findings contained in the Planning Commission resolution dated February 9, 2022 (Attachment B).

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

B. PUBLIC HEARING TO CONSIDER APPROVING A CONDITIONAL USE PERMIT TO ALLOW A CARDROOM AT 3170 NAGLEE RD. APPLICANT IS EMMANUEL MACALINO AND PROPERTY OWNER IS GUARANTY HOLDINGS OF CA. APPLICATION NUMBER CUP21-0011.

Kenneth Lipich, Assistant Planner, presented the staff report.

Staff addressed questions from the Commission.

Emmanuel Macalino, Applicant, addressed questions from the Commission.

Scott Schendel, Schack & Company Inc, addressed questions from the Commission.

Chair Hudson opened the Public Hearing at 7:26 p.m.

Chair Hudson closed the Public Hearing at 7:27 p.m.

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ACTION: It was moved by Commissioner Wood and seconded by Commissioner Francis that the Planning Commission approve a conditional use permit to allow a cardroom at 3170 Naglee Rd., Application Number CUP21-0011, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated February 9, 2022.

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

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

Scott Claar reminded the Commission of the upcoming Joint City Council and Planning Commission workshop scheduled for 2/15/22 at 6:00 p.m.

4. ITEMS FROM THE COMMISSION

Chair Hudson inquired and spoke about the upcoming changes to the mask mandate.

5. ADJOURNMENT

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

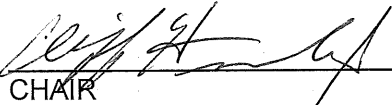
A voice vote found all in favor. Passed and so ordered; 4-0-1-0.

Time: 7:33 p.m.

DocuSigned by:

Scott Claar

STAFF LIAISON


CHAIR