

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
MARCH 9, 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

Vice Chair Wood called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Vice Chair Wood led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner Atwal, Commissioner Francis, and Vice Chair Wood present. Commissioner Orcutt and Chair Hudson absent. Also present were: William Dean, Interim Director of Development Services; Alan Bell, Senior Planner, Kimberly Matlock, Associate Planner; Dan Doporto, Consulting Attorney; Robert Armijo, City Engineer/Assistant Director of Development Services; Frederik Venter, Kimley-Horn; Gina Peace, Executive Assistant.

MINUTES

Vice Chair Wood introduced the Regular Meeting Minutes from the February 23, 2022 meeting.

ACTION: It was moved by Commissioner Atwal and seconded by Commissioner Francis to approve the February 23, 2022 Planning Commission Regular meeting minutes. A voice vote found all in favor. Passed and so ordered; 3-0-2-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER A TIME EXTENSION OF THE DEVELOPMENT REVIEW PERMIT FOR THE TRACY ASSISTED LIVING AND MEMORY CARE FACILITY (D19-0019) LOCATED ON APPROXIMATELY 2.73 ACRES AT THE NORHTWEST CORNER OF CORRAL HOLLOW ROAD AND ALEGRE DRIVE (2050 W. GRANT LINE ROAD) – THE APPLICANT IS RACHEL MARQUIS, MEDCORE, LLC, FOR TRACY ASSISTED LIVING, LLC; APPLICATION NUMBER EXT21-0003.**

Alan Bell, Senior Planner, and Rachel Marquis, Applicant, presented the staff report.

Staff addressed questions from the Commission.

Vice Chair Wood opened the Public Hearing at 7:22 p.m., but seeing as there were no comments, the public hearing was closed.

ACTION: It was moved by Commissioner Atwal and seconded by Commissioner Francis that the Planning Commission recommend that the City Council approve a three-year extension of the Tracy Assisted Living and Memory Care Facility Development Review Permit, Application Number D19-0019, to December 3, 2024, extension request Application Number EXT21-0003.

A roll call vote found Commissioner Atwal, Commissioner Francis, and Vice Chair Wood in favor. Commissioner Orcutt and Chair Hudson absent. Passed and so ordered; 3-0-2-0.

B. PUBLIC HEARING TO CONSIDER APPLICATIONS FOR A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW PERMIT FOR THE EXPANSION OF A PLACE OF WORSHIP AT 350 N. CORRAL HOLLOW ROAD - APPLICANT IS PETE MITRACOS AND THE PROPERTY OWNER IS ISLAMIC SOCIETY OF TRACY - APPLICATION NUMBERS CUP19-0004 & D19-0017.

Kimberly Matlock, Associate Planner, presented the staff report.

Pete Mitracos, Applicant, addressed the Commission.

Staff addressed questions from the Commission.

Chair Hudson opened the Public Hearing at 7:46 p.m.

Alice English, Tracy resident, addressed the Commission.

Chair Hudson closed the Public Hearing at 7:50 p.m.

ACTION: It was moved by Commissioner Atwal and seconded by Commissioner Francis that the Planning Commission approve the Conditional Use Permit Application Number CUP19-0004 and Development Review Permit Application Number & D19-0017 for an expansion of the place of worship and associated site and building modifications at 350 N. Corral Hollow Road, and for the validity period of the Conditional Use Permit to align with the Development Review Permit, based on the findings and subject to the conditions as stated in the Planning Commission Resolution dated March 9, 2022.

A roll call vote found Commissioner Atwal, Commissioner Francis, and Vice Chair Wood in favor. Commissioner Orcutt and Chair Hudson absent. Passed and so ordered; 3-0-2-0.

C. PUBLIC HEARING TO CONSIDER APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR ELLIS LIMITED USE AREA, CONSISTING OF NINE APPROXIMATELY ONE-ACRE RESIDENTIAL LOTS AND AN APPROXIMATELY 32-ACRE REMAINDER PARCEL ON APPROXIMATELY 42.22 ACRES LOCATED WEST OF CORRAL HOLLOW ROAD, SOUTHEAST OF ELLIS TOWN DRIVE, AND SOUTHWEST OF SUMMIT DRIVE WITHIN THE ELLIS SPECIFIC PLAN AREA, ASSESSOR'S PARCEL NUMBER 240-140-41. THE APPLICANT IS THE SURLAND COMPANIES AND THE PROPERTY OWNER IS ELLIS STORAGE, LLC. APPLICATION NUMBER TSM21-0002.

Kimberly Matlock, Associate Planner, presented the staff report.

Staff addressed questions from the Commission.

Vice Chair Wood opened the Public Hearing at 7:57 p.m., but seeing as there were no comments, the public hearing was closed.

ACTION: It was moved by Commissioner Atwal and seconded by Commissioner Francis that the Planning Commission approve the Tentative Subdivision Map for Ellis Limited Use Area, comprised of nine approximately one-acre and approximately 32-acre remainder parcel on approximately 42.22 acres located east of Lammers Road in the vicinity of Ellis Town Drive, bounded by Summit Drive to the north, Corral Hollow Road to the east, Avalon Drive to the south, and Ellis Town Drive to the west (Assessor's Parcel Number 240-140-41), Application Number TSM21-0002, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated March 9, 2022., to December 3, 2024, extension request Application Number EXT21-0003.

A roll call vote found Commissioner Atwal, Commissioner Francis, and Vice Chair Wood in favor. Commissioner Orcutt and Chair Hudson absent. Passed and so ordered; 3-0-2-0.

D. PUBLIC HEARING TO CONSIDER A VESTING TENTATIVE SUBDIVISION MAP FOR THE AVENUES NEIGHBORHOOD CONSISTING OF 480 RESIDENTIAL LOTS, A PARK, AND ASSOCIATED ROADS ON APPROXIMATELY 95.83 ACRES, LOCATED SOUTH OF VALPICO ROAD AND APPROXIMATELY 1,500 FEET WEST OF CORRAL HOLLOW ROAD, ASSESSOR'S PARCEL NUMBERS 240-140-49, 240-140-05, 240-700-13, & 240-700-14, APPLICATION NUMBER TSM21-0001.

Kimberly Matlock, Associate Planner, presented the staff report.

Staff addressed questions from the Commission.

Vice Chair Wood opened the Public Hearing at 8:08 p.m.

Mary Mitracos, Eaton Avenue resident, addressed the Commission regarding the naming of the park.

Alice English addressed the Commission regarding traffic concerns.

Vice Chair Wood closed the Public Hearing at 8:24 p.m.

ACTION: It was moved by Commissioner Francis and seconded by Commissioner Atwal that the Planning Commission recommends that the City Council approve the Vesting Tentative Subdivision Map for Avenues Neighborhood, consisting of 480 residential lots, an approximately 4.39-acre park, and common landscape parcels, roads, and alleys on approximately 95.83 acres, located south of Valpico Road and approximately 1,500 feet west of Corral Hollow Road, Assessor's Parcel Numbers 240-140-49, 240-140-05, 240-700-13, & 240-700-14, Application Number TSM21-0001, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated March 9, 2022.

A roll call vote found Commissioner Atwal, Commissioner Francis, and Vice Chair Wood in favor. Commissioner Orcutt and Chair Hudson absent. Passed and so ordered; 3-0-2-0.

2. ITEMS FROM THE AUDIENCE

Alice English addressed the Commission and expressed her gratitude for the two outgoing commissioners: Commissioner Francis, and Vice Chair Wood.

3. DIRECTOR'S REPORT

Bill Dean commented that there is one more regular Planning Commission meeting with the outgoing commissioners and agreed with Mrs. English's comments.

4. ITEMS FROM THE COMMISSION

Vice Chair Wood thanked staff and his fellow commissioner for an eye opening experience on the Planning Commission.

Commissioner Francis echoed Vice Chair Wood's comments, and thanked staff and his fellow commissioners.

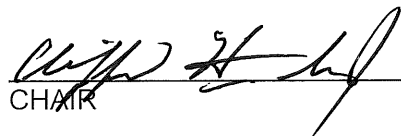
5. ADJOURNMENT

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

A voice vote found all in favor. Passed and so ordered; 3-0-2-0.

Time: 8:28 p.m.


STAFF LIAISON


CHAIR