

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
MAY 25, 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 Augustus, Commissioner Boakye-Boateng, Vice Chair Orcutt, and Chair Hudson present. Also present were: Scott Claar, Senior Planner; Victoria Lombardo, Senior Planner; Kimberly Matlock, Associate Planner; Kenny Lipich, Assistant Planner; Al Gali, Associate Engineer; Majeed Mohamed, Assistant Engineer; Nancy Ashjian, Assistant City Attorney; and Gina Peace, Executive Assistant.

MINUTES

Chair Hudson introduced the Regular Meeting Minutes from the May 11, 2022 meeting.

ACTION: It was moved by Commissioner Atwal and seconded by Commissioner Augustus to approve the May 11, 2022 Planning Commission Regular meeting minutes. 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

Alexander Heredia, representative of the NorCal Carpenters Union, addressed the Commission, regarding the long commute for carpenters in the Tracy area. Mr. Heredia left a business card for each of the Commissioners with the Recording Secretary.

Octavio, 17283 E. State Highway 120, Ripon, Journeyman, Local 152 Carpenters Union, out of Manteca, addressed the Commission, endorsing Mr. Heredia's comments.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER RECOMMENDATIONS TO THE CITY COUNCIL REGARDING INTRODUCTION OF AN ORDINANCE APPROVING A**

REZONE FROM MEDIUM DENSITY RESIDENTIAL ZONE TO CENTRAL BUSINESS DISTRICT ZONE, AND APPROVAL OF A DEVELOPMENT REVIEW PERMIT FOR EXTERIOR MODIFICATIONS AND A 317 SQ. FT. ADDITION TO AN EXISTING BUILDING LOCATED AT 205 W. 9TH STREET. THE APPLICANT IS GURPREET DHALIWAL. THE PROPERTY OWNER IS SPI CAPITAL, LLC. APPLICATION NUMBERS R22-0001 AND D22-0008.

Kenny Lipich, Assistant Planner, presented the staff report and addressed questions from the Commission.

Applicant, Gurpreet Dhaliwal, addressed the Commission.

Chair Hudson opened the Public Hearing at 7:34 p.m., but seeing as no one came forward, the Public Hearing was closed.

ACTION: It was moved by Commissioner Atwal and seconded by Vice Chair Orcutt that the Planning Commission recommend that the City Council introduce and adopt an ordinance to rezone 205 W. 9th Street, from Medium Density Residential Zone to Central Business District Zone, Application Number R22-0001, as stated in the Planning Commission Resolution dated May 25, 2022. It was also moved that the Planning Commission recommend that the City Council approve a Development Review Permit for exterior modifications and a 317 sq. ft. addition to an existing building at 205 W. 9th Street, Application Number D22-0008.

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

B. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT AND A DEVELOPMENT REVIEW PERMIT FOR AN RNG FUELING FACILITY AT 2200 N. CHRISMAN ROAD – APPLICANT IS COLE MOODY AND PROPERTY OWNER IS L&C EAGLE PROPERTIES, LLC - APPLICATION NUMBERS CUP21-0007 & D21-0023.

Kimberly Matlock, Associate Planner, presented the staff report and addressed questions from the Commission.

Joe Smith, representing the owner and applicant, addressed the Commission. Greg Rosche, with Clean Energy, answered questions from the Commission.

Chair Hudson opened the Public Hearing at 7:45 p.m., but seeing as no one came forward, the Public Hearing was closed.

ACTION: It was moved by Commissioner Atwal and seconded by Vice Chair Orcutt that staff bring back this item after City staff reviews with respect to enhancement of design, if there are any opportunities within the jurisdiction of the City of Tracy.

A roll call vote found Commissioner Atwal, and Vice Chair Orcutt in favor; Commissioner Boakye-Boateng, Chair Hudson, and Commissioner Augustus opposed. Motion failed; 2-3-0-0

ACTION: It was moved by Commissioner Augustus and seconded by Chair Hudson that the Planning Commission approve a Conditional Use Permit and a development review permit for the RNG fueling facility at 2200 N. Chrisman Road (CUP21-0007 & D21-0023), based on the findings contained in the Planning Commission Resolution dated May 25, 2022.

A roll call vote found Commissioner Boakye-Boateng, Chair Hudson, and Commissioner Augustus in favor; Commissioner Atwal, and Vice Chair Orcutt opposed. Passed and so ordered; 3-2-0-0.

C. PUBLIC HEARING TO CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW PERMIT TO ALLOW THE RECONSTRUCTION OF AN EXISTING DETACHED ACCESSORY BUILDING FOR THE TRACY MEMORIAL CHAPEL AT 5 W. HIGHLAND AVENUE – APPLICANT IS JARED MURRAY AND PROPERTY OWNER IS TRACY MEMORIAL CHAPEL, LLC. APPLICATION NUMBERS CUP22-0002 AND D22-0007.

Kenny Lipich, Assistant Planner, presented the staff report and answered questions from the Commission.

Applicant, Jared Murray, addressed the Commission, and answered questions from the Commission.

Chair Hudson opened the Public Hearing at 8:10 p.m.

Andrew Olague, addressed the Commission, via WebEx.

Chair Hudson closed the Public Hearing at 8:13 p.m.

Chair Hudson re-opened the Public Hearing at 8:15 p.m.

Applicant, Jared Murray, answered additional questions from the Commission.

Chair Hudson closed the Public Hearing at 8:17 p.m.

ACTION: It was moved by Commissioner Augustus and seconded by Vice Chair Orcutt that the Planning Commission approve the Conditional Use Permit and Development Review Permit to allow the reconstruction of an existing detached accessory building for the Tracy Memorial Chapel at 5 W. Highland Avenue, Application Numbers CUP22-0002 and D22-0007, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated May 25, 2022.

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

D. PUBLIC HEARING TO CONSIDER APPROVAL OF A DEVELOPMENT REVIEW PERMIT FOR EXTERIOR MODIFICATIONS TO AN EXISTING MULTI-TENANT BUILDING AT 2796 NAGLEE RD. APPLICANT IS NORMAN WILSON AND PROPERTY OWNER IS SPP OUTPARCEL SPE, LLC, APPLICATION NUMBER D22-0010.

Kenny Lipich, Assistant Planner, presented the staff report and answered questions from the Commission.

Applicant, Norman Wilson, architect for the Project, addressed the Commission.

Chair Hudson opened the Public Hearing at 8:27 p.m., but seeing as no one came forward, the Public Hearing was closed.

ACTION: It was moved by Vice Chair Orcutt and seconded by Commissioner Atwal that the Planning Commission approve the Development Review Permit for exterior modifications to an existing multi-tenant building at 2796 Naglee Road, Application Number D22-0010, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated May 25, 2022.

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

E. PUBLIC MEETING TO SOLICIT COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE TRACY ALLIANCE PROJECT

Victoria Lombardo, Senior Planner, presented the staff report and addressed questions from the Commission.

Trevor Smith, representing the Applicant, addressed the Commission, and presented a PowerPoint presentation.

Genna McIntosh, resident on California Avenue, addressed the Commission.

Recording Secretary, Gina Peace, informed the Commission that one e-mail received from Genna McIntosh, in opposition to the Project. The e-mail was provided to each of the Commissioners, and available at the dais for public view. The e-mail was not read aloud but will be attached to the record for this agenda item.

No action was required.

F. REPORT OF GENERAL PLAN CONSISTENCY FOR CAPITAL IMPROVEMENT PROGRAM PROJECTS FOR FISCAL YEAR 2022/2023 THROUGH FISCAL YEAR 2026/2027.

Robert Armijo, City Engineer, presented the staff report and addressed questions from the Commission.

ACTION: It was moved by Commissioner Atwal and seconded by Vice Chair Orcutt that the Planning Commission report that the Capital Improvement Program Projects are consistent with the goals, policies and actions of the City's General Plan.

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

Scott Claar, Senior Planner, announced the City of Tracy has hired a new Development Services Director, Kris Balaji, who started on Monday, May 23, 2022.

Mr. Claar also mentioned that if Commissioners will be attending Planning Commission meetings remotely, a public notice would need to be posted outside of the location of the teleconferencing site, in accordance with the Brown Act.

4. ITEMS FROM THE COMMISSION

Commissioner Atwal thanked Chair Hudson, Vice Chair Orcutt, the Commission, and City staff for their hard work. Vice Chair Orcutt, and Commissioner Boakye-Boateng echoed Commissioner Atwal's comments.

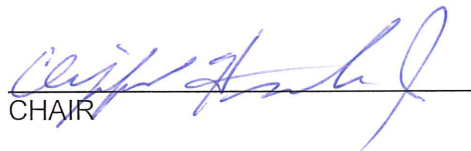
Chair Hudson shared that he felt that Commissioner Atwal was on point when inquiring why are we requiring additional financial obligations to small businesses, and regarding comments he has heard about the difficulty in building with the City of Tracy, especially for small businesses. Scott Claar, Senior Planner, clarified the process that sometimes can lead to expensive improvements for new businesses within the City of Tracy.

5. ADJOURNMENT

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

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

Time: 9:17 p.m.


CHAIR


STAFF LIAISON

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From: [REDACTED]
To: [Public Comment](#)
Subject: Tracy Alliance Project Statement
Date: Wednesday, May 25, 2022 3:41:36 PM

Hello, my name is [REDACTED]. I grew up in Banta and 3 years ago my husband and I moved out of Tracy, to Banta to raise our children. We are very much against the Tracy Alliance Project. If this were to happen there would be warehouses directly in front of our home. We moved out of Tracy to a rural area to have space and to escape the noise, this would take all of that away from us and our neighbors. The DEIR seems to take everything into account except for the actual people who would be affected by this. The light pollution, the noise, the constant movement of a warehouse, the air pollution, all of this would dramatically, negatively affect my family and my neighbors. In addition to my home and my neighbors homes, this project is very close to an elementary school. The traffic and pollution that close to school is reason enough to cancel this project.

Tracy has enough warehouses, this project wouldn't be beneficial to the city. Right now, today there are 67 Amazon warehouse job listings and 88 Tesla warehouse job listings. Tracy is not in need of more warehouse jobs, they are already readily available. Also, as of today there are 25 industrial and warehouse spaces available to rent/sale/lease, we are not needing 191 more acres of warehouses. Grantline is already such an eye sore with all the new warehouse construction, do you really want to add to it? Furthermore, The city of Tracy has plenty of space and land within their own city limits, annexing county land is unnecessary and unfair to people who do not live within the city.

There's a reason that land is zoned General Agriculture right now. California farmland is a huge resource and losing 191 acres of it would be a tragedy.

This project would not benefit the people of Tracy, I have not met one person who is for this project. I strongly encourage you to consider the people of the community and stop this project.

Thank You,
[REDACTED]