

From: Alexis Roberts <[REDACTED]>  
Sent: Wednesday, December 21, 2022 11:58 AM  
To: Public Comment <publiccomment@cityoftracy.org>  
Subject: Mayor Pro Tem Eleassia Davis

To all parties,

I would like know why the selection of Eleassia Davis as Mayor Pro Tem is being challenged after the fact she was selected for the possession without opposition.

This is such a disappointment as there are so many other important issues at hand. I viewed the nomination and selection process and it was evidently clear that not one person, in person or online, vocalized an opposition to Eleassia Davis' selection.

Shame on the council for even considering this challenge, and shame for taking away time and efforts from what is really important - managing our city.

Regards,

Alexis Roberts

**From:** Chrystena Rockett <[REDACTED]>  
**Sent:** Wednesday, December 21, 2022 5:44 PM  
**To:** Public Comment <[publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org)>  
**Subject:** Appointment of Mayor Pro Tempore

I am writing in regards to Councilmember Davis' appointment to Mayor Pro Tempore being challenged.

The appointment of Councilmember Davis to Mayor Pro Tempore followed previously established council policies and procedures.

No member of the council should be able to overrule or go against this simply because the outcome was not what they desired.

The number of supporters speaking on behalf of a particular appointment is irrelevant as residents are not the ones who appoint the Mayor Pro Tempore.

I am in favor of Eleassia Davis' appointment to Mayor Pro Tempore as I am in favor of the council adhering to the established policies and procedures. (Section 2.2.2 of City Council Code of Conduct, Resolution 2019-203)

Thank you,

*Chrystena Rockett*  
*Resident*

[REDACTED]

**From:** [REDACTED] >

**Sent:** Wednesday, December 21, 2022 12:53 PM

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

**Subject:** In Support of Eleassia Davis as Mayor Pro Tem

As a concerned citizen of the City of Tracy, it pained me to write this email. I thought this city can rise above the dirty politics and work with their opposition to make the city whole and great!

Sometimes, we have to work with others who are different than our own's viewpoint, idealism, and values to see the bigger picture, to see the forest and not just the trees. Eleassia Davis was nominated and voted in as the Mayor Pro Tem so why is the Mayor and Council Member Arriola are trying so hard to challenge Eleassia Davis and unseat her as Mayor Pro Tem.

It makes me wonder if the Mayor and Council Member Arriola are doing "funny" business and are in cahoots to not have the transparency in their roles, to not having anyone to reveal their dirty secrets, to oppose ideas and recommendations that are in the best interest of the citizens of the City of Tracy? Let have some check and balance for the City of Tracy.

I challenge the Mayor and Council Member Arriola to do the right thing and help Eleassia Davis to ease into her voted role as the Mayor Pro Tem. If Eleassia Davis is not in her voted Mayor Pro Tem's role, I know the Mayor and Council Arriola are doing "funny" business! Why are you so afraid of Eleassia Davis in the role of Mayor Pro Tem, Madam Mayor and Council Member Arriola?

Thanks,

Chavez

From: ellie lola lu <[REDACTED]>

Sent: Wednesday, December 21, 2022 1:43 PM

To: Public Comment <publiccomment@cityoftracy.org>

Subject: Supporting Eleassia Davis as Mayor Pro Tempore.

On December 13th, during Special Council Meeting, Council Member Davis was nominated and voted to be the new Mayor Pro Tempore. During the meeting, Madame Mayor mentioned that Council Member Davis "lacked" community's support for this appointment. This is an "appointment" seat; therefore, the community does not need to have to voice its opinion. But if that is the game, here it is.... My family and I support Mayor Pro Tempore Davis' appointment and wish her well in her new role.

**From:** FAMILIES UNITED FOR EQUITY <[REDACTED]>  
**Sent:** Wednesday, December 21, 2022 7:32 PM  
**To:** Public Comment <publiccomment@cityoftracy.org>  
**Subject:** Public Comment

Good Evening Mayor Young & Council Members:

It has come to our attention that the minority council has attempted to make a motion to revisit the appointment of Mayor Pro Tem.

With respect to the authority given to the council to unanimously appoint Mayor Pro Tem. There is no ambiguity in "appoint" and who has the authority to appoint the Mayor Pro Tem. Mayor Nancy Young and Council Member Dan Arriola attempts to bring this back on the agenda are in violation of the City of Tracy Code of Conduct Section 2.2.2 which clearly states, "A Mayor Pro Tem is appointed by the Council and can be replaced at any time by a majority vote of the Council."

Councilwoman Eleassia Davis was voted Mayor Pro Tem by correct procedure and her appointment is legal and valid under Rosenberg Rules. There is absolutely nothing that should allow the minority council to bring this item back on the agenda.

Thank You for your time,  
Families United For Equity

**From:** Germaine Clark <[REDACTED]>  
**Sent:** Wednesday, December 21, 2022 4:28 PM  
**To:** Public Comment <[publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org)>  
**Subject:** PUBLIC COMMENT: Eleassia Davis, Mayor Pro Tem, City of Tracy

My name is Germaine Clark and I have been a resident of Tracy for 38 years.

I acknowledge Eleassia Davis, as Mayor Pro Tem, City of Tracy voted in by the current council. Her “Community First” leadership style evokes strong common-sense leadership that puts community and families first. Eleassia in her current role, as a council member, on numerous occasions, in the absence of the Mayor has represented her at the Tracy of Chamber of Commerce Ribbon-Cuttings and other community activities. It is refreshing to witness Eleassia’s enthusiastic, approachable style, as she makes herself available to network and listen to community members' concerns. Her attendance at community events is exceptionally high.

During Fall 2022, I attended Eleassia’s official “Kick-off for the 2022 Mayoral Campaign” which was held at El Pescadero Park. She selected this location as Homelessness in Tracy was on the rise and citizens were voicing their concerns. In Eleassia pro-active style, she met with impacted residents, listened to them, let them know their voice mattered, and shared the findings.

Eleassia’s received strong mayoral election support with over 32% (the second highest out of three candidates) of Tracy residents wanting her to represent their community. The incumbent received a little over 40%.

With no hesitation, the reasons mentioned and many more...I know that Eleassia will be an excellent Mayor Pro Tem representing the interests of the community with integrity and authenticity.

**From:** Jamar Kirton <[REDACTED]>  
**Sent:** Wednesday, December 21, 2022 4:49 PM  
**To:** Public Comment <[publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org)>  
**Subject:** New Mayor Pro Tem

Hello,

I am unable to attend tonight's special meeting.

This message serves as my **vote in support of Council Member Eleassia Davis as Mayor Pro Tem** for the City of Tracy.

I truly appreciate the opportunity to be heard and counted.

Respectfully,  
Jamar Kirton

[REDACTED]  
[REDACTED]  
[REDACTED]  
*Jamar Kirton (she/her)*  
Professional Connector  
510.333.5366

**From:** Karen Moore <[REDACTED]>  
**Sent:** Wednesday, December 21, 2022 5:39 PM  
**To:** Public Comment <publiccomment@cityoftracy.org>  
**Subject:** Public Comments

The attached is for my public comment for tonight meeting.



# General Plan

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# The General Plan is:

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Serve as the City’s “constitution” for land use and community development. That is, it is to provide the legal foundation for all zoning, subdivision and public facilities ordinances, decisions and projects—all of which must be consistent with the General Plan.

FIGURE I-3 GENERAL PLAN COMPONENTS



- ◆ “**Shall**” means that conformance is mandatory.
- ◆ “**Should**” means that conformance will be strongly encouraged by the City and that the particular policy or action is intended to be a recommendation about how to meet the goals and objectives of the General Plan.

- ◆ “**May**” indicates that a policy is permissive, and that the City has latitude regarding whether the subject action will occur.

A land development project or City action is considered to be consistent with this General Plan if it furthers the Plan's objectives and policies and does not obstruct from their attainment. Because objectives and policies in this General Plan reflect a range of competing interests, they must be balanced when applied to a specific land development project or City action.

PROJECT ("VALPICO GLENBRIAR APARTMENTS"), INCLUDING PARKING AND RELATED ON-SITE IMPROVEMENTS ON APPROXIMATELY 11.62 ACRES LOCATED ON THE NORTH SIDE OF VALPICO ROAD AT GLENBRIAR DRIVE, 501 E. VALPICO ROAD (ALSO KNOWN AS 2605 AND 2795 S. MACARTHUR DRIVE), ASSESSOR'S PARCEL NUMBERS 246-140-13 AND 14. THE APPLICANT IS KATERRA, INC.

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Alan Bell presented the staff report, and provided a PowerPoint presentation.

Chair Orcutt opened the public hearing at 7:13 p.m.

Dan Nethercott, and Greg Kaiser, both representing the applicant Katerra, Inc., addressed the Commission, and provided a PowerPoint presentation.

Craig Curtis, Chief Architect with Katerra, Inc. addressed the Commission.

The following residents addressed the Commission in opposition to the Project:  
Jim Haynes, 394 Derone Lane  
Theresa English-Soto, Glenbriar neighborhood resident  
Alice English, Edgewood neighborhood resident  
Vivian Johnson, 1983 Merritt Drive  
Mary Leal, De Bord Drive  
Alessia Davis, Edgewood neighborhood resident  
Byron Lance, 514 Derone Lane  
Ms. Ferriz, De Bord Drive  
Gilbert Ceja, 364 Glenbriar Circle  
Veronica Ceja, 364 Glenbriar Circle  
Raquel Fairfield, Edgewood neighborhood resident

Pete Mitracos, 363 W. Eaton Avenue, addressed the Commission in support of the Project.

Chair Orcutt closed the public hearing at 8:17 p.m.

Commission discussion followed.

Robert Armijo, City Engineer, introduced Chris Kinzel with TJKM Traffic Consultants, who addressed the Commission and answered questions about the traffic study conducted in 2012.

Further discussion followed.

Chair Orcutt re-opened the public hearing at 9:07 p.m.

The following residents addressed the Commission in opposition to the Project:  
Theresa English-Soto, Glenbriar neighborhood resident  
Alice English, Edgewood neighborhood resident  
Michelle Lecata, Derone Lane

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Greg Kaiser, Landscape Architect and Planner presented the landscaping design for the project.

Mayor Rickman opened the public hearing.

Yubo Kody, John Chen, Victor Chow, Tim Keel, Noel Varela, Robert Tanner, Monty Montgomery, Teresa English Soto (submitted a handout into the record), Bernel Scholl, Andre Ferris, Phillip Kite, Stephanie Payne, Byron Lance, Kathy Bower, Nancy Hernandez, Jass Sangha, Dan (Carpenters Union), Saval Kamal, Evelyn Will, Vivian Johnson, Analyn Sorge, Jamie McKeown, Tim Silva, Rebecca, Jennifer Miller, Allie, Raquel Fairfield, Kyra Ferris, Mr. Ceja, Jerry Sonderman shared a variety of concerns and opposition regarding the project.

Jackie Curtain, and Peter MacDonald spoke in support of the project.

Mayor Rickman called for a recess at 10:02 p.m. due to technical difficulties.

Mayor Rickman reconvened the meeting at 10:12 p.m.

Public comment continued.

Eric Taylor and Dan Schack spoke in support of the project.

Amrik Wander, Alice English, and Joe Cunningham shared a variety of concerns and opposition regarding the project.

Mayor Rickman closed the public hearing.

Ms. Covell and staff responded to comments and questions from the public and Council questions.

Ms. English approached the podium after public comment ended stating Council Member Vargas should not vote on the item due to her attendance at a Planning Commission meeting in August.

Council Member Vargas confirmed with Leticia Ramirez, Interim City Attorney that her attendance at the Planning Commission meeting in August did not create a conflict of interest and would not preclude her from participating in the matter.

City Council questions and comments followed.

Council Member Arriola requested clarification regarding state law requirements regarding the approval of housing from the Interim City Attorney Leticia Ramirez. Ms. Ramirez provided background regarding the Housing Accountability Act's requirements and advised that Council would have to make two written findings that the project would have an adverse impact upon the public health or safety, and there is no feasible method to mitigate or avoid that adverse impact other than to disapprove of the project. The amendment to the Housing Accountability Act in 2017 made clear that if a court order is issued finding that a project was rejected in violation of this act the City could be subject to a fine of \$10,000 per unit. Staff answered various questions from Council Member Arriola regarding the impact of the project on the public health or safety. Given staff's responses, none of the required findings in order to disapprove the project were

# Connectivity

## 1. Residential (VL, L, RM, RH and TR)

The five residential land use categories allow for residential uses ranging from very low-density single-family homes to multi-family buildings of several stories. Residential land should be developed with well-designed mix of single- and multi-family uses forming neighborhoods that are oriented around a focal point, which is a public space such as a park or school. Neighborhoods should be physically connected to one another via a series of roadways, bikeways and pedestrian paths, and all residents should be within a short walk, bike ride or drive of retail and other services. Commercial uses and **Village Centers**, as described later in this Element, may be located at the periphery of neighborhoods and should be integrated with, rather than separated from, residential uses. When developing residential neighborhoods, emphasis should be placed on high quality construction and innovative architecture that reinforces the City's small-town feel. All neighborhoods should be designed to provide a "sense of place" and preserve the City's hometown feel while offering a choice of densities and costs. Many of the goals, objectives, policies and actions necessary to achieve this sense of place are found in the Community Character Element.



Continuation of Greenbriar at connection to Derone and properties north

Buildings line Valpico to create an urban edge

Major open space along Valpico highlights the CLT clubhouse

Right-of-way frontage approved to match the rest of Valpico

DERONE

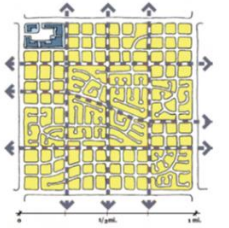
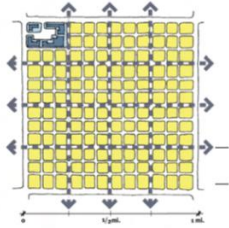
GLENBRIAR DRIVE

VALPICO ROAD

GLENBRIAR



Clyde Abbott Park



*Curvilinear Grid - Encouraged*



*Cul-de-Sac Only - Discouraged*

## Policies

- P1. The Downtown and Village Centers shall have direct pedestrian, bicycle and vehicular connections to all Neighborhoods or development projects within an Employment Area. 🌐
- P2. Neighborhoods shall have direct pedestrian, bicycle and vehicular connections to their Focal Points and Village Center, compatible with the character, circulation network, and general configuration of the neighborhoods. 🌐
- P3. As existing areas redevelop and change over time, new and increased connections to Focal Points and retail areas shall be developed. 🌐
- P4. Neighborhoods shall be designed so that daily shopping errands and trips to their Focal Points can generally be completed within easy walking or biking distances or within a short car drive. 🌐
- P5. Streets shall be continuous within and between Neighborhoods, including those that are built by different developers or builders. 🌐
- P6. New development projects shall not be **gated** communities or constructed with walls surrounding individual projects (i.e., a single developer or builder). Gated communities and walls should only be allowed on a case by case basis and will generally be considered only for projects such as “estate” developments where the mini-

Minimum lot size is at least 1 acre or in housing with specialized clientele such as senior citizens.

**From:** Marcie Sandoval <[REDACTED]>  
**Sent:** Wednesday, December 21, 2022 10:18 AM  
**To:** Public Comment <publiccomment@cityoftracy.org>  
**Subject:** Mayor Pro Tem

The City of Tracy should be ashamed of themselves for even being in the position of a challenge of The mayor Pro Tem, Eleassia Davis was voted in by her current City Council Officials and because the Mayor has an issue with her she wants to challenge, to me that is CLASSLESS.

Better Yet lets challenge the Mayor vote.

Marcie Sandoval



**From:** Randall Chavez <[REDACTED]>  
**Sent:** Wednesday, December 21, 2022 1:22 PM  
**To:** Public Comment <publiccomment@cityoftracy.org>  
**Subject:** Eleassia Davis for Mayor Pro Tem

Rumor has it that Eleassia Davis is being "challenged" for her nominated and voted seat as Mayor Pro Tem and that she does not have public support to be in such a role.

Wow, we, the citizens of the City of Tracy, can only hope that it is only a rumor! I, for one, in full support of Eleassia Davis to be a Mayor Pro Tem!

The officials for the City of Tracy should push their agendas aside and do what the process had called out for. Eleassia Davis was nominated, voted in, accepted the role of Mayor Pro Tem and so let her do her appointed job.

Why is the city costing tax payers' money and time by having the council to revisit the matter that was already decided for the role of Mayor Pro Tem? Is the city not having enough projects to do for the citizens of Tracy or is this the plan all along to only have your "own people" in these critical seats? The public would like to know!

Regards,

-Randall

From: Sunny Cal <[REDACTED]>  
Sent: Wednesday, December 21, 2022 2:11 PM  
To: Public Comment <[publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org)>  
Subject: Mayor Pro Tem Eleassia Davis is the people's choice!

We support Mayor Pro Tem Eleassia Davis!

Madame Mayor,

Would you please explain to the public as to why an "appointed" position requires the support from the community? When the Former Mayor Pro Tem Vargas was appointed, did you ask for the support from the community? The Council Member Arriola challenge this appointment? When the County Supervisors appoint their Chairman and Vice Chairman, do they ask for the support from the public? Would you please stop wasting taxpayers' money and time and move on so the the people of Tracy can get real service? We have dangerous roadways that cause accidents almost daily. We have homeless camps at children's parks. We have thugs closing major intersections for dangerous sideshows, and you are spending time challenging an already appointed Mayor Pro Tem? It is only a two-year term! If this is of an issue, we are wondering what else is going on behind closed doors at the city hall? No wonder Tracy is in the shape it is in!

A disappointed citizen,  
Sunny

From: Sandra Saldivar <[REDACTED]>  
Sent: Wednesday, December 21, 2022 9:06 PM  
To: Public Comment <publiccomment@cityoftracy.org>  
Subject: Eleassia Davis

I am in support of LEAVING Eleassia Davis in place as the Pro Tem Mayor.

No reason to have her position challenged!!! Leave her there because we need this person!

Thank you,  
Sandra Saldivar

**From:** Tatiana Brif <[REDACTED]>  
**Sent:** Wednesday, December 21, 2022 6:54 PM  
**To:** Public Comment <[publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org)>  
**Subject:** For Davis

Hello, I would like to support Mayor ProTerm Davis as I think she is really concerned about the community.

Thank you