

SPECIAL CONCURRENT MEETING MINUTES OF THE TRACY CITY COUNCIL AND
THE TRACY PLANNING COMMISSION

March 22, 2023, 5:00 p.m.

Tracy City Hall, 333 Civic Center Plaza, Tracy, CA.

1. Mayor Pro Tem Davis called the meeting to order at 5:07 p.m.
2. No actions, by City Council pursuant to AB 2449.
3. Roll call found Council Members Arriola, Bedolla, Evans, and Mayor Pro Tem Davis present. Mayor Young was absent from roll call.

Roll call found Planning Commissioners Augustus, Atwal, and Chair Hudson present. Vice Chair Orcutt was absent.

Commissioner Boakye-Boateng arrived at 5:20 p.m. during Items of the Audience.

Mayor Young arrived at 5:38 p.m. during Discussion Items.

4. ITEMS FROM THE AUDIENCE – Melyssa Barrett representing NAACP Stockton Branch, expressed concerns regarding diversity, equity, and inclusion, especially during recent Council actions regarding proposals for diversity investments that came to a discussion and then not approved along with Mayor Young’s representation at the African American Mayor’s conference. Ms. Barrett asked about the challenges and urged Council to reconsider their focus in Tracy because she would like to ensure her children and grandkids have opportunities and the consistent patterns of lack of investment creates concern because it shows that Tracy is not welcoming to a diverse population.

Dotty Nygard echoed the sentiments of the previous speaker and is disappointed that the Mayor is not allowed to represent the City at this important conference and as the first African American Mayor and hopes a conversation takes place on how people treat each other in our workplaces, community spaces and interactions as a community. Ms. Nygard shared that she has started a GoFundMe page to send the Mayor to the conference in Washington D.C. to show that the community wants her there.

Gary Cooper echoed sentiment from previous speakers and shared that it is important that the City is represented at the event and that if we do not learn from our mistakes, we are doomed to repeat it. Council was investigated by a Grand Jury, and it seems that we are headed down that path. Mr. Cooper encouraged the Council and citizens to stand behind the Mayor so that she can represent the City at this event.

Ron Teague, President of the African American Chamber of Commerce Stockton, shared that diversity and inclusion should start at the top and this is an important event for not only the City but that it shows that we are standing behind the Mayor. Mr. Teague expressed his support for the Mayor and the City.

Pastor Young shared how his home was defaced with racist rhetoric and vandalism that he and his family endured after Mayor Young’s appointment to Council and prays that the wrongs can be corrected. He wants her to participate in the African American Mayors conference and if Council does not get it done, the community will.

Victor Silva shared that he had seen a photo of past Mayors where it showed unity and stated that the effectiveness of a City is the relationship between the Council and City Manager and if City Council is not backing up the Mayor as the City Manager is, the City is in a bad situation, there should not be a GoFundMe, it should be the City's responsibility, Mayor has attended conferences before where she secured money for Police mental health.

D'Adrea Davie, Vice President of the National Association of the Advancement of Colored People, Stockton Branch, echoed the sentiments of the previous speakers, shared that the African American Mayor's Conference would allow Mayor to meet with other Mayors, Federal and Congressional leaders and where they can discuss the challenges that they collectively share, and it is an opportunity where they can create safer more inclusive communities. The City of Tracy is growing more diverse, and the Council has not shown the openness to that growth by declining the opportunity to have those that are specialized in diversity, equity, and inclusion to come in and teach the Council on how to be more inclusive.

Robin Cole asked how diversity, equity and inclusion and supporting the Mayor in general, specifically for the African American Mayor's Conference, and asked why this Council consistently votes against things that are good for the City of Tracy. Ideas, initiatives, and opportunities from Tracy on becoming a better City and encouraged Council to rethink their vote for the good of the community.

5. DISCUSSION ITEMS:

5.A The City Council and Planning Commission, concurrently, receive an informational presentation regarding the City's General Plan Housing Element Update, the "Builder's Remedy" as provided for in the State Housing Accountability Act, and on-going City initiatives to help encourage housing production.

Alan Bell, Senior Planner and Consultants Veronica Tam from Veronica Tam and Associates and Dan Baker from Dan Baker International, Inc., provided the staff report.

Council and Planning Commission comments followed.

D'Adrea Davie shared that the City needs to have a conversation around creating affordable housing and affordability options for renters and potential homeowners, housing affordability is not on the radar for the City. Accessory Dwelling Units (ADU) and inclusionary housing for moderate to low-income households is beneficial but not the only option and that the City getting community input this late in the process raises concerns because the community should have been involved from the beginning and shared information on legislature regarding fair housing.

Mary Mitracos shared that the presentation was informative and as a property manager sees the need and finds this to be an extremely pressing issue, asked if the additional housing units across these income levels if that would solve all the housing needs in Tracy or help. Ms. Mitracos asked if there was a way that unpermitted dwellings would someday be able to count or become permitted at one point and the City should have had inclusionary zoning practices in place long ago and thanked Council, Planning Commission and staff for all the work.

Alice English expressed her concerns regarding the fact that Cycle 5 made it to the Planning Commission in 2021 and not to Council and recommended that it be a public hearing and not a consent item. Concern has always been public safety and transportation and everything that is happening in South Tracy. The City needs to be proactive, this conversation should have taken place last year including infrastructure especially Valpico and the developers need to be held accountable for the conditions of the roads and suggested that a public hearing be held on a Saturday.

Cynthia Camacho wanted to clarify that when building median to low-income housing, not to make the homes look like they are low-income, would like program to be fair and meets the needs of those that truly need it. Ms. Camacho also expressed concern about changes to her street and that it was presented as four (4) large homes with a 22-foot-wide road and no street parking in that area and now it has turned into four (4) lots and the neighbors are unsure what is happening and what the area is zoned for.

Council Member Evans left at 8:03 p.m.

Council and Planning Commission questions and comments continued.

Action: Motion was made by Council Member Arriola and seconded by Mayor Pro Tem Davis to receive the informational presentation regarding the City's General Plan Housing Element Update, the "Builder's Remedy" as provided for in the State Housing Accountability Act, and on-going City initiatives to help encourage housing production. Roll call found Council Members Arriola, Bedolla, Mayor Pro Tem Davis, Mayor Young, Planning Commissioners Augustus, Atwal, Boakye-Boateng and Chair Hudson all in favor; passed and so ordered. Council Member Evans and Planning Commission Vice Chair Orcutt were absent.

6. COUNCIL ITEMS AND COMMENTS – No Council or Commission comments.

7. ADJOURNMENT – Time: 8:23 p.m.

ACTION: Motion was made by Mayor Pro Tem Davis and seconded by Council Member Arriola to adjourn. Roll call found Council Members Arriola, Bedolla, Mayor Pro Tem Davis, Mayor Young, Planning Commissioners Augustus, Atwal, Boakye-Boateng and Chair Hudson all in favor; passed and so ordered. Council Member Evans and Planning Commission Vice Chair Orcutt were absent.

The above agenda was posted at the Tracy City Hall on March 17, 2023. The above are action minutes. A recording is available at the office of the City Clerk.

ATTEST:

Mayor

City Clerk