

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
APRIL 12, 2023, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

Chair Hudson called the meeting to order at 7:09 p.m.

PLEDGE OF ALLEGIANCE

Chair Hudson led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner Atwal, Commissioner Augustus, Commissioner Boakye-Boateng, Chair Hudson, and Vice Chair Orcutt Present. Also present were: Jaylen French, Director of Development Services; Bill Dean, Assistant Director of Development Services; Alan Bell, Senior Planner; Scott Claar, Senior Planner; Kelly Hickler, Senior Planner – Denovo Planning Group; Jenny Lin, Senior Associate – EPS; Gina Peace, Executive Assistant; and Miranda Aguilar, Administrative Assistant.

MINUTES

Chair Hudson introduced the Regular Meeting Minutes from the March 22, 2023 meeting.

ACTION: It was moved by Vice Chair Orcutt and seconded by Commissioner Augustus to approve the March 22, 2023 Planning Commission Regular meeting minutes. A voice vote found Commissioner Atwal, Commissioner Augustus, Commissioner Boakye-Boateng, Chair Hudson, and Vice Chair Orcutt in favor. Passed and so ordered; 5-0-0-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Bill Dean, Assistant Director of Development Services informed the Commission that Item 1.A shall be removed from tonight's agenda and re-noticed.

ITEMS FROM THE AUDIENCE

Veronica Vargas addressed the Commission and discussed Valley Link updates.

Dotty Nygard addressed the Commission and discussed workshops for CEQA and best practices for industrial and commercial growth.

1. NEW BUSINESS

**A. THIS ITEM IS REMOVED FROM THE AGENDA AND WILL BE RE-NOTICED
FOR ANOTHER DATE.**

STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL ADOPT AN ORDINANCE (1) DETERMINING THAT THE PROJECT IS EXEMPT FROM CEQA REVIEW, (2) REPEALING TRACY MUNICIPAL CODE (TMC) SECTION 10.08.052, DEFINITION OF ACCESSORY DWELLING UNIT AND TMC SECTION 10.08.3180, ZONING REGULATIONS REGARDING ACCESSORY DWELLING UNITS; AND (3) ADOPTING THE NEW TMC SECTION 10.08.3180.

No action required.

B. STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECEIVE 1) AN UPDATE REGARDING THE CITY'S PROGRESS ON THE DEVELOPMENT OF THE DOWNTOWN SPECIFIC PLAN (PLAN); AND 2) DISCUSS AND PROVIDE FEEDBACK REGARDING PRIORITIES AND OTHER KEY ELEMENTS THAT SHOULD BE INCORPORATED INTO THE PLAN.

Scott Claar, Senior Planner, introduced consultants Kelly Hickler, De Novo Planning Group; and Jenny Lin, Economic and Planning Systems (EPS).

Kelly Hickler, De Novo Planning Group; and Jenny Lin, EPS, discussed a PowerPoint presentation, addressed questions from the Commission and requested feedback.

Scott Claar, Senior Planner, addressed questions from the commission regarding a future workshop for the Downtown Specific Plan.

Chair Hudson opened the Public Hearing at 7:39 p.m.

Veronica Vargas, former Council member, expressed concern about removing "TOD" from the project name and opportunities in the downtown areas.

Don Cose expressed that the "Bowtie" area should be included in the downtown.

Mary Mitracos, Tracy resident, expressed that the demand for housing also comes from people who already live in Tracy but cannot afford to buy a home here. She also inquired about a list of historical buildings in Tracy and advocated for work force housing.

Greg Cose expressed concern that TOD designation is being removed from downtown and the lack of development near the bowtie area.

Dotty Nygard expressed support for a walkable, higher density, and a growing downtown.

Alice English expressed that there are some good things regarding the downtown area.

Miranda Aguilar, Administrative Assistant, announced that there was one email received regarding the project. A copy was provided to the Commissioners and will be added to the record after it has been redacted.

Karen Moore, via Webex, expressed excitement for the development being spoken about this evening and supports the idea of a walkable downtown.

Reza Kazemi, via Webex, as a developer, expressed the infill lots need to be looked at in a different way. They would like incentives to develop these lots.

Chair Hudson closed the Public Hearing at 8:09 p.m.

Commissioner Boakye-Boateng would like to know the concentration of businesses in the affected area.

Commissioner Augustus would like to see a walkable downtown and considers walkability to be a priority.

Commissioner Orcutt expressed that Tracy's Downtown Area has an old-town charm and historical feel but may need a plaza area in downtown where people can gather.

Scott Claar explained certain areas were included in the plan to prepare for the downtown area and the surrounding zones.

Chair Hudson had questions about the changing of the wording of the project and whether it affects grants we can receive for it.

Scott Claar advised that there are grants that apply but name of the Specific Plan does not affect the plan's primary elements and the plan itself will still be transit oriented.

Chair Hudson expressed walkability and design of downtown is important and is concerned regarding Valley Link not coming to downtown.

Commissioner Atwal expressed some questions regarding the area included and concerns regarding ADA Standards.

ACTION: No action required.

- C. STAFF RECOMMENDS THAT PLANNING COMMISSION ADOPT A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE 1) DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENT QUALITY ACT, PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3), AND 2) APPROVING AMENDMENTS TO SECTIONS 10.08.3196(B) AND (D) OF THE TRACY MUNICIPAL CODE TO EXPAND THE DEFINITION OF YOUTH CENTER AND TO ESTABLISH BUFFERS BETWEEN CANNABIS USES AND SENSITIVE USES.**

Bill Dean, Assistant Director of Development Services, presented the staff report and addressed questions from the Commission.

Chair Hudson opened the Public Hearing at 9:13 p.m.

Dotty Nygard expressed concerns of the changing ordinance and the difficulty of the process for businesses.

Alice English expressed support for the Ordinance.

Reza Kazemi, via Webex, expressed concern for the high concentration of businesses.

Karen Moore, via Webex, would like to see the businesses to be able to open their doors.

Matthew Nathaniel, via Webex, expressed the process has been very lengthy and complicated and the ordinance to apply to applicants already in the process would not be fair.

Chair Hudson closed the public hearing at 9:31 p.m.

Bill Dean, Assistant Director of Development Services addressed additional questions from the Commission.

Scott Claar, Senior Planner, addressed questions from the Commission regarding viewing the maps with buffers.

Chair Hudson called for recess at 9:55 p.m.

Commission resumed at 10:00 p.m.

Bill Dean, Assistant Director of Development Services, addressed additional questions from the Commission.

Alan Bell, Senior Planner, addressed additional questions from the Commission.

ACTION: It was moved by Vice Chair Orcutt and seconded by Commissioner Augustus that the Planning Commission adopt a resolution:

- 1) Determining that this project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(B)(3), pertaining to activities that do not have the potential for causing a significant effect on the environment;
- 2) Recommending city council adopt an ordinance approving a Zoning Text Amendment to Tracy Municipal Code (TMC) Section 10.08.3196(b) and (d) to expand the definition of youth center and to establish buffers between

proposed cannabis uses, and (a) sensitive uses, (b) existing cannabis uses and, (c) residential uses

A roll call vote found Commissioner Atwal, Commissioner Augustus, Commissioner Boakye-Boateng, Chair Hudson, and Vice Chair Orcutt in favor. Passed and so ordered; 5-0-0-0.

2. ITEMS FROM THE AUDIENCE

Alice English expressed support for Tracy being business friendly.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

Chair Hudson is interested in having a discussion regarding warehouses and rules with the Attorney General and would like to have a presentation with what is going on with Valley Link.

5. ADJOURNMENT

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

A voice vote found Commissioner Atwal, Commissioner Augustus, Chair Hudson, and Commissioner Boakye-Boateng in favor; Vice Chair Orcutt absent. Passed and so ordered; 5-0-0-0.

Time: 10:12 p.m.

ACTING



CHAIR



STAFF LIAISON

From: [Gina Peace](#)
To: [Miranda Aguilar](#)
Cc: [William Dean](#)
Subject: FW: Downtown Specific Plan; Commission meeting 04/12/2023
Date: Wednesday, April 12, 2023 2:37:36 PM

Hi Miranda,

Please forward to Commissioners, cc CAO, and distribute redacted version for tonight's meeting,

Thanks,
Gina

From: [REDACTED] >
Sent: Wednesday, April 12, 2023 1:07 PM
To: Public Comment <publiccomment@cityoftracy.org>
Cc: Scott Claar <Scott.Claar@cityoftracy.org>
Subject: Downtown Specific Plan; Commission meeting 04/12/2023

Comments from a long term downtown area resident:

I enthusiastically support all efforts to extend Valley Link rail service to and through the existing bowtie area with direct contact with the Tracy Transit Station and its facilities. Achievement of this can, with thought, bring inevitable changes for a net positive. Any specific downsides can be identified early or with time and will need to be addressed so that the best of the downtown character can be preserved. Fears that the stock of existing housing will be substantially replaced by high density in our lifetime seem unfounded. It is entrepreneurial spirit, intelligently regulated, that will drive much of future progress.

To terminate Valley Link at Mountain House would be a mistake to be avoided with major effort.

If I am correctly reading the small scale map included in the one (? and apparently only ?) written description of the Downtown Specific Plan at the library, the bike lane proposed for Ninth Street seems to be impractical if?? it is thought that it is to have some exclusive lane marking. The street parking on both sides of the pavement is already at a premium in many blocks with little practical alternative.