

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 28, 2024, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Orcutt led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner Boakye-Boateng, Commissioner English, Commissioner Penning, Vice Chair Atwal and Chair Orcutt present. Also present were Bijal Patel, City Attorney; Scott Claar, Senior Planner; and Gina Peace, Executive Assistant.

MINUTES

None.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

A. STAFF RECOMMENDS THAT THE PLANNING COMMISSION REOPEN THE PUBLIC HEARING CONTINUED FROM JANUARY 24, 2024, AND UPON CONCLUSION, ADOPT A RESOLUTION CONSISTENT WITH THE MOTION THAT THE PLANNING COMMISSION PASSED ON JANUARY 24, 2024:

(1) APPROVING THE APPEAL OF THE CITY ENGINEER'S DENIAL OF APPLICATION NUMBER TSM23-0002 REQUESTING AN AMENDMENT TO CONDITION OF APPROVAL B.8 OF THE FINAL MAP FOR THE TRACY HILLS KT-HILLVIEW PROJECT;

(2) APPROVING, AFTER *DE NOVO* REVIEW, APPLICATION NUMBER TSM23-0002 REQUESTING AN AMENDMENT TO CONDITION OF APPROVAL B.8 OF THE FINAL MAP FOR THE TRACY HILLS KT-HILLVIEW PROJECT REGARDING THE TIMING OF COMPLETION OF THE LINEAR PARK; AND

(3) DETERMINING THAT THE AMENDMENT TO CONDITION OF APPROVAL B.8 OF THE FINAL MAP FOR THE TRACY HILLS KT-HILLVIEW PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) 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.

THIS APPEAL OF THE CITY ENGINEER'S DECISION WAS FILED BY LENNAR HOMES, JOINED BY TRACY PHASE 1B, LLC AND THE KT PROJECT OWNER, LLC, APPLICATION NUMBER APL23-0003 (COLLECTIVELY, APPELLANT).

Scott Claar, Senior Planner, presented the staff report.

Chair Orcutt opened the Public Hearing at 7:05 p.m.

Brian Olin, Lennar Homes (Applicant), addressed the Commission.

Seeing as no one else came forward, Chair Orcutt closed the Public Hearing at 7:07 p.m.

ACTION: It was moved by Vice Chair Atwal and seconded by Commissioner Boakye-Boateng that the Planning Commission adopt a Resolution, as stated in Attachment A:

- (1) Approving the appeal of the City Engineer's denial of Application Number TSM23-0002 requesting an amendment to Condition of Approval B.8 of the Final Map for the Tracy Hills KT-Hillview Project;
- (2) Approving, after *de novo* review, Application Number TSM23-0002 requesting an amendment to Condition of Approval B.8 of the Final Map for the Tracy Hills KT-Hillview Project regarding the timing of completion of the linear park; and
- (3) Determining that the amendment to Condition of Approval B.8 of the Final Map for the Tracy Hills KT-Hillview Project is exempt from the California Environmental Quality Act (CEQA) 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.

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

B. STAFF RECOMMENDS THAT THE PLANNING COMMISSION REOPEN THE PUBLIC HEARING CONTINUED FROM JANUARY 24, 2024, AND UPON CONCLUSION, ADOPT A RESOLUTION CONSISTENT WITH THE MOTION THAT THE PLANNING COMMISSION PASSED ON JANUARY 24, 2024:

- (1) APPROVING THE APPEAL OF THE CITY ENGINEER'S DENIAL OF APPLICATION NUMBER TSM23-0001 REQUESTING AN AMENDMENT TO CONDITION OF APPROVAL B.9 AND B.9.A OF THE FINAL MAP FOR TRACY HILLS PHASE 1B;**

(2) APPROVING, AFTER *DE NOVO* REVIEW, APPLICATION NUMBER TSM23-0001 REQUESTING AN AMENDMENT TO CONDITION OF APPROVAL B.9 AND B.9.A OF THE FINAL MAP FOR TRACY HILLS PHASE 1B REGARDING THE TIMING OF COMPLETION OF THE PARK; AND

(3) DETERMINING THAT THE AMENDMENT TO CONDITION OF APPROVAL B.9 AND B.9.A OF THE FINAL MAP FOR TRACY HILLS PHASE 1B IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) 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.

THIS APPEAL OF THE CITY ENGINEER'S DECISION WAS FILED BY LENNAR HOMES, JOINED BY TRACY PHASE 1B, LLC AND THE KT PROJECT OWNER, LLC, APPLICATION NUMBER APL23-0002 (COLLECTIVELY, APPELLANT).

Scott Claar, Senior Planner, presented the staff report Chair Orcutt opened the Public Hearing at 7:11 p.m.

Brian Olin, Lennar Homes (Applicant), addressed the Commission, and provided a brief update on the park, stating their target date was March 1, 2024.

Seeing as no one else came forward, Chair Orcutt closed the Public Hearing at 7:13 p.m.

ACTION: It was moved by Vice Chair Atwal and seconded by Commissioner Penning that the Planning Commission adopt a Resolution, as stated in Attachment A:

- (1) Approving the appeal of the City Engineer's denial of Application Number TSM23-0001 requesting an amendment to Condition of Approval B.9 and B.9.a of the Final Map for Tracy Hills Phase 1B;
- (2) Approving, after *de novo* review, Application Number TSM23-0001 requesting an amendment to Condition of Approval B.9 and B.9.a of the Final Map for Tracy Hills Phase 1B regarding the timing of completion of the park; and
- (3) Determining that the amendment to Condition of Approval B.9 and B.9.a of the Final Map for Tracy Hills Phase 1B is exempt from the California Environmental Quality Act (CEQA) 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.

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

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

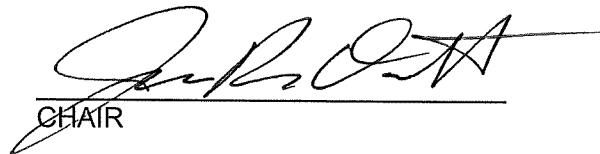
Commissioner English stated she has been studying the Industrial and Residential RGA charts and noticed a drastic increase in infill projects. Commissioner English asked if they are subject to the Measure A cap. Scott Claar, Senior Planner, reminded the Commission that the Growth Management Ordinance and GMO Guidelines are on the City's website, and advised that infill projects are subject to the Measure A cap, except for projects with 4 or less homes, which are exempt.

Chair Orcutt inquired about the nationwide website zoneatlas.org, after hearing an advertisement. Scott Claar, Senior Planner, was not familiar with the website and advised that the City does not use this website, but reassured that all zoning of the City's zoning information can be found on the City's website.

5. ADJOURNMENT

ACTION: It was moved by Chair Orcutt and seconded by Commissioner English to adjourn. A voice vote found all in favor. Passed and so ordered; 5-0-0-0.

Time: 7:22 p.m.


CHAIR


STAFF LIAISON