

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
MARCH 13, 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 Jeffrey Crosswhite, Assistant City Attorney; Scott Claar, Senior Planner; Alan Bell, Senior Planner; Kenny Lipich, Associate Planner; Genevieve Federighi, Associate Planner, Al Gali, Associate Engineer; and Miranda Aguilar, Administrative Assistant.

MINUTES

Chair Orcutt introduced the Regular Meeting Minutes from the February 14, 2024 and from February 28, 2024 Planning Commission Regular Meetings.

ACTION: It was moved by Vice Chair Atwal and seconded by Commissioner Penning to approve the February 14, 2024 and the February 28, 2024 Planning Commission Regular Meeting Minutes. A voice vote found Chair Orcutt, Vice Chair Atwal, Commissioner Boakye-Boateng, Commissioner English, and Commissioner Penning in favor. Passed and so ordered; 5-0-0-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Scott Claar informed the Commission that this will be the last meeting for Alan Bell, Senior Planner, as he will be retiring.

The Commission congratulated Alan Bell and wished him well.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

A. STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL:

(1) ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE APPROVAL OF THE GENERAL PLAN AMENDMENT, REZONING, AND DEVELOPMENT REVIEW

PERMIT FOR CONSTRUCTION OF 110 UNITS OF VERY LOW-INCOME SENIOR HOUSING CONSISTING OF TWO BUILDINGS AND SITE IMPROVEMENTS ON A 1.94-ACRE PORTION OF AN OVERALL 6.85-ACRE SITE, LOCATED AT 301 WEST STREET, APN 235-420-16 (PROJECT), IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, BASED ON THE FINDINGS, PURSUANT TO PUBLIC RESOURCES CODE SECTIONS § 21064.5 AND 21080(C);

(2) ADOPT A RESOLUTION APPROVING A GENERAL PLAN MAP AMENDMENT FROM RESIDENTIAL MEDIUM TO RESIDENTIAL HIGH FOR A 1.94-ACRE PORTION OF AN OVERALL 6.85-ACRE SITE, LOCATED AT 301 WEST STREET, ASSESSOR'S PARCEL NUMBER 235-420-16 (APPLICATION NUMBER GPA22- 0008);

(3) INTRODUCE AN ORDINANCE APPROVING A REZONE FROM MEDIUM DENSITY RESIDENTIAL ZONE TO HIGH DENSITY RESIDENTIAL ZONE FOR A 1.94- ACRE PORTION OF AN OVERALL 6.85-ACRE SITE, LOCATED AT 301 WEST STREET, ASSESSOR'S PARCEL NUMBER 235-420-16 (APPLICATION NUMBER R22-0005); AND

(4) ADOPT A RESOLUTION APPROVING A DEVELOPMENT REVIEW PERMIT AND A DENSITY BONUS FOR THE PROJECT (APPLICATION NUMBER D22-0043).

THE APPLICANT IS ARTIFEXT WEST, INC. FOR THE HOUSING AUTHORITY COUNTY OF SAN JOAQUIN.

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

Peter Ragsdale, Executive Director of Housing Authority, County of San Joaquin, addressed questions from the Commission.

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

Chair Orcutt opened the Public Hearing at 8:05 p.m.

Andrew Christensen, via WebEx, stated parking for the project is a concern but the fact that the housing is close to the downtown area is a positive, especially regarding access.

Seeing as no one else came forward, Chair Orcutt closed the Public Hearing at 8:07 p.m.

Commission discussion continued.

Kenny Lipich, Associate Planner, addressed questions from the Commission.

Jeffrey Crosswhite, Assistant City Attorney, advised that the Commission can request staff to discuss suggestions with the applicant as part of their recommendations to City Council.

Commission discussion Continued.

ACTION: It was moved by Vice Chair Atwal and seconded by Commissioner Penning that the Planning Commission recommend that the City Council:

- (1) Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the approval of the General Plan Amendment, rezoning, and development review permit for construction of 110 units of very low-income senior housing consisting of two buildings and site improvements on a 1.94-acre portion of an overall 6.85-acre site, located at 301 West Street, Assessor's Parcel Number 235-420-16 (project), in accordance with the California Environmental quality act, based on the findings, pursuant to Public Resources Code Sections § 21064.5 and 21080(c);
- (2) Adopt a resolution approving a General Plan Map Amendment from Residential Medium to Residential High for a 1.94-acre portion of an overall 6.85-acre site, located at 301 West Street, Assessor's Parcel Number 235-420-16 (application number GPA22-0008);
- (3) Introduce an Ordinance approving a Rezone from Medium Density Residential Zone to High Density Residential Zone for a 1.94-acre portion of an overall 6.85-acre site, located at 301 West Street, Assessor's Parcel Number 235-420-16 (Application number R22-0005); and
- (4) Adopt a Resolution approving a Development Review Permit and a density bonus for the project (Application number D22-0043).

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 REVIEW AND RECOMMEND THAT THE CITY COUNCIL RECEIVE THE 2023 ANNUAL PROGRESS REPORT FOR THE GENERAL PLAN AND HOUSING ELEMENT PRIOR TO SUBMISSION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT ON OR BEFORE APRIL 1, 2024, AS REQUIRED BY CALIFORNIA GOVERNMENT CODE SECTIONS 65700 AND 65400).

Genevieve Federighi, Associate Planner, presented the staff report and addressed questions from the Commission.

Scott Claar, Senior Planner, addressed questions from the Commission.

Chair Orcutt opened the Public Hearing at 8:28 p.m.

Andrew Christensen, via WebEx, had questions regarding possible building sites near the bowtie area in Tracy.

Seeing as no one else came forward, Chair Orcutt closed the Public Hearing at 8:34 p.m.

ACTION: It was moved by Vice Chair Atwal and seconded by Commissioner Penning that the Planning Commission recommend that the City Council:

Receive the 2023 Annual Progress Report for the General Plan and Housing Element prior to submission to the California Department of Housing and Community Development on or before April 1, 2024, as required by California Government Code Sections 65700 and 65400.

A voice 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

Chair Orcutt inquired about Commissioners not being able to speak with Planning Staff about items on the agenda.

Jeffrey Crosswhite, Assistant City Attorney, advised that the Development Services Director would be the Staff Liaison for when Commissioners have questions to avoid the perception of influence during a pending project.

Chair Orcutt has informed Staff he will continue to reach out to City Staff when he has questions.

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: 8:43 p.m.



CHAIR



STAFF LIAISON