

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
JULY 10, 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 Dan Doporto, City Attorney Consultant; Forrest Ebbs, Director of Community and Economic Development, Scott Claar, Interim Planning Manager; Craig Hoffman, Senior Planner; Ben Ritchie, Consultant; Kellie Jones, Assistant Planner; and Miranda Aguilar, Administrative Assistant.

MINUTES

Chair Orcutt introduced the Regular Meeting Minutes from the May 22, 2024, Planning Commission Regular Meeting.

ACTION: It was moved by Chair Orcutt and seconded by Commissioner English to approve the May 22, 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, Interim Planning Manager reminded Commissioners of the Planning Commission Academy in Santa Rosa March of 2025 and to reach out to the Executive Assistant, Gina Peace, or Administrative Assistant Miranda Aguilar, if they would like to sign up. He also notified the Commission that the July 24, 2024, Planning Commission meeting is cancelled due to the Summer Recess. Scott introduced staff members Craig Hoffman, Senior Planner who was recently hired, and Kellie Jones, who was recently promoted to Assistant Planner.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

A. BY MOTION, ELECTION OF NEW PLANNING COMMISSION CHAIR AND VICE CHAIR FOR FISCAL YEAR 24-25.

Commission discussion began.

Chair Orcutt opened the Public Hearing at 7:06 p.m. Seeing as no one came forward, Chair Orcutt closed the Public Hearing.

ACTION: It was moved by Commissioner English and seconded by Commissioner Penning that Chair Orcutt would be re-appointed as Planning Commission Chair and Commissioner Penning to be appointed as Vice Chair for fiscal year 24/25 beginning July 1, 2024, through June 30, 2025.

A roll call vote found Chair Orcutt, Commissioner Boakye-Boateng, Commissioner English, and Commissioner Penning in favor, Vice Chair Atwal against. Passed and so ordered; 4-1-0-0.

B. STAFF RECOMMENDS THAT THE PLANNING COMMISSION APPROVE A RESOLUTION RECOMMENDING CITY COUNCIL: (1) ADOPT AN ORDINANCE APPROVING A ZONING TEXT AMENDMENT TO ADD LANGUAGE TO TRACY MUNICIPAL CODE SECTION 10.08.2356 – LOT AREA FROM THE COMMUNITY RECREATION SUPPORT SERVICES ZONE; AND (2) DETERMINE THAT THE ZONING TEXT AMENDMENT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3). THE APPLICANT IS SCHACK AND COMPANY FOR BYRON ALVAREZ.

Forrest Ebbs, Director of Community and Economic Development, presented the staff report and addressed questions from the Commission.

Chair Orcutt opened the Public Hearing at 7:22 p.m.

Mike Souza representing Mr. Alvarez addressed the Commission and clarified some information on the Project.

Seeing as no one else came forward, the Public Hearing was closed at 7:24 p.m.

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

- (1) Approving a Zoning Text Amendment to add language to the Tracy Municipal Code Section 10.08.2356 – lot area from the Community Recreation Support Services Zone; and
- (2) Determining that the Zoning Text Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(B)(3).

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

C. STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION: 1)

APPROVING A DEVELOPMENT REVIEW PERMIT (D22-0042) TO ALLOW THE CONSTRUCTION OF FIVE VACUUM PARKING STALLS AND AN 81 SQ. FT. VACUUM EQUIPMENT ENCLOSURE AT AN EXISTING ARCO SERVICE STATION AT 550 W. VALPICO RD., ASSESSORS PARCEL NUMBER (APN): 248-020-21, APPLICATION NUMBER D22-0042; 2) GRANTING A CONDITIONAL USE PERMIT (CUP22-0016) TO ALLOW THE ACCESSORY USE OF FIVE VACUUM PARKING STALLS AND AN 81 SQ. FT. VACUUM EQUIPMENT ENCLOSURE AT AN EXISTING ARCO SERVICE STATION AT 550 W. VALPICO RD., APN:248-020-21, APPLICATION NUMBER CUP22-0016; AND 3) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15303. THE APPLICANT IS EDGAR RIZKALLI AND THE PROPERTY OWNER IS VALPICO INVESTMENT LLC.

Kellie Jones, Assistant Planner, presented the staff report and addressed questions from the Commission.

Scott Claar, Interim Planning Manager, addressed questions from the Commission.

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

Seeing as no one came forward, Chair Orcutt closed the Public Hearing.

ACTION: It was moved by Commissioner Boakye-Boateng and seconded by Vice Chair Penning that the Planning Commission adopt a resolution:

- (1) Approving a Development Review Permit (D22-0042) to allow the construction of five vacuum parking stalls and an 81 sq. ft. vacuum equipment enclosure at an existing Arco Service Station at 550 W. Valpico Road, Assessor's Parcel Number (APN): 248-020-21;
- (2) Granting a Conditional Use Permit (CUP22-0016) to allow the accessory use of five vacuum parking stalls and an 81 sq. ft. vacuum equipment enclosure at an existing Arco Service Station at 550 W. Valpico Road, APN: 248-020-21; and
- (3) Determining that this project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303.

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

D. STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A SCOPING MEETING PURSUANT TO CEQA REQUIREMENTS TO RECEIVE INPUT ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR CITY OF TRACY REZONE PROGRAM AND GENERAL PLAN AMENDMENT (PROJECT).

Craig Hoffman, Senior Planner, introduced Ben Ritchie, with DeNovo Planning and stated he would be available for questions from the Commission.

Ben Ritchie, DeNovo Planning, presented the staff report and addressed questions from the Commission.

Scott Claar, Interim Planning Manager, addressed questions from the Commission.

Dan Doport, City Attorney Consultant, addressed questions from the Commission.

Chair Orcutt opened the Public Hearing at 8:15 p.m.

Robert Tanner, Tracy Resident, addressed the Commission with comments.

Seeing as no one else came forward, Chair Orcutt closed the Public Hearing at 8:25 p.m.

ACTION: No Action needed from the Planning Commission.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

Commissioner Atwal congratulated Chair Orcutt and Vice Chair Penning on being appointed.

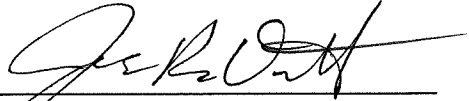
Commissioner English and Chair Orcutt wanted to follow up regarding CIP 75163, Tracy Hills Zone 5 Water Booster Station which was discussed at the 05/22/24 Planning Commission Meeting. Staff has confirmed they will reach out to Al Gali, Associate Engineer, to remind him of the request and will reach out to the Planning Commissioners with the information requested.

Chair Orcutt congratulated Craig Hoffman, Senior Planner, and Kellie Jones, Assistant Planner on their new positions.

5. ADJOURNMENT

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

Time: 8:28 p.m.



CHAIR



STAFF LIAISON