

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
AUGUST 14, 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 Atwal, Commissioner Boakye-Boateng, Commissioner English, Vice Chair Penning, and Chair Orcutt present. Also present were Bijal Patel, City Attorney; Scott Claar, Interim Planning Manager; Ben Ritchie, Consultant; and Miranda Aguilar, Administrative Assistant.

MINUTES

Chair Orcutt introduced the Regular Meeting Minutes from the July 10, 2024, Planning Commission Regular Meeting. Commissioner Boakye-Boateng brought attention to a typo in the meeting minutes.

ACTION: It was moved by Chair Orcutt and seconded by Vice Chair Penning to approve the July 10, 2024, Planning Commission Regular Meeting Minutes with the mentioned edits. 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 informed the Commission that Bijal Patel, City Attorney would be attending the meeting via Webex.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. STAFF THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL: (1) ADOPT A RESOLUTION APPROVING THE DOWNTOWN VISION PLAN; AND (2) ADOPT A RESOLUTION DETERMINING THAT THE DOWNTOWN VISION PLAN IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3).**

Scott Claar, Interim Planning Manager, introduced the Item as well as Ben Richie, Consultant.

Ben Richie, DeNovo Planning Consultant, presented staff report and questions from the Commission.

Chair Orcutt opened the Public Hearing at 7:53 p.m.

Greg Cose, Tracy resident, expressed support for different aspects of the Downtown Vision plan including the cleaning up of contaminated areas. He requested to give consideration for the parking structure and expansion.

Don Cose, Tracy resident, spoke in support of the Downtown Vision Plan.

Ross Bogan, Tracy resident, expressed support for the Downtown Vision Plan but expressed he believed that the plan did not include points to preserve the historic fabric of the City.

Pete Mitracos, Tracy resident, expressed support for the Downtown Vision Plan.

Andy Christensen, Tracy resident, expressed support for the Downtown Vision Plan and expressed mixed use would benefit the area.

Dan Schack, Tracy resident, expressed support for the Downtown Vision Plan.

Robert Tanner, Tracy resident, had some questions regarding the downtown Vision Plan.

Ken Cefalo, Tracy business owner, expressed support for the Downtown Vision Plan.

Gabriela Machuca, Tracy business owner, expressed support for the Downtown Vision Plan but also expressed concerns for businesses currently in the Downtown area.

Jennifer Moore, Tracy business owner, expressed concerns regarding the Downtown Vision Plan.

Rafael Portillo, Tracy property owner, requested more support for business owners.

Marcus Medina, via Webex, expressed support for the Downtown Vision Plan but had some questions regarding taking care of the downtown currently in place.

Seeing as no one else came forward, the Public Hearing was closed at 8:29 p.m.

Commission discussion continued.

ACTION: It was moved by Commissioner Boakye-Boateng and seconded by Commissioner English with a friendly amendment to the motion from Chair Orcutt, that the Planning Commission recommend that the City Council adopt a Resolution:

- (1) Approving the Downtown Vision Plan and adding a statement to the introduction of the Downtown Vision Plan to state that the Vision Plan is conceptual; and
- (2) Determining that the Downtown Vision Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

A voice 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.

2. ITEMS FROM THE AUDIENCE

Andy Christensen, Tracy resident, had questions regarding mixed use.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

Chair Orcutt reminded Commissioners and Staff of the Planning Commissioner academy coming up.

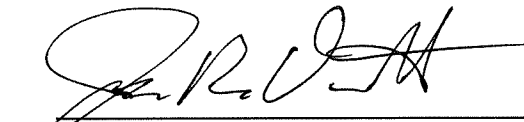
Scott Claar, Interim Planning Manager confirmed the academy is coming up in March of 2025.

Miranda Aguilar, Administrative Assistant, stated all the Commissioners have all responded on the academy.

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; 5-0-0-0.

Time: 9:41 p.m.



CHAIR



STAFF LIAISON