

**MINUTES**  
**TRACY CITY PLANNING COMMISSION**  
**WEDNESDAY, February 8, 2017**  
**7:00 P.M.**  
**CITY OF TRACY COUNCIL CHAMBERS**  
**333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Vice Chair Tanner led the pledge of allegiance.

**ROLL CALL**

Roll Call found Vice Chair Tanner, Commissioners Hudson, Sangha, and Krogh present. Also present were Bill Dean, Assistant Director of Development Services; Kimberly Matlock, Associate Planner; Leticia Ramirez, Deputy City Attorney; and Vanessa Valencia, Recording Secretary. Commissioner Orcutt absent, away for military duty.

**MINUTES APPROVAL**

The meeting minutes of March 23, 2016, will be re-presented due to the lack of a majority of the Commission present.

It was moved by Commissioner Hudson and seconded by Commissioner Sangha to approve the meeting minutes of April 13, 2016, and November 16, 2016. Commissioner Krogh abstained from voting, as he was not on the Planning Commission at the time. Voice vote found Commissioner Tanner in favor; passed and so ordered. 3-0-2.

**DIRECTOR'S REPORT REGARDING THIS AGENDA** – Bill Dean, Assistant Director of Development Services, welcomed Commissioner Krogh. Mr. Dean also mentioned that sometime in March 2017, staff is planning a study session for the commission. Finally, Mr. Dean commented that staff is almost caught up on transcribing Planning Commission meeting minutes, with only a handful of minutes left for approval.

**ITEMS FROM THE AUDIENCE** – None.

1. **NEW BUSINESS**

- A. **PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE I-205 CORRIDOR SPECIFIC PLAN TO 1) REDESIGNATE THE PROPERTY AT 3140 W. GRANT LINE ROAD (ASSESSOR'S PARCEL NUMBER 238-600-07) FROM SERVICE COMMERCIAL TO GENERAL COMMERCIAL, AND 2) AMEND SECTION 4.1.2.3.B TO INCLUDE A PROVISION FOR THOUGHTFULLY-DESIGNED ENTRANCES TO COMMERCIAL CENTERS IN THE GENERAL COMMERCIAL DESIGNATION. APPLICANT IS PLAZA SIX GENERAL PARTNERSHIP AND PROPERTY OWNER IS F&F TRACY PROPERTIES, LLC. APPLICATION NUMBER SPA16-0007.** – Kimberly Matlock, Associate Planner, presented the staff report.

The commission briefly discussed "thoughtfully-designed" entrances and aesthetics.

Vice Chair Tanner opened the public hearing.

As no one came forward, the public hearing was closed.

Charles Fife, JSK General Construction/Plaza Six General Partnerships, addressed the commission. Mr. Fife stated that the change in zoning will provide further opportunities for the center.

**ACTION** 1) It was moved by Commissioner Hudson and seconded by Vice Chair Tanner that the Planning Commission recommend that the City Council to amend the I-205 Specific Plan Use designation for the property at 3140 West Grant Line Road (Assessor's Parcel Number 238-600-07) from Service Commercial to General Commercial. Voice vote found Commissioners Krogh and Sangha in favor; passed and so ordered. Commissioner Orcutt absent. 4-0-1.

**ACTION** 2) It was moved by Commissioner Hudson and seconded by Commissioner Krogh that the Planning Commission recommend that the City Council amend the I-205 Specific Plan by adding Section 4.1.2.3.B.3 requiring thoughtfully-designed features to create a sense of arrival at primary entrances to Commercial Centers in the General Commercial Designation areas as described in the Planning Commission resolution dated February 8, 2017. Voice vote found Vice Chair Tanner and Commissioner Sangha in favor; passed and so ordered. Commissioner Orcutt absent. 4-0-1.

2. ITEMS FROM THE AUDIENCE – Alice English congratulated Mr. Krogh on his appointment to the Planning Commission.
3. DIRECTOR'S REPORT – Bill Dean announced that the election of officers will occur when Commissioner Orcutt returns, most likely in March 2017. Bill Dean also shared that Vanessa Valencia has transferred to the City's Human Resources Department, and a new Administrative Assistant will be starting soon. Mr. Dean thanked Ms. Valencia for her help.
4. ITEMS FROM THE COMMISSION – Commissioner Hudson, Sangha, and Vice Chair Tanner expressed their gratitude to Vanessa. Vice Chair Tanner welcomed and congratulated Commissioner Krogh. Commissioner Krogh shared some personal information about himself, and expressed his excitement to be a contributing member of the Planning Commission.
5. ADJOURNMENT – It was moved by Commissioner Hudson and seconded by Commissioner Sangha to adjourn. Voice vote found all in favor; passed and so ordered.

Time: 7:27 p.m.

  
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STAFF LIAISON

  
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CHAIR