

**MINUTES**  
**TRACY CITY PLANNING COMMISSION**  
**Wednesday, March 22, 2017**  
**7:00 P.M.**  
**CITY OF TRACY COUNCIL CHAMBERS**  
**333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

Chair Orcutt called the meeting to order at 7:02 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Orcutt led the pledge of allegiance.

**ROLL CALL**

Roll Call found Chair Orcutt and Commissioners Hudson, Krogh, and Tanner present; Commissioner Sangha absent. Also present were: Andrew Malik, Director of Development Services; Bill Dean, Assistant Director of Development Services; Leticia Ramirez, Deputy City Attorney; Robert Armijo, City Engineer; Alan Bell, Senior Planner; Victoria Lombardo, Senior Planner; Scott Claar, Senior Planner; Cris Mina, Senior Civil Engineer; Al Gali, Associate Civil Engineer; Nanda Gottiparthi, Consulting Engineer - SNG & Associates; Sandra Edwards, Executive Assistant; and Peggy Abundiz, Recording Secretary.

**MINUTES**

It was moved by Chair Orcutt, and seconded by Commissioner Tanner, that approval of the March 9, 2016, Meeting Minutes be postponed until the next meeting due to lack of a voting quorum. Voice vote found all in favor; passed and so ordered.

It was moved by Commissioner Hudson, and seconded by Commissioner Tanner, that the Meeting Minutes of March 23, 2016, be approved. Voice vote found all in favor; passed and so ordered.

It was moved by Commissioner Hudson, and seconded by Commissioner Tanner, that the Meeting Minutes of January 25, 2017, be approved as corrected. Voice vote found all in favor; passed and so ordered.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

None.

**ITEMS FROM THE AUDIENCE**

None.

**1. NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL REGARDING APPROVAL OF AN AMENDMENT TO THE CONDITIONS OF APPROVAL FOR THE SMALL-LOT VESTING TENTATIVE

SUBDIVISION MAP FOR TRACY HILLS PHASE 1A, WHICH CONSISTS OF APPROXIMATELY 417 ACRES LOCATED WEST OF CORRAL HOLLOW ROAD, SOUTH OF THE CALIFORNIA AQUEDUCT, AND NORTH OF INTERSTATE 580. THE APPLICANT IS MIKE SOUZA AND THE PROPERTY OWNER IS TRACY PHASE 1, LLC. APPLICATION NUMBER TSM17-0001.

Bill Dean and Robert Armijo presented the staff report. Following a discussion, Chair Orcutt opened the public hearing. Mike Souza was the sole person to speak.

Chair Orcutt closed the public hearing.

**ACTION**

It was moved by Commissioner Hudson, and seconded by Commissioner Tanner, that the Planning Commission recommend that the City Council approve the modifications of the Conditions of Approval for the Tracy Hills Vesting Tentative Subdivision Map, Phase 1A, Application Number TSM17-0001. Voice vote found all in favor; passed and so ordered.

- B. PUBLIC HEARING TO CONSIDER A GENERAL PLAN AMENDMENT FROM OFFICE TO COMMERCIAL (APPLICATION NUMBER GPA16-0004) AND DEVELOPMENT REVIEW (APPLICATION NUMBER D16-0029) FOR A FOUR-STORY, 94-ROOM, HOME2 SUITES HOTEL AT THE NORTHWEST CORNER OF GRANT LINE ROAD AND CORRAL HOLLOW ROAD (APNS: 214-020-34 AND 35).

Alan Bell presented the staff report, and discussed four written comment letters (copies placed on the dais) that the City had received. Chair Orcutt called a brief recess at 7:34 p.m. to allow time for the Commissioners to review the letters, then reconvened the meeting at 7:41 p.m. and opened the public hearing.

Valerie and Lou Stallbaumer, 1980 Clearbrook Court, spoke. Cris Mina discussed traffic mitigation measures. Chair Orcutt thanked Mr. and Mrs. Stallbaumer for their comments.

Chair Orcutt closed the public hearing.

**ACTION**

It was moved by Commissioner Hudson, and seconded by Commissioner Tanner, that the Planning Commission recommend that the City Council adopt the Mitigated Negative Declaration, approve the General Plan amendment, and approve the Development Review Permit as documented in the March 22, 2017, Planning Commission resolution, subject to the following requirements: (1) the applicant shall design a decorative element that may include a low, decorative wall, trellis, artwork, landscaping, or similar feature at the Grant Line Road/Corral Hollow Road corner to enhance the appearance of the site and the intersection; (2) the element shall be incorporated into the development plan when the project is considered by the City Council; and (3) the element shall be consistent with vision clearance and other City standards. A roll call vote found all in favor; passed and so ordered.

C. REVIEW AND RECOMMEND APPROVAL OF REVISED CITY WIDE DESIGN GOALS AND STANDARDS, A REVISED PLANNED UNIT DEVELOPMENT ORDINANCE (PUD) AND A REVISED DEVELOPMENT REVIEW ORDINANCE, APPLICATION NUMBER ZA17-0002.

Victoria Lombardo presented the staff report, and referred the Commissioners to the Landscape Maintenance Agreement sample document copies at the dais. The Commissioners discussed the levels of review for Development Review permits.

**ACTION** It was moved by Commissioner Tanner, and seconded by Commissioner Orcutt, that the Planning Commission recommend that the City Council approve: the revised City Wide Design Goals and Standards; a revised Planned Unit Development Ordinance (Article 13, Chapter 10.08); and a revised Development Review Ordinance (Article 30, Chapter 10.08) of the Tracy Municipal Code, as amended to include provisions for General Plan Areas of Special Consideration. Voice vote found all in favor; passed and so ordered.

**2. ITEMS FROM THE AUDIENCE**

None.

**3. DIRECTOR'S REPORT**

None.

**4. ITEMS FROM THE COMMISSION**

Chair Orcutt instructed the Commissioners that, should they meet with any developers in the future, they state so during the Planning Commission meeting for the public's benefit.

**5. ADJOURNMENT**

It was moved by Commissioner Hudson, and seconded by Commissioner Tanner, to adjourn.

Time: 9:03 p.m.

  
CHAIR

  
STAFF LIAISON