

**MINUTES**  
**TRACY CITY PLANNING COMMISSION**  
**Wednesday, May 10, 2017**  
**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 Chair Orcutt, Vice Chair Sangha, and Commissioners Hudson, Krogh, and Tanner present. Also present were: Andrew Malik, Development Services Director; Leticia Ramirez, Assistant City Attorney; Alan Bell, Senior Planner; Victoria Lombardo, Senior Planner; Scott Claar, Senior Planner; Genevieve Fernandez, Assistant Planner; Criseldo Mina, Senior Civil Engineer; Al Gali, Associate Civil Engineer; and Peggy Abundiz, Recording Secretary.

**MINUTES**

It was determined by the Commission that approval of the April 26, 2017, Minutes would be postponed until the next meeting pending a modification by staff.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

Andrew Malik thanked Peggy Abundiz for serving as Recording Secretary in Gina Peace's absence.

**ITEMS FROM THE AUDIENCE**

None.

**1. NEW BUSINESS**

- A. PUBLIC HEARING TO RECOMMEND APPROVAL OF A MINOR AMENDMENT TO THE GRANT LINE STATION PUD FINAL DEVELOPMENT PLAN TO CONVERT AN EXISTING STRUCTURE TO A CHILD CARE CENTER AND ADD AN OUTDOOR PLAY AREA ON THE SOUTHEAST CORNER OF GRANT LINE ROAD AND CORRAL HOLLOW ROAD (1960 WEST GRANT LINE ROAD, ASSESSOR'S PARCEL NUMBER 232-020-53 AND 56. THE APPLICANTS ARE NAVDEEP AND MAHAVEER HYARE; PROPERTY OWNER IS GRANT LINE STATION, LP -- APPLICATION NUMBER D17-0002

Andrew Malik introduced new Assistant Planner Genevieve Fernandez, who presented the staff report. Alan Bell spoke as well.

Chair Orcutt opened the public hearing. Navdeep and Mahaveer Hyare spoke. Norris Mitchell spoke. Alan Bell, Criseldo Mina, and Genevieve Fernandez

addressed questions from the Commission relative to traffic circulation and other issues. The public hearing was then closed.

**ACTION**

It was moved by Commissioner Hudson, and seconded by Vice Chair Sangha, that the Planning Commission recommend approval of the Minor Amendment to the PUD Final Development Plan, Application Number D17-0002, for Genius Kids Daycare, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated May 10, 2017, and that there be safety bollards placed in between Grant Line Road and the playground area in an inconspicuous manner to provide additional protection from traffic. A voice vote found all in favor; passed and so ordered.

- B. PUBLIC HEARING TO CONSIDER AMENDING THE I-205 CORRIDOR SPECIFIC PLAN LAND USE DESIGNATION FROM FREEWAY COMMERCIAL TO GENERAL COMMERCIAL AND APPROVING A PRELIMINARY AND FINAL DEVELOPMENT PLAN TO CONSTRUCT AN APPROXIMATELY 8,000 SQUARE FOOT MULTI-TENANT RESTAURANT AND RETAIL BUILDING, PARKING AREA, AND LANDSCAPING IMPROVEMENTS, LOCATED SOUTH OF NAGLEE ROAD, WEST OF THE INTERSECTION WITH PAVILION PARKWAY AND I-205 ON-RAMP, ASSESSOR'S PARCEL NUMBER 212-290-51. APPLICANT IS VMI ARCHITECTS, INC. PROPERTY OWNER IS THE CITY OF TRACY. APPLICATION NUMBERS SPA17-0003 AND D16-0035

Scott Claar presented the staff report. Chair Orcutt opened the public hearing. Hugh Murphy of VMI Architects, Inc., spoke. Andrew Malik, Scott Claar, and Criseldo Mina addressed questions from the Commission relative to traffic circulation and other issues. The public hearing was closed.

**ACTION**

It was moved by Commissioner Hudson, and seconded by Commissioner Tanner, that the Planning Commission recommend the City Council approve an amendment to the I-205 Corridor Specific Plan to change the land use designation from Freeway Commercial to General Commercial and approve a Preliminary and Final Development Plan to construct an approximately 8,000 square foot multi-tenant restaurant and retail building, parking area, and landscaping improvements, located south of Naglee Road, west of the intersection with Pavilion Parkway and I-205 On-Ramp, Assessor's Parcel Number 212-290-51, Application Numbers SPA17-0003 and D16-0035, subject to the conditions and based on the determinations contained in the Planning Commission Resolution dated May 10, 2017. A roll call vote found three (3) in favor, two (2) opposed; passed and so ordered.

- C. PUBLIC HEARING TO CONSIDER APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR ELLIS PHASE 2 (THE GARDENS), CONSISTING OF APPROXIMATELY 356 RESIDENTIAL LOTS AND 9 OTHER PARCELS ON APPROXIMATELY 170 ACRES, LOCATED BETWEEN CORRAL HOLLOW ROAD AND LAMMERS ROAD IN THE VICINITY OF ELLIS TOWN

DRIVE. THE APPLICANT IS THE SURLAND COMPANIES. THE PROPERTY OWNER IS SURLAND COMMUNITIES, LLC. APPLICATION NUMBER TSM16-0003

Scott Claar presented the staff report. Chair Orcutt opened the public hearing. Chris Long, of The Surland Companies, spoke. Victoria Lombardo addressed a question from the Commission relative to growth management. The public hearing was closed.

**ACTION**

It was moved by Commissioner Tanner, and seconded by Commissioner Hudson, that the Planning Commission approve the Tentative Subdivision Map for Ellis Phase 2 (The Gardens), consisting of 356 residential lots and nine other parcels on approximately 171 acres, located between Corral Hollow Road and Lammers Road in the vicinity of Ellis Town Drive, Application Number TSM16-0003, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated May 10, 2017.

- D. REVIEW AND RECOMMEND APPROVAL OF A REVISED PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE AND A REVISED DEVELOPMENT REVIEW ORDINANCE, APPLICATION NUMBER ZA17-0002

Victoria Lombardo presented the staff report.

**ACTION**

It was moved by Commissioner Hudson, and seconded by Vice Chair Sangha, that the Planning Commission adopt this proposal and send it to the City Council for review.

**2. ITEMS FROM THE AUDIENCE**

None.

**3. DIRECTOR'S REPORT**

None.

**4. ITEMS FROM THE COMMISSION**

Commissioner Hudson stated that the Commission had previously requested ongoing communication as to whether or not their recommendations to City Council are adopted.

**ACTION:**

It was moved by Commissioner Krogh, and seconded by Commissioner Tanner, that a discussion topic be listed on a future Planning Commission agenda regarding follow-up communication on motions that are passed by the Commission (perhaps under the Director's Report item). A voice vote found all in favor.

Chair Orcutt reported that he had not heard back as of yet from Steve Riley of the City of Pleasanton regarding the design class that was going to be held for the Pleasanton Commissioners, to which the Tracy Commissioners are going to be invited.

Cliff Hudson asked if attendance at the APA would be made available to the Commissioners this year. Andrew Malik replied in the affirmative, adding that he would check on this issue. Vice Chair Sangha asked for advance notice on occasions in which events such as this are cancelled.

**5. ADJOURNMENT**

It was moved by Vice Chair Sangha, and seconded by Chair Orcutt, to adjourn.

Time: 8:16 p.m.

  
STAFF LIAISON

  
CHAIR