

**MINUTES**  
**TRACY CITY PLANNING COMMISSION**  
**WEDNESDAY, AUGUST 9, 2017**  
**7:00 P.M.**  
**CITY OF TRACY COUNCIL CHAMBERS**  
**333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Vice Chair Sangha led the pledge of allegiance.

**ROLL CALL**

Roll Call found Vice Chair Sangha, Commissioners Hudson, Krogh, and Tanner present. Chair Orcutt was absent. Also present were: Bill Dean, Assistant Director of Development Services; Leticia Ramirez, Assistant City Attorney; Alan Bell, Senior Planner; and Gina Peace, Recording Secretary.

**MINUTES**

It was moved by Commissioner Tanner and seconded by Commissioner Hudson that the Planning Commission meeting Minutes of July 12, 2017, be approved. Voice vote found Vice Chair Sangha and Commissioner Krogh in favor, 4-0-1, with Chair Orcutt absent, 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 CITY COUNCIL TO ADOPT AN ORDINANCE AMENDING TRACY MUNICIPAL CODE SECTION 10.08.2560, LOT AREA (GHC), REGARDING THE MINIMUM LOT FRONTAGE REQUIREMENT IN THE GENERAL HIGHWAY COMMERCIAL ZONE – APPLICANT IS SCHACK AND COMPANY FOR TRACY ORCHARD PLAZA, L.P.

Alan Bell presented the staff report.

Vice Chair Sangha opened the public hearing at 7:05 p.m.

Dan Schack, Schack & Co., 1025 Central Avenue, Tracy, addressed the Commission, stating the owner was also present to answer questions.

Vice Chair Sangha closed the public hearing at 7:07 p.m.

**ACTION** It was moved by Commissioner Hudson, and seconded by Commissioner Tanner, that the Planning Commission recommend that the City Council approve Project No. ZA17-0006, the Zoning Ordinance amendment affecting Tracy Municipal Code Section 10.08.2560, Lot Area (GHC), as indicated in the Planning Commission Resolution dated August 9, 2017. Voice vote found Vice Chair Sangha and Commissioner Krogh in favor, with Chair Orcutt absent; 4-0-1, passed and so ordered.

- B. PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING ADOPTION OF AN ORDINANCE AMENDING TRACY MUNICIPAL CODE (TMC) SECTION 10.08.3196 AND ADDING TMC CHAPTER 6.36 TO PROHIBIT OUTDOOR CULTIVATION, COMMERCIAL CULTIVATION AND MANUFACTURING, AND SALES AND DELIVERY OF MARIJUANA (CANNABIS) FOR ADULT USE TO ALLOW TIME FOR THE PLANNING COMMISSION AND CITY COUNCIL TO CONSIDER REASONABLE REGULATIONS FOR SUCH USES

Bill Dean presented the staff report.

Vice Chair Sangha opened the public hearing at 7:14 p.m.

Questions and discussion followed regarding the City's priorities moving this topic forward, and not bringing this item to Planning Commission and City Council sooner.

The Commission discussed the Ordinance and suggested amending the sunset date to mid-year, next year (April 2018), instead of the end of the year (December 2018).

Vice Chair Sangha closed the public hearing.

**ACTION** It was moved by Commissioner Krogh, and seconded by Commissioner Tanner, that the Planning Commission recommend the City Council introduce and adopt an ordinance amending TMC Section 10.08.3196 and adding TMC Chapter 6.36 to prohibit outdoor cultivation, commercial cultivation and manufacturing, and sales and delivery of marijuana (cannabis) for adult use, to allow time for the Planning Commission and City Council to consider reasonable regulations for such uses, with a sunset date of April 30, 2018, as stated in the revised Planning Commission Resolution dated August 9, 2017. Voice vote found Vice Chair Sangha, and Commissioner Hudson in favor, with Chair Orcutt absent; 4-0-1, passed and so ordered.

## 2. ITEMS FROM THE AUDIENCE

None.

## 3. DIRECTOR'S REPORT

None.

**4. ITEMS FROM THE COMMISSION**

None.

**5. ADJOURNMENT**

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

Time: 7:50 p.m.

  
\_\_\_\_\_  
STAFF LIAISON

  
\_\_\_\_\_  
CHAIR