

**MINUTES  
TRACY CITY PLANNING COMMISSION  
DECEMBER 6, 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 7:00 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: Bill Dean, Assistant Development Services Director; Leticia Ramirez, Assistant City Attorney; Alan Bell, Senior Planner; Brian Millar, Consultant (Land Logistics); and Peggy Abundiz, Recording Secretary.

**MINUTES**

It was moved by Commissioner Hudson, and seconded by Commissioner Tanner, that the Planning Commission meeting minutes of November 1, 2017, be approved. Voice vote found all in favor, 5-0-0; passed and so ordered.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

Bill Dean advised the Commissioners that the agenda items will be taken at a slow pace tonight so that the status of each is clear, particularly with regard to Item 1-B.

**ITEMS FROM THE AUDIENCE**

None.

**1. NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER MODIFICATIONS TO SITE PLAN AND EXTERIOR ARCHITECTURE FOR THE FOUR-STORY HOME2 SUITES HOTEL AT THE NORTHWEST CORNER OF GRANT LINE ROAD AND CORRAL HOLLOW ROAD, ASSESSOR'S PARCEL NUMBERS 214-020-34 AND 214-020-35. THE APPLICANT IS CLOVER HOTEL PARTNERS, LP. PROJECT NUMBER D17-0030 **(This item has been cancelled because the Applicant has withdrawn the application.)**

Bill Dean confirmed that the Applicant withdrew the application.

- B. PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL REGARDING APPROVAL OF A GENERAL PLAN AMENDMENT, AN ELLIS SPECIFIC PLAN AMENDMENT, A ZONING ORDINANCE AMENDMENT, AND A DEVELOPMENT AGREEMENT AMENDMENT FOR THE ELLIS PROJECT. THE APPLICANT IS THE SURLAND COMPANIES. APPLICATION NUMBERS GPA15-0003, SPA15-0003, ZA17-0012, AND DA16-0001

Bill Dean announced that there is a change to the staff report: the Developer would like to continue this item to December 20 (not December 12 as stated in the report). Mr. Dean recommended that the public hearing be opened, that it be announced that the item is being continued to December 20, and that the public hearing not be closed.

In response to questions from the Commission, Mr. Dean explained that this obviates the need to hold a special meeting on December 12, and that full materials will be delivered to the Commissioners prior to the December 20 meeting, as is the usual practice. Mr. Dean advised that the item has been noticed and, by opening the hearing and continuing it, the legal requirements for noticing will have been met.

Chair Orcutt, Vice Chair Sangha, and Commissioners Hudson and Tanner disclosed that they had met with the developer regarding this project.

Chair Orcutt opened the Public Hearing at 7:05 p.m.

Chair Orcutt announced that this item is being continued to the December 20 Planning Commission meeting, that the item is being left open, and that a continuance is so declared.

As no one came forward to speak, Chair Orcutt moved on to the next item on the Agenda.

- C. PUBLIC HEARING TO CONSIDER THE PROPOSED ALVAREZ ANNEXATION, WHICH WOULD CONSIST OF THREE ACTIONS: (1) ANNEXATION OF THE 9.1-ACRE PROJECT SITE INTO THE TRACY CITY LIMITS, (2) PRE-ZONING THE SITE TO COMMUNITY RECREATION SUPPORT SERVICES, AND (3) AMENDING THE TRACY ZONING CODE TO INCLUDE THE COMMUNITY RECREATION SUPPORT SERVICES (CRS) ZONE. THE PROPOSED ANNEXATION AREA IS LOCATED ALONG THE SOUTH SIDE OF LARCH ROAD, WEST OF TRACY BOULEVARD, ASSESSOR'S PARCEL NUMBERS (APNS) 212-170-33 AND 212-170-34. A CEQA MITIGATED NEGATIVE DECLARATION IS PROPOSED TO BE ADOPTED FOR THE PROJECT. THE APPLICANT IS SCHACK & COMPANY, AND THE OWNER IS BYRON ALVAREZ. APPLICATION NUMBERS A/P 16-0002 AND ZA17-0013

Alan Bell introduced Brian Millar of Land Logistics, who presented the staff report.

Brian Millar, Alan Bell, and Bill Dean addressed questions from the Commission.

Chair Orcutt invited the Applicant to speak. Richard Paulson of Schack and Company spoke.

Byron Alvarez, proponent of the project, spoke.

Chair Orcutt invited public comments. As no one came forward, Chair Orcutt closed the public hearing at 8:01 p.m.

**ACTION** It was moved by Commissioner Krogh, and seconded by Commissioner Tanner, that the Planning Commission recommend City Council take the following actions:

1. Adopt the project Mitigated Negative Declaration.
2. Approve the annexation of the site into the Tracy City Limits.
3. Pre-zone the site to Community Recreation Support Services.
4. Approve amending of the Tracy Zoning Code to include the Community Recreation Support Services (CRS) Zone.
5. Prepare an application for approval of annexation request for San Joaquin Local Agency Formation Commission.

A roll call vote found all in favor, 5-0-0; passed and so ordered.

**2. ITEMS FROM THE AUDIENCE**

None.

**3. DIRECTOR'S REPORT**

None.

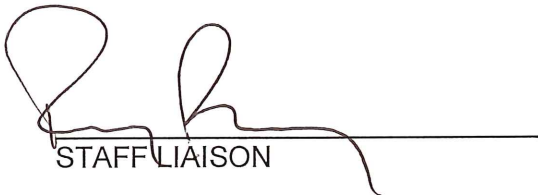
**4. ITEMS FROM THE COMMISSION**


Commissioner Tanner inquired regarding Accessory Dwelling Units. In response, Bill Dean stated that staff will be bringing forth an ordinance in this regard, hopefully in January; and, with the Commission's permission, he would like to postpone discussion on this item until that time.

**5. ADJOURNMENT**

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

Time: 8:09 p.m.

  
STAFF LIAISON

  
ACTING CHAIR