

**MINUTES  
TRACY CITY PLANNING COMMISSION  
JULY 25, 2018, 7:00 P.M.  
CITY OF TRACY COUNCIL CHAMBERS  
333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Vice Chair Hudson led the pledge of allegiance.

**ROLL CALL**

Roll Call found Vice Chair Hudson and Commissioners Gable, Kaur, and Wood present, Chair Orcutt absent. Also present were: Andrew Malik, Development Services Director, Karin Schneider, Finance Director; Bill Dean, Assistant Development Services Director; Leticia Ramirez, Assistant City Attorney; Alan Bell, Senior Planner; Kimberly Matlock, Associate Planner; Genevieve Fernandez, Assistant Planner; Kenny Lipich, Assistant Planner; Al Gali, Associate Civil Engineer; and Gina Peace, Recording Secretary.

**MINUTES**

Vice Chair Hudson introduced the Minutes from the June 13, 2018, meeting.

**ACTION:** It was moved by Commissioner Wood, and seconded by Commissioner Kaur, that the Planning Commission meeting minutes of June 13, 2018, be approved. A voice vote found all in favor; 4-0-1-0; 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 CONDITIONAL USE PERMIT AND A DEVELOPMENT REVIEW PERMIT FOR THE EXPANSION AND REMODEL OF AN EXISTING AUTOMOTIVE SERVICE STATION (VALERO) LOCATED AT 153 E. ELEVENTH STREET. THE APPLICANT IS RAMAN BAINS AND THE PROPERTY OWNER IS BFS TRACY, INC. APPLICATION NUMBERS CUP17-0004 AND D17-0010

Kimberly Matlock presented the staff report.

Raman Bains, applicant and owner of the Valero since February 2015, addressed the commission.

Vice Chair Hudson opened the public hearing at 7:15 p.m.

Darryl Sutton, owner and operator of the feed store adjacent to the car wash on the opposite side of Eleventh Street, had a question about the adjacent vacant lot, and pedestrian safety at the crosswalk.

Kimberly Matlock said this project does not plan to encroach on the adjacent lot.

Bill Dean advised that traffic circulation safety was previously thoroughly evaluated and the Engineering Division is conducting a prioritization study on pedestrian safety, city-wide. This area may or may not be included in that study.

Frederik Venter, traffic consultant on behalf of the City from Kimley-Horn, reiterated that the expansion was not anticipated to increase traffic, since the number of pumps were remaining the same.

Cindy Alton owns a home across from this project, and has experienced lots of litter, loitering, drug activity, loud music, and homeless people in the area. Ms. Alton is concerned that if this expansion is approved, parking will cause problems, especially since there is only permit parking on 12<sup>th</sup> Street, so F street parking will increase, and litter will also increase. She fears these problems will intensify.

Vice Chair Hudson closed the public hearing at 7:22 p.m.

Commission comments and questions followed.

**ACTION:** It was moved by Commissioner Wood that the Planning Commission:

- 1) Approve Conditional Use Permit Application Number CUP17-0004 for the expansion of an automotive service station at 153 E. Eleventh Street, based on the findings contained in the Planning Commission Resolution dated July 25, 2018, and
- 2) Approve Development Review Permit Application Number D17-0010 for the expansion and remodel of an automotive service station at 153 E. Eleventh Street, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated July 25, 2018, as amended.

A roll call vote found all in favor, 4-0-1-0; passed and so ordered.

- B. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR BROOKVIEW WEST TENTATIVE SUBDIVISION MAP TO SUBDIVIDE THE 5.6-ACRE PARCEL INTO 22 RESIDENTIAL LOTS AND A DEVELOPMENT REVIEW PERMIT TO BUILD 22 SINGLE-FAMILY DWELLING UNITS. THE PROJECT IS LOCATED AT 4005 S. TRACY BOULEVARD BETWEEN SYCAMORE PARKWAY AND WHISPERING WIND DRIVE, ASSESSOR'S PARCEL NUMBER 244-020-03. THE APPLICANT IS BROOKVIEW WEST PROPERTIES AND THE PROPERTY OWNER IS JB LAND HOLDINGS LLC. APPLICATION NUMBERS D18-0007 AND TSM18-0001

Genevieve Fernandez presented the staff report.

Jerry Finch, 2406 Merced Street, San Leandro, president of Brookview West Properties, addressed the commission. Mr. Finch introduced Ron Jones, with Hunt Hale Jones Architects, 444 Spear Street, San Francisco, who was the architect on the project. Mr. Finch and Mr. Jones presented a PowerPoint presentation about the project.

Vice Chair Hudson opened the public hearing at 7:45 p.m.

Alice English asked how many single-story homes are planned to be built, as single-story homes are currently in high demand in Tracy.

Genevieve Fernandez responded four (4) single-story homes are planned.

Ms. English expressed concern regarding traffic on Cherry Blossom. Ms. English advised that there should be another entrance, with direct access to Tracy Boulevard, and asked staff and commission to reevaluate the traffic. Ms. English inquired if the Fire Department has looked at this project proposal.

Bill Dean, Assistant Development Services Director, advised Ms. English on the City's review process, and ensured that all departments thoroughly reviewed the application.

Alice English asked if this would go before City Council for approval. Genevieve Fernandez advised that no, the tentative map would not go to Council, as the Development Review process is approved at the Planning Commission level.

Vice Chair Hudson closed the public hearing at 7:52 p.m.

A brief discussion followed. Alan Bell, Senior Planner, and Al Gali, Associate Civil Engineer, answered questions from the commission.

**ACTION:** It was moved by Commissioner Wood, and seconded by Commissioner Kaur, that the Planning Commission approve the Brookview West Tentative Subdivision Map Application TSM18-0001 and Development Review Application D18-0007 for the 5.6-acre parcel located at 4005 S. Tracy Boulevard, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated July 25, 2018, as amended. A roll call vote found all in favor, 4-0-1-0; passed and so ordered.

- C. PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL TO APPROVE AN AMENDMENT TO SECTION 10.08.3196 OF THE TRACY MUNICIPAL CODE REGARDING ESTABLISHING ZONING AND LOCATION REQUIREMENTS FOR CANNABIS (MARIJUANA) NON-STOREFRONT RETAILERS, APPLICATION NUMBER ZA18-0002

Commissioner Wood recused himself from this item, and left the dais at 8:06 p.m.

Karin Schnaider, Finance Director, presented a PowerPoint presentation.

Bill Dean, Assistant Development Services Director, presented a series of slides of maps in the PowerPoint.

Commission questions and discussion followed.

Vice Chair Hudson opened the public hearing at 8:46 p.m.

Seeing as no one came forward, Vice Chair Hudson closed the public hearing at 8:46 p.m.

**ACTION:** It was moved by Commissioner Gable, and seconded by Commissioner Kaur, that the Planning Commission recommend that the City Council approve the Tracy Municipal Code amendment regarding the proposed zoning amendment to Section 10.08.3196, as indicated in the Planning Commission Resolution dated July 25, 2018. A roll call vote found all in favor, 3-0-1-1; passed and so ordered.

**2. ITEMS FROM THE AUDIENCE**

None.

**3. DIRECTOR'S REPORT**

Bill Dean, Assistant Development Services Director, reminded the commissioners to finalize travel plans for the APA Conference in San Diego with Gina Peace.

**4. ITEMS FROM THE COMMISSION**

None.

**5. ADJOURNMENT**

It was moved by Vice Chair Hudson, and seconded by Commissioner Kaur, to adjourn. Voice call vote found all in favor, 3-0-2-0; passed and so ordered. Chair Orcutt, and Commissioner Wood were not present.

Time: 8:48 p.m.

  
STAFF LIAISON

  
VICE-CHAIR