

**MINUTES  
TRACY CITY PLANNING COMMISSION  
SEPTEMBER 26, 2018, 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 Hudson, and Commissioners Gable, Kaur, and Wood present. Also present were: Bill Dean, Assistant Development Services Director; Leticia Ramirez, Assistant City Attorney; Scott Claar, Senior Planner; and Gina Peace, Recording Secretary.

**MINUTES**

Chair Orcutt introduced the Minutes from the August 22, 2018, meeting.

**ACTION:** It was moved by Vice Chair Hudson, and seconded by Commissioner Gable, that the Planning Commission meeting minutes of August 22, 2018, be approved. A roll call vote found Vice Chair Hudson, Commissioners Gable, Kaur, and Wood in favor, Chair Orcutt abstained, as he was not present at the August 22, 2018 meeting, 4-0-0-1; 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 A GENERAL PLAN AMENDMENT INVOLVING MINOR ADJUSTMENTS TO GENERAL PLAN LAND USE DESIGNATIONS WITHIN THE CORDES RANCH SPECIFIC PLAN AREA AND AN AMENDMENT TO THE CORDES RANCH SPECIFIC PLAN RELATING TO LANDSCAPE DESIGN, SIGN DESIGN, SIGN REGULATIONS, AND ADJUSTMENTS TO ZONING DISTRICT BOUNDARIES. THE APPLICANT IS DAVID BABCOCK & ASSOCIATES. APPLICATION NUMBERS GPA18-0001 AND SPA17-0005

Scott Claar presented the staff report.

Ryan George, with Prologis, addressed the Commission, and introduced David Babcock, with David Babcock & Associates, who presented a PowerPoint presentation.

Planning Commission questions and comments followed.

Chair Orcutt opened the public hearing at 7:50 p.m. Seeing as no one came forward, Chair Orcutt closed the public hearing.

Additional Planning Commission questions and comments followed.

**ACTION:** It was moved by Vice Chair Hudson, and seconded by Commissioner Kaur, that the Planning Commission recommend that City Council approve a General Plan Amendment involving minor adjustments to Figure 2-2, General Plan Land Use Designations, for the Cordes Ranch Specific Plan area (Application Number GPA18-0001), and an amendment to the Cordes Ranch Specific Plan involving changes to landscape design, sign design, sign regulations, and minor adjustments to zoning district boundaries (Application Number SPA17-0005), as specified in the Planning Commission Resolution dated September 26, 2018.

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

**2. ITEMS FROM THE AUDIENCE**

None.

**3. DIRECTOR'S REPORT**

None.

**4. ITEMS FROM THE COMMISSION**

Commissioner Gable asked staff about the stage of this project, and when do we expect buildout to be complete. Bill Dean estimated that the project is about 15 years out, with approximately 500 acres of 1,700 total acres, complete.

**5. ADJOURNMENT**

It was moved by Chair Orcutt, and seconded by Vice Chair Hudson, to adjourn. Voice vote found all in favor; passed and so ordered.

Time: 8:06 p.m.

  
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STAFF LIAISON

  
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CHAIR