

**MINUTES
TRACY CITY PLANNING COMMISSION
AUGUST 14, 2019, 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 Commissioner Wood present. Commissioner Kaur absent. Also present were: Leticia Ramirez, Interim City Attorney; Bill Dean, Assistant Development Services Director; Robert Armijo, City Engineer/Assistant Development Services Director; Alan Bell, Senior Planner; Nanda Gottiparthi, Contract Engineer, SNG & Associates; and Gina Peace, Recording Secretary.

ELECTION OF CHAIR

ACTION: It was moved by Vice Chair Hudson, and seconded by Commissioner Wood, that Commissioner Orcutt be appointed as Chair. A voice vote found all in favor, 3-0-1-0; passed and so ordered.

MINUTES

Chair Orcutt introduced the Minutes from the May 8, 2019, meeting.

ACTION: It was moved by Vice Chair Hudson and seconded by Commissioner Wood that the Planning Commission Meeting Minutes of May 8, 2019, be approved. A voice vote found all in favor, 3-0-1-0; 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 264-UNIT RESIDENTIAL APARTMENT PROJECT ("VALPICO GLENBRIAR APARTMENTS"), INCLUDING PARKING AND RELATED ON-SITE IMPROVEMENTS ON APPROXIMATELY 11.62 ACRES LOCATED ON THE NORTH SIDE OF VALPICO ROAD AT GLENBRIAR DRIVE, 501 E. VALPICO ROAD (ALSO KNOWN AS 2605 AND 2795 S. MACARTHUR DRIVE), ASSESSOR'S PARCEL NUMBERS 246-140-13 AND 14. THE APPLICANT IS KATERRA, INC.

Alan Bell presented the staff report, and provided a PowerPoint presentation.

Chair Orcutt opened the public hearing at 7:13 p.m.

Dan Nethercott, and Greg Kaiser, both representing the applicant Katerra, Inc., addressed the Commission, and provided a PowerPoint presentation.

Craig Curtis, Chief Architect with Katerra, Inc. addressed the Commission.

The following residents addressed the Commission in opposition to the Project:

Jim Haynes, 394 Derone Lane
Theresa English-Soto, Glenbriar neighborhood resident
Alice English, Edgewood neighborhood resident
Vivian Johnson, 1983 Merritt Drive
Mary Leal, De Bord Drive
Alessia Davis, Edgewood neighborhood resident
Byron Lance, 514 Derone Lane
Ms. Ferriz, De Bord Drive
Gilbert Ceja, 364 Glenbriar Circle
Veronica Ceja, 364 Glenbriar Circle
Raquel Fairfield, Edgewood neighborhood resident

Pete Mitracos, 363 W. Eaton Avenue, addressed the Commission in support of the Project.

Chair Orcutt closed the public hearing at 8:17 p.m.

Commission discussion followed.

Robert Armijo, City Engineer, introduced Chris Kinzel with TJKM Traffic Consultants, who addressed the Commission and answered questions about the traffic study conducted in 2012.

Further discussion followed.

Chair Orcutt re-opened the public hearing at 9:07 p.m.

The following residents addressed the Commission in opposition to the Project:

Theresa English-Soto, Glenbriar neighborhood resident
Alice English, Edgewood neighborhood resident
Michelle Lecata, Derone Lane
Sharon Lance, 514 Derone Lane

Chair Orcutt closed the public hearing at 9:28 p.m.

Further discussion followed.

ACTION: It was moved by Vice Chair Hudson and seconded by Commissioner Wood, that the Planning Commission approve Development Review Application Number D19-0018, including a 20 percent parking space reduction, as indicated in the Planning Commission Resolution dated August 14, 2019.

A roll call vote found Vice Chair Hudson, and Commissioner Wood in favor; Chair Orcutt opposed; 2-1-1-0; motion failed.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

Bill Dean, Assistant Development Services Director, mentioned he was looking forward to the upcoming APA Conference in Santa Barbara.

4. ITEMS FROM THE COMMISSION

None.

5. ADJOURNMENT

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

Time: 9:44 p.m.



STAFF LIAISON



CHAIR