

**MINUTES**  
**TRACY CITY PLANNING COMMISSION**  
**NOVEMBER 6, 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 Commissioner Atwal, Commissioner Francis, Commissioner Wood, Vice Chair Hudson, and Chair Orcutt present. Also present were: Bianca Rodriguez, Deputy City Attorney; Bill Dean, Assistant Development Services Director; Scott Claar, Senior Planner; Al Gali, Associate Civil Engineer; and Gina Peace, Recording Secretary.

**MINUTES**

09/11/19; It was moved by Commissioner Wood and seconded by Chair Orcutt to approve the Planning Commission meeting minutes of September 11, 2019. Voice vote found Commissioner Wood, Vice Chair Hudson, and Chair Orcutt in favor; Commissioner Atwal and Commissioner Francis abstained, as they were not commissioners at the time of the 09/11/19 meeting; passed and so ordered, 3-0-0-2.

10/09/19; It was moved by Vice Chair Hudson and seconded by Commissioner Atwal to approve the Planning Commission meeting minutes of October 9, 2019. Voice vote found Commissioner Atwal, Commissioner Francis, and Chair Orcutt in favor; Vice Chair Hudson and Commissioner Wood abstained, as they were not in attendance at the 10/09/19 meeting; passed and so ordered, 3-0-0-2.

10/23/19; It was moved by Vice Chair Hudson and seconded by Commissioner Wood to approve the Planning Commission meeting minutes of October 23, 2019. Voice vote found Commissioner Atwal, Commissioner Francis, Commissioner Wood, and Vice Chair Hudson in favor; Chair Orcutt abstained, as he was not in attendance at the 10/23/19 meeting; passed and so ordered, 4-0-0-1.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

None.

**ITEMS FROM THE AUDIENCE**

None.

**1. NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING THE I-205 CORRIDOR SPECIFIC PLAN, APPENDIX A, TABLE A-2, PERMITTED AND CONDITIONALLY PERMITTED COMMERCIAL AND INDUSTRIAL USES,**

**RELATED TO BREWERIES, WINERIES, AND DISTILLERIES – THE  
APPLICANT IS MAX TOLSTOGUZOV – APPLICATION NUMBER SPA19-0005**

Scott Claar delivered the staff report.

Commission questions and discussion followed.

Chair Orcutt opened the public hearing at 7:15 p.m. Seeing as no one came forward, Chair Orcutt closed the public hearing.

Additional Commission questions and comments followed.

**ACTION:** It was moved by Vice Chair Hudson and seconded by Commissioner Atwal to consider an Ordinance amending the I-205 corridor specific plan, Appendix A, Table A-2, permitted and conditionally permitted commercial and industrial uses, related to breweries, wineries, and distilleries – The applicant is Max Tolstoguzov – Application Number SPA19-0005.

A voice vote found Commissioners Atwal, Commissioner Wood, Vice Chair Hudson, and Chair Orcutt in favor; Commissioner Francis opposed; passed and so ordered; 4-1-0-0.

**B. PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING THE  
CENTRAL BUSINESS DISTRICT (CBD) ZONE TO PERMIT HIGH DENSITY  
RESIDENTIAL USES, INCLUDING SINGLE-FAMILY DWELLINGS, TWO-  
FAMILY DWELLINGS, AND MULTI-FAMILY DWELLINGS, AND APPROVAL  
OF A DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A FIVE-UNIT  
RESIDENTIAL PROJECT, CONSISTING OF TWO SINGLE-FAMILY  
DWELLINGS AND A TRIPLEX LOCATED AT 21, 25, AND 29 E. EIGHTH  
STREET – THE APPLICANT IS MARK WATROUS-HEYLIGER –  
APPLICATION NUMBERS ZA17-0003 AND D16-0036**

Scott Claar delivered the staff report.

Commission questions and discussion followed.

Chair Orcutt opened the public hearing at 7:28 p.m.

Mark Watrous-Heyliger, Applicant, addressed the Commission and thanked City staff.

Dino Margaros, 20 W. Eleventh Street, Executive Director of the Tracy City Center Association (TCCA), addressed the Commission regarding downtown parking. Mr. Margaros expressed his support of the proposed Project.

Chair Orcutt closed the public hearing at 7:34 p.m.

Additional Commission questions and discussion followed.

**ACTION:** It was moved by Commissioner Wood and seconded by Vice Chair Hudson to consider an Ordinance amending the Central Business District (CBD) zone to permit High Density Residential uses, including single-family dwellings, two-family

dwelling, and multi-family dwellings, and approve a development review permit to construct a five-unit residential project, consisting of two single-family dwellings and a triplex located at 21, 25, and 29 E. Eighth Street – The applicant is Mark Watrous-Heyliger – Application Numbers ZA17-0003 and D16-0036.

A voice vote found Commissioners Atwal, Commissioner Wood, Vice Chair Hudson, and Chair Orcutt in favor; Commissioner Francis opposed; passed and so ordered; 4-1-0-0.

**2. ITEMS FROM THE AUDIENCE**

None.

**3. DIRECTOR'S REPORT**

None.

**4. ITEMS FROM THE COMMISSION**

Vice Chair Hudson inquired about traffic in Tracy, specifically along Corral Hollow Road. Bill Dean, Assistant Director of Development Services, responded that multiple staff members and engineers are working on a solution, and referenced the Roadway Master Plan. Mr. Dean suggested the Commission receive a presentation, as an information item, from the engineers when the Roadway Master Plan is complete.

**5. ADJOURNMENT**

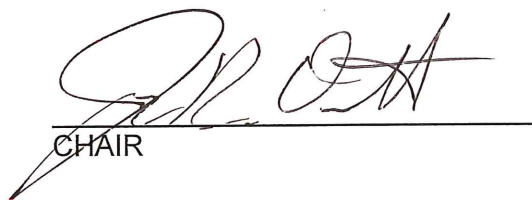
It was moved by Chair Orcutt and seconded by Vice Chair Hudson, to adjourn.

Voice vote found all in favor; passed and so ordered.

Time: 7:53 p.m.



STAFF LIAISON



CHAIR