

**MINUTES**  
**TRACY CITY PLANNING COMMISSION**  
**NOVEMBER 20, 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; Kimberly Matlock, Associate Planner; Genevieve Federighi, Assistant Planner; Al Gali, Associate Civil Engineer; Majeed Mohamed, Assistant Engineer; and Gina Peace, Recording Secretary.

**MINUTES**

11/06/19; It was moved by Commissioner Wood and seconded by Chair Hudson to approve the Planning Commission meeting minutes of November 6, 2019. Voice vote found all in favor, 5-0-0.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

None.

**ITEMS FROM THE AUDIENCE**

None.

**1. NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER AN APPEAL TO THE APPROVAL OF A VARIANCE FOR A TWO-CAR, TANDEM GARAGE WITH THE CONSTRUCTION OF A SINGLE-FAMILY HOME AT 2482 ALTOGA AVENUE, APPLICATION (V19-0001) ASSESSOR'S PARCEL NUMBER 214-520-12. THE APPEAL APPLICANT IS RICHARD VANBEBBER AND THE PROPERTY OWNER IS HAJI ARIF**

Genevieve Federighi delivered the staff report.

Commission questions and discussion followed.

Chair Orcutt opened the public hearing at 7:05 p.m.

Appeal Applicant, Richard VanBebber, 2474 Altoga Avenue, addressed the Commission. Mr. VanBebber objects to the prior approval of the Project.

The following residents addressed the Commission in support of the Appeal:  
Ryan, 140 E. Kavanagh  
Billy Garner, 153 Collin Avenue  
Alfred Medeiros, 2473 Altoga Avenue

Applicant, Shafique Ahmed, 1349 Brandon Dewey Lane, is in support of the Project, and clarified some of the comments from the public.

Daniel Leonard, 189 Collin Avenue, addressed the Commission, requesting clarification of the garage dimensions.

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

Additional Commission questions and comments followed.

**ACTION:** It was moved by Vice Chair Hudson and seconded by Commissioner Atwal that the Planning Commission uphold the approval of the Project, a variance to allow a tandem garage, as indicated in the attached Planning Commission Resolution dated November 20, 2019.

Roll call vote found all in favor; 5-0-0-0; passed and so ordered.

**B. PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW PERMIT FOR A PARKING LOT EXPANSION AT 2185 W. GRANT LINE ROAD - APPLICANT AND PROPERTY OWNERS ARE KAISER PERMANENTE. APPLICATION NUMBER IS D19-0026**

Kimberly Matlock delivered the staff report.

Commission questions and discussion followed.

Chair Orcutt opened the public hearing at 7:45 p.m. Seeing as no one came forward, Chair Orcutt closed the public hearing.

Additional Commission questions and discussion followed.

**ACTION:** It was moved by Commissioner Wood and seconded by Vice Chair Hudson to approve a development review permit for a parking lot expansion to serve an existing medical office facility located at 2185 W. Grant Line Road, based on the findings contained in the Planning Commission Resolution dated November 20, 2019.

A voice vote found all in favor; passed and so ordered; 5-0-0-0.

**2. ITEMS FROM THE AUDIENCE**

None.

**3. DIRECTOR'S REPORT**

Bill Dean, Assistant Development Services Director, advised that the Planning Commission will be meeting, as scheduled, for both regularly scheduled meetings in December.

**4. ITEMS FROM THE COMMISSION**

None.

**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: 7:59 p.m.



STAFF LIAISON

  
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CHAIR

