

**MINUTES**  
**TRACY CITY PLANNING COMMISSION**  
**February 26, 2020, 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: Leticia Ramirez, City Attorney; Bill Dean, Assistant Development Services Director; Robert Armijo, City Engineer; Scott Claar, Senior Planner; Kimberly Matlock, Associate Planner; Nanda Gottipharthy, SNG Consultant; Frederick Venter, SNG Consultant; and Paula Venegas, Recording Secretary.

**MINUTES**

Chair Orcutt introduced the Minutes from the February 12, 2020 meeting.

**ACTION:** It was moved by Vice Chair Hudson and seconded by Commissioner Atwal to approve the Planning Commission meeting minutes of February 12, 2020. Voice vote found all in favor, 5-0-0-0.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

Bill Dean stated it would be a busy season for Planning Commission and thanked the Commission for their patience.

**ITEMS FROM THE AUDIENCE**

None.

**1. NEW BUSINESS**

- A. CONSIDERATION OF A CONDITIONAL USE PERMIT AND A DEVELOPMENT REVIEW PERMIT FOR THE EXPANSION OF THE COSTCO GASOLINE SERVICE STATION AT 3250 W. GRANT LINE ROAD - APPLICANT AND PROPERTY OWNER ARE COSTCO WHOLESALE CORPORATION - APPLICATION NUMBERS CUP19-0011 & D19-0033**

Kimberly Matlock delivered the staff report.

Chair Orcutt questioned staff about the item.

Applicant representative Shawn Anderson addressed the Commission to respond to the question.

Commission/staff questions and discussion followed.

Chair Orcutt opened the Public Hearing at: 7:10 p.m.

There were no public comments.

Chair Orcutt closed the Public Hearing at: 7:10 p.m.

Commission/staff questions and comments followed with recommendation that the project be approved with the addition of Conditions of Approval relative to landscaping obstructions.

**ACTION:** It was moved by Commissioner Wood and seconded by Vice Chair Hudson to approve the consideration of a conditional use permit and a development review permit for the expansion of the Costco gasoline service station at 3250 W. Grant Line Road *with the addition of Conditions of Approval regarding landscaping details.*

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

**B. RECEIVE A REPORT FROM DENOVO PLANNING GROUP REGARDING THE DOWNTOWN TRANSIT-ORIENTED DEVELOPMENT (TOD) STUDY AND PROVIDE INPUT TO STAFF**

Scott Claar delivered the staff report.

Martti Eckert, consultant with Denovo Planning, delivered his presentation to the Commission.

Mr. Eckert concluded his presentation.

Chair Orcutt invited the Public to comment at 7:54 p.m.

Michaela Salas, 98 W. 7<sup>th</sup> St., addressed the Commission with questions and comments regarding the older neighborhoods and traffic.

Pete Mitracos, 363 W. Eaton Ave., addressed the Commission regarding parking.

Greg Cose addressed the Commission in support and anticipation of the TOD project.

Dino Margaros, 20 W. 11<sup>th</sup> St., representing Tracy City Center Association, addressed the Commission stating his support and excitement of the TOD project.

Mary Mitracos, 363 W. Eaton Ave., addressed the Commission questioning 5-story buildings potentially being built.

Mary Mitracos, 363 W. Eaton Ave., addressed the Commission questioning 5-story buildings potentially being built.

Alice English addressed the Commission in support of the TOD project with some concerns about bike lanes and parking.

Chair Orcutt closed the Public comment at 8:08 p.m.

Commission/staff questions and comments followed.

**ACTION:** No action required.

**C. PUBLIC HEARING TO CONSIDER RECOMMENDATIONS TO THE CITY COUNCIL REGARDING THE TRACY HILLS KT PROJECT, WHICH INCLUDES APPROVAL OF A GENERAL PLAN AMENDMENT, APPROVAL OF A TRACY HILLS SPECIFIC PLAN AMENDMENT, AND APPROVAL OF A VESTING TENTATIVE SUBDIVISION MAP TO CREATE APPROXIMATELY 185 SINGLE-FAMILY RESIDENTIAL LOTS, TWO COMMERCIAL PARCELS, AND VARIOUS OTHER PARCELS, INCLUDING A LINEAR PARK AND AN HOA RECREATION AREA, CONSISTING OF APPROXIMATELY 45 ACRES LOCATED EAST OF CORRAL HOLLOW ROAD IN THE VICINITY OF TRACY HILLS DRIVE. THE APPLICANT IS JOHN PALMER. APPLICATION NUMBERS GPA19-0003, SPA19-0004, AND TSM19-0005**

Scott Claar delivered the staff report.

Robert Armijo addressed the Commission regarding traffic analysis.

Frederick Venter, Consultant with Kimley-Horn, presented the Traffic Study to the Commission.

Commission questions and comments followed.

John Palmer, Applicant, presented a few slides to the Commission.

Mike Souza, Applicant, addressed the Commission.

Chair Orcutt opened the Public Hearing at 9:30 p.m.

Alice English addressed the Commission in regards to the traffic study.

Chair Orcutt closed the Public Hearing at 9:33 p.m.

Commission/staff questions and comments followed.

**ACTION:** It was moved by Vice Chair Hudson and seconded by Commissioner Atwal to consider recommendations to the City Council regarding the Tracy Hills KT project, which includes approval of a General Plan Amendment, approval of a Tracy Hills

Specific Plan Amendment, and Approval of a Vesting Tentative Subdivision Map to create approximately 185 Single-family residential lots, two commercial parcels, and various other parcels, including a linear park and an HOA recreation area, consisting of approximately 45 acres located east of Corral Hollow Road in the vicinity of Tracy Hills Drive. A voice vote found all in favor; passed and so ordered. 5-0-0-0

**2. ITEMS FROM THE AUDIENCE**

**3. DIRECTOR'S REPORT**

Bill Dean thanked everyone for their diligence.

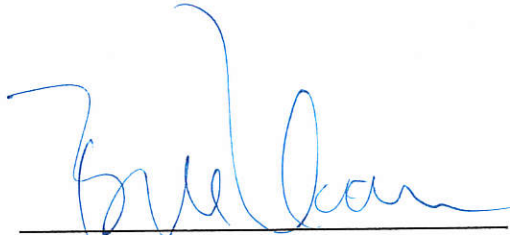
**4. ITEMS FROM THE COMMISSION**

**5. ADJOURNMENT**

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

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

Time: 9:49 p.m.

  
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STAFF LIAISON

  
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CHAIR