

**MINUTES
TRACY CITY PLANNING COMMISSION
JUNE 10, 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: Bianca Rodriguez, Assistant City Attorney; Bill Dean, Assistant Development Services Director; Robert Armijo, City Engineer; Scott Claar, Senior Planner; Victoria Lombardo, Senior Planner; Kimberly Matlock, Associate Planner; Gina Peace, Executive Assistant; and Paula Venegas, Recording Secretary.

MINUTES

Chair Orcutt introduced the Minutes from the March 11, 2020 meeting.

ACTION: It was moved by Chair Orcutt and seconded by Vice Chair Hudson to approve the Planning Commission meeting minutes from March 11, 2020.
A voice vote found all in favor, passed and so ordered; 5-0-0-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Development Services Assistant Director Bill Dean welcomed everyone back. He also thanked the Commissioners and staff for their efforts in making the Webex Planning Commission meetings possible.

ITEMS FROM THE AUDIENCE

There were no comments from the Public.

1. NEW BUSINESS

A. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE TRACY HILLS SPECIFIC PLAN REGARDING HOUSES WITH THREE-CAR GARAGES. THE APPLICANT IS JOHN PALMER. APPLICATION NUMBER SPA20-0002

Scott Claar, Senior Planner, delivered the staff report.

Chair Orcutt opened the Public Hearing at 7:24 p.m.

John Palmer, Applicant, addressed the Commission.
Sarah Bai, resident, called in to express her support in favor of the Project.

Chair Orcutt closed the Public Hearing at 7:37 p.m.

Commission and Staff discussion followed.

ACTION: It was moved by Vice Chair Hudson and seconded by Commissioner Wood to recommend that City Council approve an amendment to the Tracy Hills Specific Plan regarding houses with three-car garages.
A roll call vote found all in favor; passed and so ordered; 5-0-0-0.

B. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR AN EXTENSION OF THE TRACY VILLAGE VESTING TENTATIVE SUBDIVISION MAP FOR 590 LOTS TO MAY 15, 2022. THE PROJECT IS LOCATED AT THE SOUTHEAST CORNER OF CORRAL HOLLOW AND VALPICO ROADS, ASSESSOR'S PARCEL NUMBERS 244-030-01, 244-030-02, AND 240-040-01. THE APPLICANT AND PROPERTY OWNERS ARE JC TRACY GROUP, LLC AND PONDEROSA HOMES. APPLICATION NUMBER EXT20-0001.

Victoria Lombardo, Senior Planner, delivered the staff report.

Chair Orcutt opened the Public Hearing at 7:50 p.m.

Jeff Schroeder, Applicant, addressed the Commission.

Chair Orcutt closed the Public Hearing at 7:57 p.m.

ACTION: It was moved by Commissioner Wood and seconded by Vice Chair Hudson to approve an application for an extension of the Tracy Village Tentative Subdivision Map for 590 lots to May 15, 2020. The Project is located at the Southeast corner of Corral Hollow and Valpico Roads, Assessor's Parcel Numbers 244-030-01, 244-030-02, and 240-040-01.
A roll call vote found all in favor; passed and so ordered; 5-0-0-0.

C. PUBLIC HEARING TO CONSIDER APPLICATIONS FOR REZONING THE APPROXIMATELY 10.92-ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF CORRAL HOLLOW ROAD AND MIDDLEFIELD DRIVE, ASSESSOR'S PARCEL NUMBER 244-020-31, FROM PUD TO NS AND FOR A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW PERMIT FOR AN AUTOMOTIVE SERVICE STATION, ELECTRIC VEHICLE CHARGING STATION, AND CONVENIENCE STORE. APPLICANT IS SCHACK AND COMPANY AND PROPERTY OWNERS ARE HARPREET SINGH & VARINDER PAL SINGH - APPLICATION NUMBERS R19-0001, CUP19-0013, AND D19-0031

Kimberly Matlock, Associate Planner, delivered the staff report.

Chair Orcutt opened the Public Hearing at 8:26 p.m.

Gina Peace, City staff, read 7 e-mails into record. E-mails received from Esperanza Garcia, Amrik Wander, Robert Rockett, Deep Dhillon, Pat Nadeau, and Gerilyn Featherston were in favor of the Project. The e-mail received from Thomas Amato was opposed to the Project.

Dan Schack, Applicant, addressed the Commission.
Raquel Fairfield, resident, expressed her support of the Project.
Christine Gonzaga, resident, expressed her support of the Project.
Alice English, resident, addressed the Commission in support of the Project.
Richard, resident, called to say he was in support of the Project.

Chair Orcutt closed the Public Hearing at 8:50 p.m.

Commission and Staff discussion followed.

- ACTION:** It was moved by Vice Chair Hudson and seconded by Commissioner Wood to:
1. Recommend that the City Council rezone the subject property from Planned Unit Development (PUD) Zone to Neighborhood Shopping (NS) Zone, and
 2. Approve Conditional Use Permit application CUP19-0013 for an automotive service station with associated electric vehicle charging station, not to take effect until and unless the Project site is rezoned to NS Zone following the City Council approval of the rezone request, and
 3. Recommend that the City Council approve Development Review Permit application D19-00312 for a 3,884 sf convenience store building, an automotive service station with six dispensers and a 2,880 sf canopy, an electric vehicle charging station consisting of seven stations, and associated parking area and landscaping improvements on the approximately 2.44-acre northwestern portion of the Project site, not to take effect until and unless the Project site is rezoned to the NS Zone following City Council approval of the rezone request.
- A roll call vote found all in favor; passed and so ordered; 5-0-0-0.

2. ITEMS FROM THE AUDIENCE

There were no comments from the Public.

3. DIRECTOR'S REPORT

Assistant Director Bill Dean again thanked everyone for their patience while conducting Commission meetings in this new virtual format. He also commented about the fact Chair Orcutt was dressed in camouflage military attire.

4. ITEMS FROM THE COMMISSION

Chair Orcutt followed up on Mr. Dean's comment stating he was on active duty, serving the U.S. military during this current week.


5. ADJOURNMENT

ACTION: It was moved by Vice Chair Hudson and seconded by Chair Orcutt to adjourn. A voice vote found all in favor; passed and so ordered.

Time: 9:02 p.m.



STAFF LIAISON



CHAIR