

**MINUTES  
TRACY CITY PLANNING COMMISSION  
JUNE 24, 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; Nanda Gottiparthi, SNG Associates Consultant; Robert Armijo, City Engineer; Richard Joaquin, Parks Planning and Development Manager; Genevieve Federighi, Associate Planner; Gina Peace, Executive Assistant; and Paula Venegas, Recording Secretary.

**MINUTES**

Chair Orcutt introduced the Minutes from the June 10, 2020 meeting.

**ACTION:** It was moved by Vice Chair Hudson and seconded by Chair Orcutt to approve the Planning Commission meeting minutes from June 10, 2020.  
A voice vote found all in favor, passed and so ordered; 5-0-0-0.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

Bill Dean, Assistant Development Services Director, welcomed the Commission, expressing gratitude to all for making these meetings a success.

**ITEMS FROM THE AUDIENCE**

There were no comments from the Public.

**1. NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT AND A DEVELOPMENT REVIEW PERMIT FOR THE ESTABLISHMENT OF A 24-UNIT MULTI-FAMILY RESIDENTIAL PROJECT, INCLUDING PARKING AND RELATED ON-SITE IMPROVEMENTS, ON APPROXIMATELY 0.7 ACRES LOCATED ON THE SOUTH SIDE OF GRANT LINE ROAD AT 508 AND 522 W. GRANT LINE ROAD, APNS 233-030-09 AND 10; APPLICANT/OWNERS ARE SOOSAN ROD AND RAMNEEK SINGH APPLICATION NUMBERS CUP18-0004 AND D18-0028**

Genevieve Federighi, Associate Planner, delivered the staff report.

Chair Orcutt opened the Public Hearing at 7:12 p.m.

There were no comments from the Public.

Chair Orcutt closed the Public Hearing at 7:16 p.m.

Commission and Staff discussion followed.

**ACTION:** It was moved by Chair Orcutt and seconded by Vice Chair Hudson to recommend that the planning commission approve the conditional use permit and development review to allow the establishment of a 24-unit residential apartment complex and associated site improvements, including parking, landscaping and fencing improvements at 508 and 522 w grant line road, application numbers CUP18-0004 and d18-0028, subject to conditions and based on findings contained in the planning commission resolution dated June 24, 2020, additionally extending the permit timelines from 2 years to 3 years and the landscape time to 5 years. These stipulations will be added to the Conditions of Approval and the Resolution.

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

Bill Dean thanked the Commission for their continuous thorough reviews of the projects and superb attention to detail. He mentioned several exciting projects scheduled for upcoming meetings as well.

## 4. ITEMS FROM THE COMMISSION

Chair Orcutt questioned whether the Annual Planning Conference was going to carry on this year. Bill Dean responded that all information regarding the Conference will be compiled into an email and sent to the Commission before the next scheduled meeting. Chair Orcutt recommended all future projects include an aerial view image which would help the Commission with their review.

## 5. ADJOURNMENT

**ACTION:** It was moved by Chair Orcutt and seconded by Vice Chair Hudson to adjourn.  
A roll call vote found all in favor; passed and so ordered; 5-0-0-0.

Time: 8:15 p.m.



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STAFF LIAISON

  
CHAIR