

**MINUTES  
TRACY CITY PLANNING COMMISSION  
JULY 8, 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, Vice Chair Hudson, and Chair Orcutt present. Commissioner Wood was absent. Also present were: Bianca Rodriguez, Assistant City Attorney; Bill Dean, Assistant Development Services Director; Robert Armijo, City Engineer; Al Gali, Associate Civil Engineer; Victoria Lombardo, Senior Planner; Gina Peace, Executive Assistant; and Paula Venegas, Recording Secretary.

**MINUTES**

Chair Orcutt introduced the Minutes from the June 24, 2020 meeting.

**ACTION:** It was moved by Vice Chair Hudson and seconded by Chair Orcutt to approve the Planning Commission meeting minutes from June 24, 2020.  
A roll call vote found all in favor, passed and so ordered; 4-0-1-0.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

Bill Dean, Assistant Development Services Director, thanked the Commission as well as all the staff for their assistance in making these virtual Planning Commission meetings successful.

**ITEMS FROM THE AUDIENCE**

There were no comments from the Public.

**1. NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER A VESTING TENTATIVE SUBDIVISION MAP (LARKSPUR ESTATES UNIT 4) TO DIVIDE ONE PARCEL INTO 13 PARCELS ON 1.89 ACRES LOCATED ON THE SOUTH SIDE OF DE BORD DRIVE AND CAIRO COURT, ASSESSOR'S PARCEL NUMBER 246-330-50, AND A DEVELOPMENT REVIEW APPLICATION FOR THE ARCHITECTURE OF 14 SINGLE FAMILY HOMES TO BE PLACED ON THE NEW SUBDIVISION LOTS AS WELL A LOT FORMERLY USED FOR EMERGENCY VEHICLE ACCESS, ASSESSOR'S PARCEL NUMBER 246-310-08; THE APPLICANT**

**AND PROPERTY OWNER IS BRIGHT DEVELOPMENT, CA CORPORATION;  
APPLICATION NUMBERS TSM19-0003 AND D20-0005**

Victoria Lombardo, Senior Planner, delivered the staff report.

In accordance with the Fair Political Practices Commission Regulations regarding conflicts of interest, Chair Orcutt announced he would recuse himself from participating in this item because his property is located within 500 feet of the property line of the parcel subject to the Planning Commission's review.

Vice Chair Hudson opened the Public Hearing at 7:21 p.m.

There were no comments from the Public.

Vice Chair Hudson closed the Public Hearing at 7:25 p.m.

Commission and Staff discussion followed.

**ACTION:** It was moved by Commissioner Francis and seconded by Commissioner Atwal that the Planning Commission recommends that the City Council approve a 13-lot Vesting Tentative Subdivision Map on 1.89 acres located on the south side of De Bord Drive and Cairo Court, Application Number TSM19-0003, and the proposed floor plans and elevations subject to the conditions and based on the findings contained in the Planning Commission Resolution dated July 8, 2020.

A roll call vote found all in favor; passed and so ordered; 3-0-1-1.

**2. ITEMS FROM THE AUDIENCE**

There were no comments from the Public.

**3. DIRECTOR'S REPORT**

Mr. Dean expressed his appreciation for the Commission and stated that information regarding this year's virtual APA Conference will be forwarded soon. Chair Orcutt, Vice Chair Hudson, and Commissioner Atwal raised comments and questions in regards to the APA Conference coming up.

**4. ITEMS FROM THE COMMISSION**

Chair Orcutt spoke to the fact he was again dressed in military fatigues at a meeting. He was on duty that week and according to his schedule, will be on duty for the next regularly scheduled Planning Commission meeting.

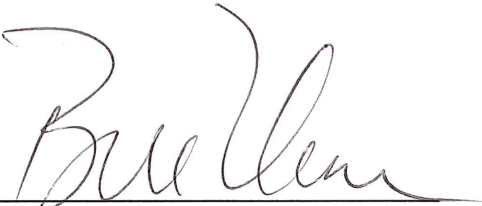
Mr. Dean thanked Chair Orcutt for his service.

**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; 4-0-1-0.

Time: 7:36 p.m.

  
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STAFF LIAISON

  
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CHAIR