

**MINUTES
TRACY CITY PLANNING COMMISSION
SEPTEMBER 9, 2020, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

Due to the COVID-19 emergency, the regular meeting was conducted pursuant to the provisions of the Governor's Executive Order N-29-20 which suspends certain requirements of the Ralph M. Brown Act. Residents participated remotely via email, phone and WebEx during the meeting.

CALL TO ORDER

Chair Orcutt called the meeting to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE

Chair Orcutt led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner Atwal, Commissioner Wood, Vice Chair Hudson, and Chair Orcutt present. Commissioner Francis was absent. Also present were: Bianca Rodriguez, Deputy City Attorney; Bill Dean, Assistant Development Services Director; Victoria Lombardo, Senior Planner; Genevieve Federighi, Assistant Planner; and Gina Peace, Executive Assistant.

MINUTES

Chair Orcutt introduced the Minutes from the July 8, 2020 meeting.

ACTION: It was moved by Vice Chair Hudson and seconded by Commissioner Atwal to approve the Planning Commission meeting minutes from July 8, 2020. A voice vote found Chair Orcutt, Commissioner Atwal, and Vice Chair Hudson in favor; Commissioner Wood abstained, as he was not present at the July 8th meeting; passed and so ordered; 3-0-1-1.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

There were no comments from the Public.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW PERMIT FOR AN EXTERIOR REMODEL OF ARBY'S RESTAURANT, LOCATED AT 745 W. CLOVER ROAD, ASSESSOR'S PARCEL NUMBER 214-180-18; THE**

**APPLICANT IS HARDEEP SINGH AND THE OWNER IS FAITH WU;
APPLICATION NUMBER D19-0038**

Genevieve Federighi, Assistant Planner, delivered the staff report and PowerPoint presentation.

Chair Orcutt opened the Public Hearing at 7:13 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 Vice Chair Hudson and seconded by Commissioner Wood that the Planning Commission approve the Development Review Permit for an exterior remodel of Arby's Restaurant, located at 745 W. Clover Road, Assessor's Parcel Number 214-180-18, subject to conditions and based on findings contained in the Planning Commission Resolution dated September 9, 2020.

A roll call vote found all in favor; passed and so ordered; 4-0-1-0.

B. CONDUCT A SCOPING MEETING TO OBTAIN COMMENTS FROM PUBLIC AGENCIES OR OTHER INTERESTED PARTIES REGARDING ISSUES TO BE ANALYZED IN THE COSTCO DEPOT ANNEXATION PROJECT ENVIRONMENTAL IMPACT REPORT – APPLICATION NUMBERS A/P19-0001, D19-0014, and CUP19-0002

Genevieve Federighi, Assistant Planner, delivered the staff report.

Elise Carroll, DeNovo Planning, presented the PowerPoint presentation.

There were no comments from the Public.

Commission and Staff discussion followed. No Commission action required for this item.

C. CONDUCT A SCOPING SESSION TO OBTAIN COMMENTS FROM PUBLIC AGENCIES AND OTHER INTERESTED PARTIES REGARDING THE ISSUES TO BE ANALYZED IN THE TRACY ALLIANCE ENVIRONMENTAL IMPACT REPORT – APPLICATION NUMBER AP20-0003

Victoria Lombardo, Senior Planner, delivered the staff report and PowerPoint presentation.

There were no comments from the Public.

Commission and Staff discussion followed. No Commission action required for this item.

2. ITEMS FROM THE AUDIENCE

There were no comments from the Public.

3. DIRECTOR'S REPORT

Mr. Dean expressed his appreciation for the staff members who help run these virtual Planning Commission meetings, namely Grace Strmiska, Andrea Pedigo, Gina Peace and Marcel Miranda.

Mr. Dean also announced that each commissioner should have received information regarding his registration for this year's virtual APA Conference, which will be held September 14 – September 16.

4. ITEMS FROM THE COMMISSION

Vice Chair Hudson expressed concern that the Tracy Hills Project has only one-way into the development and one-way out, and wanted assurance that the city is doing due diligence, as the recent fires came pretty close, just across from I-580.

Mr. Dean assured that city staff has ongoing, robust dialogue regarding fire access, with the Tracy Hills developers and the Fire Department.

5. ADJOURNMENT


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

A voice vote found all in favor; passed and so ordered; 4-0-1-0.

Time: 7:59 p.m.



STAFF LIAISON



CHAIR