

**MINUTES
TRACY CITY PLANNING COMMISSION
SEPTEMBER 23, 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 7:00 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, Deputy City Attorney; Bill Dean, Assistant Development Services Director; Scott Claar, Senior Planner; and Gina Peace, Executive Assistant.

MINUTES

Chair Orcutt introduced the Minutes from the September 9, 2020 meeting.

ACTION: It was moved by Commissioner Wood and seconded by Chair Orcutt to approve the Planning Commission meeting minutes from September 9, 2020.
A roll call vote found all in favor; passed and so ordered; 5-0-0-0.

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 RECOMMENDATIONS TO THE CITY COUNCIL REGARDING THE TRACY HILLS VILLAGE 7C PROJECT, WHICH INCLUDES APPROVAL OF A GENERAL PLAN AMENDMENT, A TRACY HILLS SPECIFIC PLAN AMENDMENT, AND A VESTING TENTATIVE SUBDIVISION MAP TO INCREASE THE NUMBER OF LOTS IN VILLAGE 7C FROM 66 TO 132, AND A DEVELOPMENT REVIEW PERMIT FOR APPROVAL**

OF THE ARCHITECTURE, WHICH IS PROPOSED AS ATTACHED SINGLE-FAMILY HOMES IN A DUETS DESIGN, LOCATED ON APPROXIMATELY 28 ACRES IN TRACY HILLS PHASE 1A IN THE VICINITY OF TRACY HILLS DRIVE. THE APPLICANT IS JOHN PALMER. APPLICATION NUMBERS GPA20-0002, SPA20-0003, TSM20-0001, AND D20-0023

Scott Claar, Senior Planner, delivered the staff report and a PowerPoint presentation. John Palmer, Applicant, also addressed the Commission and presented a PowerPoint presentation.

Chair Orcutt opened the Public Hearing at 7:49 p.m.

There were no comments from the Public.

Chair Orcutt closed the Public Hearing at 7:53 p.m.

Commission and Staff discussion followed.

ACTION: It was moved by Commissioner Wood and seconded by Commissioner Atwal that the Planning Commission recommend that the City Council take the following actions for the Tracy Hills Village 7C Project, as stated in the Planning Commission Resolutions, dated September 23, 2020:

- Approve a General Plan Amendment (Application Number GPA20-0002)
- Approve a Tracy Hills Specific Plan Amendment (Application Number SPA20-0003)
- Approve a Vesting Tentative Subdivision Map (Application Number TSM20-0001)
- Approve a Development Review Permit (Application Number D20-0023)

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, Assistant Director of Development Services, thanked the commissioners for attending the APA California Virtual conference last week. Mr. Dean also thanked the behind-the-scenes staff who make these virtual Commission meetings possible.

4. ITEMS FROM THE COMMISSION

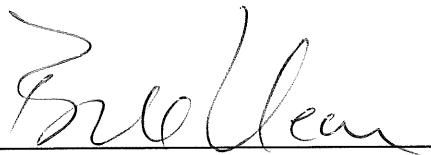
Vice Chair Hudson brought up the question regarding fire safety that he brought up last Commission meeting. Mr. Dean reassured him that the applicant is aware of the issue.

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; 5-0-0-0.

Time: 8:02 p.m.



STAFF LIAISON


CHAIR