

**MINUTES
TRACY CITY PLANNING COMMISSION
OCTOBER 14, 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, 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.

Commissioner Wood joined the meeting at 7:02 p.m.

MINUTES

Chair Orcutt introduced the Minutes from the September 23, 2020 meeting.

ACTION: It was moved by Vice Chair Hudson and seconded by Commissioner Atwal to approve the Planning Commission meeting minutes from September 23, 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 KT PROJECT, WHICH INCLUDES APPROVAL OF A TRACY HILLS SPECIFIC PLAN AMENDMENT**

AND A VESTING TENTATIVE SUBDIVISION MAP TO INCREASE THE NUMBER OF LOTS IN THE TRACY HILLS KT PROJECT FROM 185 TO 214, LOCATED ON APPROXIMATELY 45 ACRES EAST OF CORRAL HOLLOW ROAD IN THE VICINITY OF TRACY HILLS DRIVE. THE APPLICANT IS JOHN PALMER. APPLICATION NUMBERS SPA20-0008 AND TSM20-0002

Scott Claar, Senior Planner, delivered the staff report and a PowerPoint presentation.

Chair Orcutt opened the Public Hearing at 7:19 p.m.

John Palmer, Applicant, Tracy Hills, thanked City staff for their hard work, and addressed the Commission, answering questions about parking.

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

Commission and Staff discussion followed.

ACTION: It was moved by Commissioner Wood and seconded by Vice Chair Hudson that the Planning Commission recommend that the City Council take the following actions for the Tracy Hills KT Project, as stated in the Planning Commission Resolutions, dated October 14, 2020 (Attachments D and E: Planning Commission Resolutions):

- Approve a Tracy Hills Specific Plan Amendment (Application Number SPA20-0008)
- Approve a Vesting Tentative Subdivision Map (Application Number TSM20-0002)

A roll call vote found all in favor; passed and so ordered; 5-0-0-0.

B. PUBLIC HEARING TO CONSIDER RECOMMENDATIONS TO THE CITY COUNCIL REGARDING THE TRACY HILLS PHASE 1B/1C PROJECT, WHICH INCLUDES APPROVAL OF A GENERAL PLAN AMENDMENT, A TRACY HILLS SPECIFIC PLAN AMENDMENT, A LARGE-LOT VESTING TENTATIVE SUBDIVISION MAP, AND A SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP TO CREATE 432 SINGLE-FAMILY RESIDENTIAL LOTS AND 74 OTHER PARCELS LOCATED ON APPROXIMATELY 310 ACRES IN THE VICINITY OF TRACY HILLS DRIVE, WEST OF PHASE 1A. THE APPLICANT IS JOHN PALMER. APPLICATION NUMBERS GPA19-0001, SPA19-0002, TSM18-0007 AND TSM18-0006

Scott Claar, Senior Planner, delivered the staff report and a PowerPoint presentation.

Chair Orcutt opened the Public Hearing at 9:00 p.m.

John Palmer, Applicant, Tracy Hills, again thanked City staff for their hard work, and responded to questions. Mike Souza, Tracy Hills, also addressed the Commission.

Chair Orcutt closed the Public Hearing at 9:19 p.m.

Commission and Staff discussion followed.

ACTION: It was moved by Vice Chair Hudson and seconded by Commissioner Wood that the Planning Commission recommend that the City Council take the following actions for the Tracy Hills Phase 1B/1C Project, as stated in the Planning Commission Resolutions, dated October 14, 2020 (Attachments G, H, I, and J: Planning Commission Resolutions):

- Approve a General Plan Amendment (Application Number GPA19-0001)
- Approve a Tracy Hills Specific Plan Amendment (Application Number SPA19-0002)
- Approve a Large-Lot Vesting Tentative Subdivision Map (Application Number TSM18-0007)
- Approve a Small-Lot Vesting Tentative Subdivision Map (Application Number TSM18-0006)

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, advised the Commission that several items will be presented to them at the next regularly scheduled Planning Commission meeting on October 28th. Mr. Dean also reminded the Commission that in the months of November and December, Planning Commission meetings are moved to the first and third Wednesdays of the month, due to the scheduled holidays.

4. ITEMS FROM THE COMMISSION

Commissioner Wood requested that staff schedule another workshop or roundtable session for the Commission. Commissioner Francis and Vice Chair Hudson supported this request. Mr. Dean agreed, and said staff would schedule something in the future.

5. ADJOURNMENT

ACTION: It was moved by Chair Orcutt and seconded by Commissioner Wood to adjourn.

A voice vote found all in favor; passed and so ordered; 5-0-0-0.

Time: 9:41 p.m.


STAFF LIAISON


CHAIR