

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 6, 2024, 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 English, Commissioner Penning, and Chair Orcutt present. Commissioner Boakye-Boateng absent. Also present were Bijal M. Patel, City Attorney; Scott Claar, Planning Manager; Victoria Lombardo, Senior Planner; Al Gali, Associate Engineer; Gina Peace, Executive Assistant; and Lorena Rivera, Administrative Assistant.

MINUTES

Chair Orcutt introduced the Regular Meeting Minutes from the October 9, 2024, Planning Commission Regular Meeting.

ACTION: It was moved by Chair Orcutt and seconded by Commissioner Atwal to approve the October 9, 2024 Planning Commission Regular Meeting Minutes. A voice vote found Chair Orcutt, Vice Chair Penning, and Commissioner Atwal in favor. Commissioner English abstained, as she was not present at the October 9, 2024 Planning Commission Regular Meeting. Commissioner Boakye-Boateng absent. Passed and so ordered; 3-0-1-1.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

Jeff Avelar, 680 Centre Court Drive, received a flyer at his home, stating that at tonight's Planning Commission meeting, the Commission was considering the Beechnut Transit Center Project, a heavy-duty bus maintenance facility and hydrogen fueling station, in his neighborhood. Mr. Avelar is opposed to this Project.

Jake Samorano, 775 Lawn Court, also received the flyer at his home, regarding the proposed Beechnut Transit Center Project. Mr. Samorano asked if the property is still contaminated.

Danielle Smith, 550 Forest Hills Drive, Steve Parsons, 465 Cumberland Drive, Margayla Cate, 525 Forest Hills Drive, and Dan Kaufmann, 865 Lawn Court, each received the same flyer at their homes, regarding the proposed Beechnut Transit Center Project. They each addressed the Commission in opposition to the Project.

Veronica Vargas, Tracy resident, wanted to follow up on the 5-year Project of painting city crosswalks and bike lanes.

1. NEW BUSINESS

A. STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION APPROVING A ONE-YEAR EXTENSION OF THE 226-LOT ROCKING HORSE VESTING TENTATIVE SUBDIVISION MAP, TO OCTOBER 5, 2025.

Victoria Lombardo, Senior Planner, presented the staff report.

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

David Best, with Shea Homes, representing the Applicant, addressed the Commission.

Veronica Vargas, Tracy resident, addressed the Commission.

Mary Mitracos, Tracy resident, addressed the Commission.

Jeff Avelar, 680 Centre Court Drive, noted that the tree line would not be preserved due to a sound wall being installed in that location, and expressed concerns about traffic in the area.

Seeing as no one else came forward, Chair Orcutt closed the Public Hearing at 7:41 p.m.

Additional discussion continued. Chair Orcutt reopened the Public Hearing.

David Best, with Shea Homes, representing the Applicant, answered questions from the Commission.

Veronica Vargas, Tracy resident, addressed the Commission.

Chair Orcutt re-closed the Public Hearing at 8:34 p.m.

ACTION: It was moved by Chair Orcutt and seconded by Commissioner Atwal that the Planning Commission continue the public hearing regarding the request for approval of a one-year extension of the 226-lot Rocking Horse Vesting Tentative Subdivision Map to the first regular Planning Commission meeting in March 2025. Passed and so ordered; 4-0-1-0.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

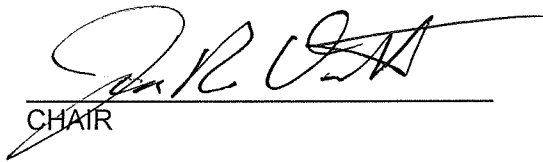
Commissioner English inquired about Planning Commission Meetings recently being scheduled on the first and third Wednesdays of the month, as opposed to the normal second and fourth Wednesdays. Scott Claar, Planning Manager, confirmed that for the months of November and December each year, the meetings would be held on the first and third Wednesdays of the month, per the Planning Commission by-laws.

Chair Orcutt requested City staff follow up with the Commission with updates regarding Ms. Vargas follow up request on the 5-year Project of painting city crosswalks and bike lanes. Scott Claar, Planning Manager, confirmed City staff would update the Commission at the next meeting.

5. ADJOURNMENT

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

Time: 8:47 p.m.


CHAIR
STAFF LIAISON