

**CITY OF TRACY  
PLANNING COMMISSION  
PUBLIC HEARING**

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, January 22, 2025, at 7:00 p.m.**, or as soon after as possible, in the Tracy City Council Chambers, 333 Civic Center Plaza, Tracy, to consider and take action on:

**Applications D22-0029: A Development Review Permit, CUP23-0003: A Conditional Use Permit, TSM23-0003: A Tentative Subdivision Map** – Public hearing to consider (1) approving a Development Review Permit (D22-0029), for the construction of 36 condominium units in the form of nine fourplexes and related site improvements, on a 3.39-acre undeveloped site located at the southwest corner of West Mt. Diablo Avenue and South C Street, Assessor's Parcel Number 235-100-77; (2) granting a Conditional Use Permit (CUP23-0003), to allow the use of condominiums in the Medium Density Residential Zone, on a 3.39-acre undeveloped site located at Assessor's Parcel Number 235-100-77; (3) approving a Tentative Subdivision Map (TSM23-0003) to create 36 condominium units and common areas; and (4) determining that this project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, pertaining to certain in-fill development projects.

**The Applicant and the Property Owner is Dan Byrum of Byrum Investment, LLC.**

*The Project Planner is Kenny Lipich, Associate Planner, (209) 831-6443,  
[Kenneth.lipich@cityoftracy.org](mailto:Kenneth.lipich@cityoftracy.org)*

The City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on Wednesday, January 22, 2025.

All interested persons may submit statements in writing via e-mail to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org) **before the start of the Planning Commission meeting at 7:00 p.m.** Please identify this item in the subject line of your e-mail; or submit statements orally by visiting the City's WebEx Event at <http://cityoftracyevents.webex.com> and using the following Event Number: **2553 243 8330** and Event Password: **Planning**; or via phone by dialing (408) 418-9388, Access code: **2553 243 8330**, during the public comment portion of this item.

Should you decide to challenge the decision of the Planning Commission, you may be limited to those issues that were raised for consideration at the hearing.

Information concerning this matter may be obtained at the Community and Economic Development Department at 333 Civic Center Plaza, or by calling (209) 831-6400.

Forrest Ebbs  
Community & Economic Development Director

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