

**CITY OF TRACY  
PLANNING COMMISSION  
PUBLIC HEARING**

The City of Tracy Planning Division will conduct a Public Hearing on **Wednesday, March 12, 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:

**Application CUP24-0014: Conditional Use Permit**— Public hearing to consider (1) granting a Conditional Use Permit (CUP24-0014) to operate a Pilates based fitness center located at 11 E Sixth Street, Assessor's Parcel Number 235-163-19; and (2) determining that this project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, pertaining to existing facilities.

**The Applicant is SSQLPT Studio Pilates LLC, and the Property Owner is Don Cose Inc.**

*The Project Planner is Christina Delgadillo, Assistant Planner, (209) 831-6433, [christina.delgadillo@cityoftracy.org](mailto:christina.delgadillo@cityoftracy.org).*

The City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on Wednesday, March 12, 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 809 7815** and Event Password: **Planning**; or via phone by dialing (408) 418-9388, Access code: 2553 809 7815, 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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**Applications D24-0023: A Development Review Permit, CUP24-0007: A Conditional Use Permit**– Public hearing to consider (1) approving a Development Review Permit (D24-0023); (2) granting a Conditional Use Permit (CUP24-0007) for the construction of a new telecommunication facility in the form of a tree, known as a monopine, at 724 E. Grant Line Rd., Assessor's Parcel Number (APN) 250-270-15; and (3) 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 is Rachel Bruin and the Property Owner is Anderson Enterprises LLC.**

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

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**EXT23-0003** – Public hearing to consider 1) approving an extension of the 40-lot Cordes Ranch Tentative Subdivision Map, Assessor's Parcel Numbers 209-460-26, 27, 28, 29, 31, 32 and 33, 209-120-09 and 10, and 209-220-07, 10, 11, 12 and 14; and (2) determine that this project is consistent with the 2013 Cordes Ranch Environmental Impact Report.

**The Applicant is Kier and Wright, and the Property Owner is Prologis**

*The Project Planner is Victoria Lombardo, Senior Planner, (209) 831-6428,  
[victoria.lombardo@cityoftracy.org](mailto:victoria.lombardo@cityoftracy.org).*

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