

**MINUTES  
TRACY CITY PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 12, 2025, 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 Boakye-Boateng, Commissioner English, Vice Chair Penning, and Chair Orcutt present. Also present were Matthew Summers, Contract Attorney; Scott Claar, Planning Manager; Craig Hoffman, Senior Planner; and Gina Peace, Executive Assistant.

**MINUTES**

None.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

None.

**ITEMS FROM THE AUDIENCE**

None.

**1. NEW BUSINESS**

- A. STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION: (1) GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER CUP24-0012, TO ALLOW FOR AN AMBULANCE DEPLOYMENT CENTER LOCATED AT 242 W LARCH ROAD, SUITE A, ASSESSOR'S PARCEL NUMBER 212-250-11; AND (2) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301, PERTAINING TO MINOR MODIFICATIONS TO EXISTING STRUCTURES.**

Craig Hoffman, Senior Planner, presented the staff report and addressed questions from the Commission.

Chair Orcutt opened the Public Hearing at 7:18 p.m.

Brian Hajik with AMR, addressed the Commission via WebEx.

Chair Orcutt closed the Public Hearing at 7:22 p.m.

**ACTION:** It was moved by Commissioner Atwal and seconded by Vice Chair Penning that the Planning Commission adopt a Resolution:

- (1) Granting a Conditional Use Permit, Application Number CUP24-0012, to allow for an ambulance deployment center located at 242 W. Larch Road, Suite A, Assessor's Parcel Number 212-250-11; and
- (2) Determining that this Project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA guidelines Section 15301, pertaining to minor modifications to existing structures.

A roll call vote found Chair Orcutt, Vice Chair Penning, Commissioner Atwal, Commissioner Boakye-Boateng, and Commissioner English all in favor. Passed and so ordered; 5-0-0-0.

## 2. ITEMS FROM THE AUDIENCE

None.

## 3. DIRECTOR'S REPORT

None.

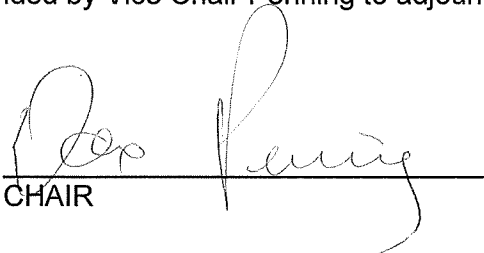
## 4. ITEMS FROM THE COMMISSION

Commissioner Boakye-Boateng inquired about the details regarding the CalCities Planning Commissioners' Academy coming up in March. Gina Peace, Recording Secretary, announced that Commissioner Atwal, Commissioner Boakye-Boateng, Commissioner English, Vice Chair Penning, and Associate Planner, Kenneth Lipich were all set to attend the Academy, and travel packets would be sent to them soon.

## 5. ADJOURNMENT

**ACTION:** It was moved by Chair Orcutt and seconded by Vice Chair Penning to adjourn.

Time: 7:26 p.m.

  
CHAIR

  
STAFF LIAISON