

**MINUTES  
TRACY CITY PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 26, 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, and Chair Orcutt present. Vice Chair Penning absent. Also present were Matthew Summers, Interim Assistant City Attorney; Scott Claar, Planning Manager; Kellie Jones, Assistant 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 ADOPT A RESOLUTION (1) APPROVING A CONDITIONAL USE PERMIT (CUP24-0009) FOR AN AUTO BODY SHOP AT 50 SLOAN COURT (ASSESSOR'S PARCEL NUMBER 212-220-06), AND (2) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15301, PERTAINING TO EXISTING FACILITIES.**

Kellie Jones, Assistant Planner, presented the staff report and addressed questions from the Commission.

Chair Orcutt opened the Public Hearing at 7:14 p.m., seeing as no one came forward, Chair Orcutt closed the Public Hearing at 7:15 p.m.

**ACTION:** It was moved by Commissioner Boakye-Boateng and seconded by Commissioner English that the Planning Commission adopt a Resolution:

- (1) GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER CUP24-0009, TO ALLOW AN AUTOMOTIVE BODY REPAIR SHOP AT 50 SLOAN CT, ASSESSORS PARCEL NUMBER (APN) 212-220-06;
- (2) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15301.

A voice found Chair Orcutt, Commissioner Atwal, Commissioner Boakye-Boateng, and Commissioner English all in favor. Vice Chair Penning absent. Passed and so ordered; 4-0-1-0.

## 2. ITEMS FROM THE AUDIENCE

None.

## 3. DIRECTOR'S REPORT

Scott Claar, Planning Manager, provided an update on the request for an extension for the Rockinghorse Subdivision Map, that was brought to Planning Commission on November 6, 2024, and continued to the March 12, 2025, Planning Commission meeting, due to the Commission's request to further evaluate traffic. Due to a recent Assembly Bill 2729, a statutory or automatic extension was granted by the State, keeping the map valid for another 18 months, through June 4, 2026; thus, a discretionary extension is no longer needed.

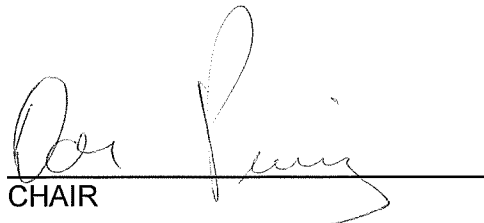
## 4. ITEMS FROM THE COMMISSION

Chair Orcutt announced that he will not be in attendance at any March Planning Commission meetings, as he will be out of state for military service.

## 5. ADJOURNMENT

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

Time: 7:20 p.m.

  
CHAIR

  
STAFF LIAISON