

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
MARCH 12, 2025, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

Vice Chair Penning called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Vice Chair Penning led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner Atwal, Commissioner Boakye-Boateng, Commissioner English, Vice Chair Penning, and Chair Orcutt (via WebEx) present. Also present were Forrest Ebbs, Director of Community and Economic Development; Matthew Summers, Interim Assistant City Attorney; Scott Claar, Planning Manager; Victoria Lombardo, Senior Planner; Kenneth Lipich, Associate Planner; Christina Delgadillo, Assistant Planner; and Gina Peace, Executive Assistant.

MINUTES

Vice Chair Penning introduced the Regular Meeting Minutes from the January 22, 2025 Planning Commission Regular Meeting.

ACTION: It was moved by Commissioner English and seconded by Commissioner Boakye-Boateng to approve the January 22, 2025 Planning Commission Regular Meeting Minutes. A voice vote found all in favor. Commissioner Atwal abstained, as he was not present at the January 22, 2025 meeting. Passed and so ordered; 4-0-0-1.

Vice Chair Penning introduced the Regular Meeting Minutes from the February 12, 2025 Planning Commission Regular Meeting.

ACTION: It was moved by Commissioner Atwal and seconded by Commissioner English to approve the February 12, 2025 Planning Commission Regular Meeting Minutes. A voice vote found all in favor. Passed and so ordered; 5-0-0-0.

Vice Chair Penning introduced the Regular Meeting Minutes from the February 26, 2025 Planning Commission Regular Meeting.

ACTION: It was moved by Commissioner Atwal and seconded by Commissioner Boakye-Boateng to approve the February 26, 2025 Planning Commission Regular Meeting Minutes. A voice vote found all in favor. Vice Chair Penning abstained, as he was not present at the February 26, 2025 meeting. Passed and so ordered; 4-0-0-1.

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 APPROVING A THREE-YEAR EXTENSION OF THE 40-LOT CORDES RANCH TENTATIVE SUBDIVISION MAP, TO JULY 14, 2026.

Victoria Lombardo, Senior Planner, presented the staff report and addressed questions from the Commission.

Vice Chair Penning opened the Public Hearing at 7:23 p.m., seeing as no one came forward, the Public Hearing was closed.

ACTION: It was moved by Commissioner Atwal and seconded by Commissioner Boakye-Boateng that the Planning Commission adopt a Resolution approving a three-year extension of the 40-lot Cordes Ranch Tentative Subdivision Map, to July 14, 2026.

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.

B. 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 CUP24-0014, 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 SQUALPT STUDIO PILATES, LLC, AND THE PROPERTY OWNER IS DON COSE, INC.

Christina Delgadillo, Assistant Planner, presented the staff report and addressed questions from the Commission.

Vice Chair Penning opened the Public Hearing at 7:28 p.m.

Greg Cose, Property Owner, addressed the Commission.

Marina Omar and Rachel Parson, Applicants, addressed the Commission.

Vice Chair Penning closed the Public Hearing at 7:31 p.m.

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

- (1) GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER 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.

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.

- C. STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION:**
- (1) APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D24-0023, FOR THE CONSTRUCTION OF A NEW TELECOMMUNICATION FACILITY IN THE FORM OF A TREE, KNOWN AS A MONOPINE, AT 724 E. GRANT LINE ROAD, ASSESSOR'S PARCEL NUMBER (APN) 250-270-15;
 - (2) GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER 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 ROAD, ASSESSOR'S PARCEL NUMBER (APN) 250-270-15;
 - (3) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332. THE APPLICANT IS RACHEL BRUIN, AND THE PROPERTY OWNER IS ANDERSON ENTERPRISES, LLC.

Kenny Lipich, Associate Planner, presented the staff report and addressed questions from the Commission.

Vice Chair Penning opened the Public Hearing at 7:55 p.m., seeing as no one came forward, Vice Chair Penning closed the Public Hearing.

ACTION: It was moved by Commissioner Atwal and seconded by Commissioner English that the Planning Commission adopt a Resolution:

- (1) APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D24-0023, FOR THE CONSTRUCTION OF A NEW TELECOMMUNICATION FACILITY IN THE FORM OF A TREE, KNOWN AS A MONOPINE, AT 724 E. GRANT LINE ROAD, ASSESSOR'S PARCEL NUMBER (APN) 250-270-15;
- (2) GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER 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 ROAD, 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.

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

Scott Claar, Planning Manager, shared that the Planning Commissioners' feedback after the Planning Commissioners' Academy was received via Kenny Lipich, and the City is working on obtaining name badges, business cards, and city e-mail addresses for each commissioner. Regarding the agenda packet being ready every Thursday before the Commission meetings, Mr. Claar said this is what we strive for and will work hard to ensure the packets are available sooner.

Mr. Claar recognized and thanked Vice Chair Don Penning for his TPD recognition award for his volunteer work at the City's Animal Shelter.

4. ITEMS FROM THE COMMISSION

Commissioner English thanked Interim Assistant City Attorney for his presentation at the Planning Commissioners' Academy last week. Commissioner English asked for clarification on the Rockinghorse Project going directly to City Council. Scott Claar, Planning Manager, said staff will get back to the Commission with clarifying details. Commissioner English also thanked Kenny Lipich, Associate Planner, for his guidance while attending the Academy.

Commissioner Atwal thanked staff for the opportunity to attend the Planning Commissioners' Academy last week and requested the opportunity for further opportunities in the future, as things change.

Commissioner Boakye-Boateng thanked staff for the opportunity to attend the Academy, acknowledging it was very helpful, but there is much to learn and catch up on.


Chair Orcutt congratulated Vice Chair Orcutt on his recognition award and shared how grateful he is that our Planning Commission learned so much and are now fully trained.

Vice Chair Penning appreciated all the dialogue at the event, and thanked Kenny and staff.

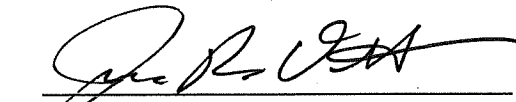
5. ADJOURNMENT

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

Time: 8:07 p.m.



STAFF LIAISON


CHAIR