

**MINUTES  
TRACY CITY PLANNING COMMISSION  
REGULAR MEETING  
APRIL 23, 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 Matthew Summers, Interim Assistant City Attorney; Scott Claar, Planning Manager; Christina Delgadillo, Assistant Planner; Al Gali, Associate Engineer; Miranda Aguilar, Planning Technician; and Jennifer Lucero, Administrative Assistant.

**MINUTES**

Chair Orcutt introduced the Regular Meeting Minutes from the April 9, 2025 Planning Commission Regular Meeting.

**ACTION:** It was moved by Chair Orcutt and seconded by Commissioner Atwal to approve the April 9, 2025 Planning Commission Regular Meeting Minutes. A voice vote found Commissioner Atwal, Commissioner Boakye-Boateng, Commissioner English, Vice Chair Penning, and Chair Orcutt in favor. Passed and so ordered; 5-0-0-0.

**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) APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D24-0027, FOR THE INSTALLATION OF A MODULAR BUILDING, COLD STORAGE UNIT, AND RELATED SITE IMPROVEMENTS, LOCATED AT 500 N CORRAL HOLLOW ROAD, ASSESSOR'S PARCEL NUMBER 234-210-28; (2) GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER CUP24-0013, TO EXPAND THE SCHOOL USE TO INCLUDE A MODULAR CLASSROOM BUILDING AND COLD STORAGE UNIT, LOCATED AT 500 N CORRAL HOLLOW ROAD, ASSESSOR'S PARCEL NUMBER 234-210-28; (3)**

**DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332, PERTAINING TO INFILL DEVELOPMENT. THE APPLICANT IS KK CONCRETE AND CONSTRUCTION, AND THE PROPERTY OWNER IS NEW CREATION BIBLE FELLOWSHIP**

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

Chair Orcutt opened the Public Hearing at 7:07 p.m.

Pastor Kevin James, applicant, thanked the Commission and provided background information on the organization.

Seeing as no one else came forward, Chair Orcutt closed the Public Hearing at 7:10 p.m.

Commission discussion continued.

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

- (1) APPROVING A DEVELOPMENT REVIEW PERMIT (D24-0027) FOR THE INSTALLATION OF A MODULAR CLASSROOM, COLD STORAGE UNIT, AND OTHER SITE IMPROVEMENTS ON A 1.61-ACRE DEVELOPMENT SITE LOCATED AT 500 N CORRAL HOLLOW ROAD, ASSESSOR'S PARCEL NUMBER 234-210-28;
- (2) GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER CUP24-0013, TO EXPAND THE SCHOOL USE TO INCLUDE A MODULAR CLASSROOM BUILDING AND COLD STORAGE UNIT LOCATED AT 500 N CORRAL HOLLOW ROAD, ASSESSOR'S PARCEL NUMBER 234-210-28;
- (3) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15332, PERTAINING TO INFILL DEVELOPMENT

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**

None

**5. ADJOURNMENT**

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

Time: 7:16 p.m.

  
CHAIR

  
STAFF LIAISON