

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
AUGUST 13, 2025, 7:00 P.M.
TRACY CITY HALL. ROOM 203
333 CIVIC CENTER PLAZA**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Penning led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner Atwal, Commissioner English, Commissioner Orcutt, Vice Chair Boakye-Boateng and Chair Penning present. Also present were: Scott Claar, Planning Manager; Majeed Mohamed, Associate Engineer; Gina Peace, Executive Assistant; and Jennifer Lucero, Administrative Assistant.

MINUTES

Chair Penning introduced the Regular Meeting Minutes from the July 23, 2025 Planning Commission Regular Meeting.

ACTION: It was moved by Commissioner Atwal and seconded by Vice Chair Boakye-Boateng to approve the July 23, 2025 Planning Commission Regular Meeting Minutes. A voice vote found Commissioner Atwal, Commissioner Orcutt, Vice Chair Boakye-Boateng and Chair Penning in favor. Commissioner English abstained, as she was not present at the July 23, 2025 Planning Commission 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 conduct a public hearing, and upon its conclusion, take the following actions (1) adopt a resolution approving a tentative subdivision map (TSM23-0004) for the creation of five lots at 10722 and 10792 W. Larch Road, Assessor Parcel Numbers: 212-170-33 and 212-170-34; and (2) determine that this project is covered by the common sense exemption and is not subject to California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15061(b)(3).

Scott Claar, Planning Manager, presented staff report.

Mike Souza, representing Byron Alvarez, addressed the Commission.

Byron Alvarez, Project Manager, addressed the Commission.

Chair Penning opened the Public Hearing at 7:38 p.m., but seeing as no one came forward, the public hearing was closed.

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

- (1) ADOPT A RESOLUTION APPROVING A TENTATIVE SUBDIVISION MAP (TSM23-0004) FOR THE CREATION OF FIVE LOTS ON A 10-ACRE SITE AT 10722 AND 10792 W. LARCH ROAD, ASSESSOR'S PARCEL NUMBERS: 212-170-33 AND 212-170-34; AND
- (2) DETERMINE THAT THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3).

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

2. ITEMS FROM THE AUDIENCE

Cliff Hudson, 1295 Cornucopia Place, addressed the Commission, requesting an update about a blinking stop sign on the corner of Valpico Road and Corrow Hollow Road.

Scott Claar, Planning Manager, advised that he will follow up at a later date.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

Commissioner English asked about Planning Commission approving Conditions of Approval (COAs) for "smaller" Projects, requiring the applicant to provide EV parking stalls and/or charging stations at their site, if we don't require EV parking stalls and/or charging stations for "larger" projects like BJ's or Trader Joe's, etc.?

Scott Claar, Planning Manager, advised the Conditions of Approval only apply to new development. Mr. Claar also advised that the City requires nothing more than what is required by the State Building Code for EV charging.

5. ADJOURNMENT

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

Time: 7:46 p.m.



STAFF LIAISON


CHAIR

This meeting's agenda was posted at the Tracy City Hall on August 7, 2025. The above are action minutes. A recording is available on the City's website.