

MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 5, 2025, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
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 English, Vice Chair Boakye-Boateng and Chair Penning present. Commissioner Atwal, and Commissioner Orcutt absent. Also present were: Scott Claar, Planning Manager; Daniella Green, Assistant City Attorney; Craig Hoffman, Senior Planner; Breanna Alamilla, Associate Planner; Gina Peace, Executive Assistant; and Jennifer Lucero, Administrative Assistant.

MINUTES

Chair Penning introduced the Regular Meeting Minutes from the September 10, 2025 Planning Commission Regular Meeting.

ACTION: It was moved by Commissioner English and seconded by Vice Chair Boakye-Boateng to approve the September 10, 2025 Planning Commission Regular Meeting Minutes. A roll call vote found Commissioner English, Vice Chair Boakye-Boateng and Chair Penning in favor. Commissioner Atwal and Commissioner Orcutt absent. Passed and so ordered; 3-0-2-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Scott Claar, Planning Manager, introduced Breanna Alamilla, Associate Planner.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

1.A Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a resolution recommending that the City Council take the following actions (1) Determine that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15378

(not a “project” within the meaning of CEQA) and 15061(b)(3) (“common sense” exemption) and (2) Recommend that the City Council adopt an ordinance amending Article 8 – Medium Density Cluster Zone, Article 9 – Medium Density Residential Zone, Article 9.5 – Small Lot Residential Zone, Article 11 – High Density Residential Zone, Article 19 – General Highway Commercial Zone, and adding a “density” definition to Article 2 of Title 10, Planning and Zoning, of the Tracy Municipal Code. This project is City initiated to comply with State housing laws and to complete implementation actions required in the City Council adopted 2023-2031 Housing Element Update.

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

Chair Penning opened the Public Hearing at 7:35 p.m.

Seeing as no one else came forward, the public hearing was closed.

ACTION: It was moved by Vice Chair Boakye-Boateng and seconded by Commissioner English that the Planning Commission adopts a resolution that:

- (1) Determines that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15378 (not a “project” within the meaning of CEQA) and 15061(b)(3) (“common sense” exemption).
- (2) Recommends that the City Council adopt an ordinance amending Article 8 – Medium Density Cluster Zone, Article 9 – Medium Density Residential Zone, Article 9.5 – Small Lot Residential Zone, Article 11 – High Density Residential Zone, Article 19 – General Highway Commercial Zone, and adding a “density” definition to Article 2 of Title 10, Planning and Zoning, of the Tracy Municipal Code.

A roll call vote found Commissioner English, Vice Chair Boakye-Boateng, and Chair Penning in favor. Commissioner Atwal and Commissioner Orcutt absent. Passed and so ordered; 3-0-2-0.

1.B Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a resolution recommending that the City Council take the following actions (1) 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) and (2) recommend that the City Council adopt an ordinance amending Article 2, Definitions, And Article 30, Development Review, Of Chapter 10.08, Zoning Regulations, adopt a new Chapter, Chapter 10.10, Housing Regulations, consisting of new articles, Article 1, Qualifying Housing Streamlined Review, Article 2, Multiple-Unit and Mixed-Use Objective Design Standards, Article 3, Community Care Facilities, Article 4, Transitional and Supportive Housing, and Article 5, Emergency Homeless Shelters and Low Barrier

Navigation Centers, and repeal and relocate Section 10.08.3195, Day care home, and section 10.08.3197, standards for emergency homeless shelters, to Chapter 10.10, Housing Regulations, of Title 10, Planning and Zoning, of the Tracy Municipal Code.

This project is city initiated to come into compliance with State housing laws and to complete implementation actions required in the City Council adopted 2023-2031 Housing Element Update.

Breanna Alamilla, Associate Planner, presented the staff report and addressed questions from the Commission.

Chair Penning opened the Public Hearing at 7:59 p.m.

Seeing as no one else came forward, the public hearing was closed.

ACTION: It was moved by Vice Chair Boakye-Boateng and seconded by Commissioner English that the Planning Commission adopts a resolution that:

- (1) 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).
- (2) Recommend that the City Council adopt an ordinance amending Article 2, Definitions, and Article 30, Development Review, of Chapter 10.08, Zoning Regulations, adopt a new Chapter, Chapter 10.10, Housing Regulations, consisting of new articles, Article 1, Qualifying Housing Streamlined Review, Article 2, Multiple-Unit and Mixed-Use Objective Design Standards, Article 3, Community Care Facilities, Article 4, Transitional and Supportive Housing, and Article 5, Emergency Homeless Shelters and Low Barrier Navigation Centers, and repeal and relocate Section 10.08.3195, Day care home, and Section 10.08.3197, Standards for emergency homeless shelters, to Chapter 10.10, Housing Regulations, of Title 10, Planning and Zoning, of the Tracy Municipal Code.

A roll call vote found Commissioner English, Vice Chair Boakye-Boateng, and Chair Penning in favor. Commissioner Atwal and Commissioner Orcutt absent. Passed and so ordered; 3-0-2-0.

1.C The Planning Commission will receive a presentation from the City Attorney's office regarding the Brown Act.

Daniella G. Green, Assistant City Attorney, presented the staff report and addressed questions from the Commission.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

Commissioner English inquired about an update on a Senior Housing project on Mt. Diablo brought before the Planning Commission. Scott Claar, Planning Manager, advised he would bring information to the next regular Planning Commission meeting.

5. ADJOURNMENT

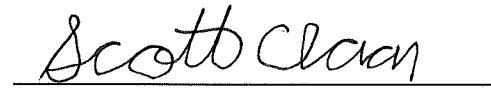
ACTION: It was moved by Chair Penning and seconded by Commissioner English to adjourn.

Time: 9:00 p.m.



Ron Keen

CHAIR



STAFF LIAISON

This meeting's agenda was posted at the Tracy City Hall on October 30th, 2025. The above are action minutes. A recording is available on the City's website.