

MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 19, 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.

Jennifer Lucero, Administrative Assistant, notified Chair Penning of an action required pursuant to Assembly Bill 2449 and that Commissioner English was present via WebEx Video.

Commissioner English requested to participate via WebEx Video due to recovery from a recent surgery, rendering her unable to physically attend.

ACTION: It was moved by Chair Penning and seconded by Commissioner Orcutt to approve Commissioner English's request to participate via WebEx, pursuant to Assembly Bill 2449. A voice vote found Commissioner Atwal, Commissioner Orcutt, and Chair Penning in favor. Vice Chair Boakye-Boateng absent. Commissioner English abstained. Passed and so ordered; 3-0-1-1.

ROLL CALL

Roll Call found Commissioner Atwal, Commissioner Orcutt, and Chair Penning present. Commissioner English present via WebEx. Vice Chair Boakye-Boateng absent. Also present were: Scott Claar, Planning Manager; Daniella Green, Assistant City Attorney, present via WebEx; Genevieve Federighi, Senior Planner; Martin E. Vargas, Assistant Planner; Al Gali, Associate Engineer; Gina Peace, Executive Assistant; and Jennifer Lucero, Administrative Assistant.

MINUTES

Chair Penning introduced the Regular Meeting Minutes from the November 5, 2025 Planning Commission Regular Meeting.

ACTION: It was moved by Commissioner English and seconded by Chair Penning to approve the November 5, 2025 Planning Commission Regular Meeting Minutes. A voice vote found Commissioner Atwal, who watched the

November 5th video and agreed the minutes are an accurate representation of what occurred, Commissioner English, and Chair Penning in favor. Commissioner Orcutt abstained from voting, as he did not attend the November 5, 2025 meeting. Vice Chair Boakye-Boateng absent. Passed and so ordered; 3-0-1-1.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

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 approving the following actions (1) Determine that this project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15332, pertaining to certain infill development projects (2) Approve a Development Review Permit (D25-0009) for the construction of a three-story, approximately 44,140 square foot building and related site improvements on a vacant 2.35-acre site (3) Grant a Conditional Use Permit (CUP25-0003) to permit a self-storage facility located at Assessor's Parcel Number 214-020-40. The applicant is Kitchell Development, and the property owner is Tiger Tracy, LLC.

Genevieve Federighi, Senior Planner, presented the staff report and addressed questions from the Commission.

Chair Penning opened the Public Hearing at 7:24 p.m. Seeing as no one else came forward, the public hearing was closed.

David Brown, Project Director for the Applicant, addressed the Commission via WebEx.

ACTION: It was moved by Commissioner Orcutt that the Planning Commission adopt a resolution that:

1. Determines that this project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA guidelines section 15332, pertaining to certain infill development projects;
2. Approve a Development Review Permit (D25-0009), as

amended, removing a portion of Condition C.5.1.G. as discussed, for the construction of a three-story, approximately 130,480 square foot building and related site improvements on a vacant 2.35-acre site, lowering the height of the building by up to five (5) feet; and

3. Grant a Conditional Use Permit (CUP25-0003), to permit the use of a self-storage facility located at Assessor's Parcel Number 214-020-40.

The motion died for lack of a second.

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

1. Determine that this project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA guidelines section 15332, pertaining to certain infill development projects;
2. Approve a Development Review Permit (D25-0009), as amended, removing a portion of Condition C.5.1.G., as discussed, for the construction of a three-story, approximately 130,480 square foot building and related site improvements on a vacant 2.35-acre site; and
3. Grant a Conditional Use Permit (CUP25-0003), to permit the use of a self-storage facility located at Assessor's Parcel Number 214-020-40.

A roll call vote found Commissioner Atwal, and Chair Penning in favor. Commissioner English, and Commissioner Orcutt opposed. Vice Chair Boakye-Boateng absent. Motion fails; 2-2-1-0.

ACTION: It was moved by Commissioner Atwal and seconded by Commissioner Orcutt that the Planning Commission reconsider the Project.

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

ACTION: It was moved by Commissioner Atwal and seconded by Commissioner Orcutt that the Planning Commission continue the project to a future Planning Commission meeting, and staff provide additional height information for other buildings in the area.

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

1.B Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a Resolution (1) Determining that this project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, pertaining to infill projects; and (2) Approving a Development Review Permit, Application Number D23-0010, for the construction of a four-story hotel with an event center and related site improvements on a 1.77-acre site. The applicant is Navdeep Grewal, and the property owner is Navdeep Grewal.

Martin E. Vargas, Assistant Planner, presented the staff report and addressed questions from the Commission.

Sharad Lal, Project Architect, addressed the Commission and answered questions.

Navdeep Grewal, Project Applicant, addressed the Commission and answered questions.

Chair Penning opened the Public Hearing at 8:39 p.m.

Jackelinne Santiago, neighbor of the Larch Road site, addressed the Commission, via WebEx.

Mohamed Amini, developer of the adjacent gas station, addressed the Commission, in support of the Project.

Chair Penning closed the Public Hearing at 8:43 p.m.

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

1. Approves a development review permit, Application Number D23-0010, for the construction of a four-story hotel with an event center and related site improvements on a 1.77-acre site, as amended, relocating the trash enclosure; and
2. Determines that this project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15332, pertaining to infill projects.

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

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

Scott Claar, Planning Manager, wanted to follow up with a previous inquiry of Commissioner English, regarding the status of the Tracy Senior Apartments. Mr. Claar announced that he spoke with the project planner, and a member of the City's Economic Development team, and the project has located funding sources, and is expected to start construction in 2026.

4. ITEMS FROM THE COMMISSION

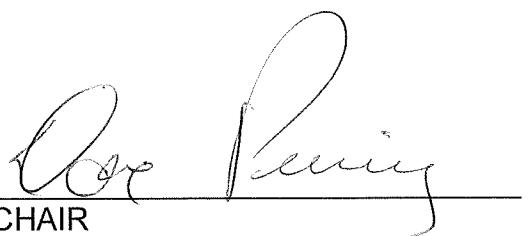
Commissioner Orcutt inquired about the APA California Planning Conference, and asked if there were any emerging hot topics discussed.

Martin E. Vargas, Assistant Planner, attended the Conference and shared some of his experience, and various topics presented at the event. Scott Claar, Planning Manager, chimed in, stating that the Housing Policy is currently generating a significant amount of discussion, due to the constant updates to the Policy.

5. ADJOURNMENT

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

Time: 8:56 p.m.



CHAIR



STAFF LIAISON

This meeting's agenda was posted at the Tracy City Hall on November 13, 2025. The above are action minutes. A recording is available on the City's website.