

CITY OF TRACY PLANNING COMMISSION
PUBLIC HEARING

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, February 9, 2022, at 7:00 p.m.** or as soon after as possible, in the Tracy City Council Chambers, 333 Civic Center Plaza, Tracy, to consider the following:

D21-0029: Applicant is Nick Kosla, Toll Brothers, and Owner is DRP CA 6 LLC – Southeast corner of Valpico and Corral Hollow Roads, Assessor's Parcel Numbers 244-040-17, 244-030-01 and 244-030-02.

Public hearing to consider an application for a Development Review Permit to approve the architecture and floor plans for the 590 single-family residential lots in the Tracy Village Specific Plan (active adult 55 and over community). The project is consistent with the Tracy Village Environmental Impact Report, certified by the City on May 15, 2018. In accordance with CEQA Guidelines Section 15183, no further environmental assessment is required. *The Project Planner is Victoria Lombardo, Senior Planner, (209) 831-6428, Victoria.lombardo@cityoftracy.org*

Application Number CUP21-0011: Card Room in I-205 Corridor Specific Plan – Applicant is Emmanuel Macalino

– Public Hearing to consider approval of a Conditional Use Permit to allow the use of a card room in the former Famous Dave's restaurant at 3170 Naglee Rd. The project is categorically exempt from the California Environmental Quality Act (CEQA) requirements pursuant to CEQA Guidelines Section 15303, which pertains to the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the building. The Project Planner is *Kenny Lipich, Assistant Planner, (209) 831-6443, kenneth.lipich@cityoftracy.org*

In accordance with the guidelines provided in Executive Order N-29-20 on social distancing measures, the City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on February 9, 2022.

All interested persons may submit statements in writing via email to publiccomment@cityoftracy.org **before the start of the Commission meeting at 7:00 p.m.** Please identify this item in the subject line of your email; or submit statements orally by visiting the City's WebEx Event at <https://cityoftracyevents.webex.com> and using the following Event Number: **2553 687 2847** and Event Password: **Planning**.

Should you decide to challenge the decision of the Planning Commission, you may be limited to those issues that were raised for consideration at the hearing.

Information concerning this matter may be obtained at the Department of Development Services, 333 Civic Center Plaza, or at 209-831-6400.

WILLIAM DEAN
Interim Director, Development Services

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