

CITY OF TRACY PLANNING COMMISSION  
PUBLIC HEARING

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, March 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:

**Time Extension for Tracy Assisted Living and Memory Care Facility Development Review Permit (Application Number EXT21-0003) – The Applicant is Rachel Marquiz, Medcore, LLC**

The Development Review Permit (D19-0019) for the project was approved by the Tracy City Council on December 3, 2019. Prior to the Permit's two-year expiration, the applicant requested a time extension of the Permit. The project's building permit is currently under City review. The project is to construct an assisted living and memory care facility on a vacant, approximately 2.73-acre site at the northwest corner of Corral Hollow Road and Alegre Drive (Assessor's Parcel Numbers 238-190-25 and -26). The Development Review Permit for the new building is exempt from the California Environmental Quality Act pursuant to Guidelines Section 15332, which pertains to infill development on five acres or less. *The Project Planner is Alan Bell, Senior Planner, (209) 831-6426, or email [alan.bell@cityoftracy.org](mailto:alan.bell@cityoftracy.org).*

**CUP19-0004 & D19-0017: Islamic Society of Tracy Expansion– Applicant is Pete Mitracos and the property owner is Islamic Society of Tracy**

Public hearing to consider approval of a first and second story expansion to an existing mosque, and associated parking area improvements located at 350 N. Corral Hollow Road, Assessor's Parcel Number 234-210-29. The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332, pertaining to infill development smaller than five acres surrounded by urban uses. *The Project Planner is Kimberly Matlock, Associate Planner, (209) 831-6430, [kimberly.matlock@cityoftracy.org](mailto:kimberly.matlock@cityoftracy.org).*

**TSM21-0002: Proposed Tentative Subdivision Map for the Ellis Limited Use Area – Applicant is The Surland Companies and the property owner is Ellis Storage, LLC**

- Public hearing to consider approval of a Tentative Subdivision Map to create nine approximately one-acre residential lots and an approximately 32-acre remainder parcel on an approximately 42.22-acre lot located west of Corral Hollow Road, east of Ellis Town Drive, and southwest of Summit Drive within the Ellis Specific Plan area, Assessor's Parcel Number 240-140-41. The project is consistent with the Final Revised Environmental Impact Report (EIR) certified by the City Council on January 22, 2013 for the Modified Ellis Project (SCH#2012022023). *The Project Planner is Kimberly Matlock, Associate Planner, (209) 831-6430, [kimberly.matlock@cityoftracy.org](mailto:kimberly.matlock@cityoftracy.org)*

**TSM21-0001: Proposed Vesting Tentative Subdivision Map for the Avenues Neighborhood – Applicant is The Surland Companies and the Property Owner is Greystone Land Investment Partners, LLC**

- Public hearing to consider Vesting Tentative Subdivision Map for the Avenues neighborhood of the Ellis Specific Plan area to create 480 single-family-home lots, an approximately 4.39-acre park parcel, and associated streets, alleys, and common landscape parcels on an approximately 95.83-acre site south of Valpico Road and approximately 1,500 feet west of Corral Hollow Road, Assessor's Parcel Numbers 240-140-49, 240-140-05, 240-700-13, & 240-700-14. The project is consistent with the Avenues Mitigated Negative Declaration, which was adopted by the City Council on September 4, 2018 (SCH# 20180702045). *The Project*

*Planner is Kimberly Matlock, Associate Planner, (209) 831-6430,  
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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 March 9, 2022.

All interested persons may submit statements in writing via email to [publiccomment@cityoftracy.org](mailto: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: **2552 894 7772** 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