

**CITY OF TRACY PLANNING COMMISSION
PUBLIC HEARING**

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, April 13, 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:

D21-0009: Tracy Car Wash located at 150 W. Grant Line Road (Assessor's Parcel Number 233-210-23) – A public hearing to consider a Development Review Permit to develop a car wash facility, which includes a car wash tunnel, covered vacuum areas, and associated equipment and parking area improvements (continued from the March 21, 2022 Development Services Director Public Hearing.) Applicant is API Architecture Plus and Owner is Wheel AD LLC. The Project Planner is *Kimberly Matlock, Associate Planner, (209)831-6430, kimberly.matlock@cityoftracy.org.*

CUP21-0008: Proposed Cannabis Dispensary at 2179 W. Grant Line Road – Applicant is Doctor's Choice Modesto, LLC and the property owner is KM Realty, LLC - Public hearing to consider a conditional use permit to operate a cannabis retailer (dispensary) in the existing building located at 2179 W. Grant Line Road (Assessor's Parcel Numbers 214-560-02 & 214-560-03). The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 pertaining to existing facilities. *The Project Planner is Kimberly Matlock, Associate Planner, (209) 831-6430, kimberly.matlock@cityoftracy.org.*

Application Number CUP21-0002: Proposed Drinking Establishment With Entertainment – Applicant is Lori Fountain – Public Hearing to consider approval of a Conditional Use Permit to allow a drinking establishment with alcohol and entertainment after 11:00 p.m. (Broken Arrow Saloon) located at 117 W. 11th Street. The project is categorically exempt from the California Environmental Quality Act (CEQA) requirements pursuant to CEQA Guidelines Section 15301, which pertains to existing facilities. The Project Planner is *Kenny Lipich, Assistant Planner, (209) 831-6443, or email 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 April 13, 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: **2554 182 7218** 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