

**CITY OF TRACY PLANNING COMMISSION
PUBLIC HEARING**

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, August 24, 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:

EXT22-0003: Owner and Applicant is Bright Development—south side of DeBord Drive, and east side of Cairo Court, and on Bentley Lane within the Larkspur subdivision, Assessor's Parcel Numbers 246-330-50 and 246-310-08

Application to extend a 13-lot Vesting Tentative Subdivision Map on the 1.89-acre parcel (a former storm drain pond) and Development Review Permit for the construction of 14 single-family homes (on the 13 new lots and one on Bentley Lane on an existing lot). The project is categorically exempt from the California Environmental Quality Act Pursuant to CEQA Guidelines Section 15332, pertaining to infill projects smaller than five acres substantially surrounded by urban uses. *The Project Planner is Victoria Lombardo, Senior Planner, 209-831-6428, Victoria.Lombardo@cityoftracy.org.*

EXT22-0001: Applicant is Mark Watrous-Heyliger - Public hearing to consider a Planning Commission recommendation to the City Council regarding a three-year time extension request for the Development Review Permit (D16-0036) to construct a five-unit residential project located at 21, 25, and 29 E. Eighth Street and determining that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, which pertains to certain infill development projects. *The Project Planner is Scott Claar, Senior Planner, (209) 831-6429, email scott.claar@cityoftracy.org.*

CUP22-0009 & D22-0031: Proposed Cannabis Dispensary (Altamont Wellness) – Applicant is Joseph Devlin and the property owner is RT Financial, INC. Public hearing to consider a Conditional Use Permit to operate a cannabis dispensary in the existing building at 239 W. Eleventh Street (APN 233-113-03) and a Development Review Permit for the change to the building colors. 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.*

CUP22-0001: Proposed Cannabis Dispensary (Megan's Organic Market) – Applicant is MOM TR INC and the property owner is Peter Maglaras. Public hearing to consider a Conditional Use Permit to operate a cannabis dispensary in the existing building at 104 W. Tenth Street & 901 B. St (APNs 235-054-06 & 07). 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.*

The Tracy Planning Commission will hold a public meeting to receive an informational report on City regulations regarding truck stops and other similar or related trucking land uses in primarily industrial areas in Tracy and hold a discussion about these regulations. *The Project Planner is Kimberly Matlock, Associate Planner, (209) 831-6430, Kimberly.Matlock@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 August 24, 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 545 5527** 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
Assistant Director, Development Services