

## DEVELOPMENT SERVICES PUBLIC HEARING

The City of Tracy Development Services Director will hold a Public Hearing on Monday, November 7, 2022, at 3:00 p.m. or as soon thereafter as possible, via teleconference to consider:

**D22-0032: Applicant is Sydney Metz (Toll Brothers) and Property Owner is DRP CA 6, LLP** – Public hearing to consider (1) approving a Development Review Permit to construct a gatehouse at the entry of the Regency at Tracy Lakes subdivision, located at the southwest corner of Valpico and Corral Hollow Roads, (portion of Assessor's Parcel Number 244-040-18) and (2) determining that the project is consistent with the Tracy Village Specific Plan, for which an Environmental Impact Report (EIR) was certified by the City Council on May 18, 2018 and that in accordance with California Environmental Quality Act (CEQA) Guidelines Sections 15183 no further environmental assessment is required. *The Project Planner is Victoria Lombardo, Senior Planner, (209) 831-6428, [Victoria.Lombardo@cityoftracy.org](mailto:Victoria.Lombardo@cityoftracy.org).*

**D22-0003: Applicant is Schack and Company Inc. Property Owner is Tracy Mini Storage** – Public hearing to consider approving a Development Review Permit to install three shade structures at Tracy RV Storage at 4131 Industrial Way. The project has been determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15303 which pertains to accessory structures. No further environmental assessment is necessary. *The Project Planner is Kenny Lipich, Associate Planner, (209) 831-6443, [Kenneth.Lipich@cityoftracy.org](mailto:Kenneth.Lipich@cityoftracy.org).*

**D22-0024: Applicant is Schack and Company Inc. Property Owner is Indus Capital Management, LLC** – Public hearing to consider approving a Development Review Permit to construct an approximately 12,500 sq. ft., three story retail and office building at 28 & 32 W. 8<sup>th</sup> St. The project has been determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15332 which pertains to certain infill development projects. No further environmental assessment is necessary. *The Project Planner is Kenny Lipich, Associate Planner, (209) 831-6443, [Kenneth.Lipich@cityoftracy.org](mailto:Kenneth.Lipich@cityoftracy.org).*

**D22-0035: Applicant is Mike Yao Property Owner is Pacific/Bowie-Tracy** – Public hearing to consider approving a Development Review Permit to install a pull forward lane for existing drive-thru and exterior modifications to McDonald's Restaurant at 1820 W. 11<sup>th</sup> St. This project has been determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 pertaining to minor alterations to existing facilities involving negligible or no expansion of use. No further environmental assessment is necessary. *The Project Planner is Kenny Lipich, Associate Planner, (209) 831-6443, [Kenneth.Lipich@cityoftracy.org](mailto:Kenneth.Lipich@cityoftracy.org).*

All interested persons are invited to participate by joining the meeting via Microsoft Teams by viewing the Public Hearing Login information at <https://www.cityoftracy.org/government/public-notice> or by calling the Microsoft Teams teleconference line at **(209) 425-4338** Conference ID: **403 313 882#** to submit statements orally during the meeting; or submit comments in writing before the meeting by sending written statements to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org).

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

Information concerning this matter may be obtained on the City's website on *Friday, October 28, 2022* at the following page: <https://www.cityoftracy.org/our-city/departments/planning/director-hearings>.

KRIS BALAJI  
Development Services Director

Publish: October 28, 2022