

CITY OF TRACY PLANNING COMMISSION  
PUBLIC HEARING

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, May 24, 2023, 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:

**D23-0003: A New Outdoor Eatery Consisting of Two Shipping Containers at Approximately 240 sq. ft. and 160 sq. ft. and a 152 sq. ft. Mobile Food Trailer at 22 E. 9<sup>th</sup> Street – Applicant and Owner are Candido and Gabriela Machuca.** Public hearing to consider 1) Approving a Development Review Permit (D23-0003) to allow a new outdoor eatery consisting of two shipping containers at approximately 240 sq. ft. and 160 sq. ft. and a 152 sq. ft. mobile food trailer at 22 E. 9<sup>th</sup> Street; and 2) Determining that this project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15303, which pertains to construction of limited number of new, small facilities or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 sq. ft. in floor area, no further environmental assessment is necessary. *The Project Planner is Kenny Lipich, Associate Planner, (209) 831-6443, kenneth.lipich@cityoftracy.org.*

The City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on May 24, 2023.

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 387 5749** and Event Password: **Planning**; or via phone by dialing (408)418-9388, Access code: 2552 387 5749, during the public comment portion of this item.

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.

JAYLEN FRENCH  
Director, Development Services

Publish May 12, 2023

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**CUP22-0017: A Cannabis Dispensary at 775 W. Clover Rd.– Applicant is Cyrus Pai representing STIIIZY's (Authentic Tracy LLC) and The Property Owner is United Holding Group, LLC.** Public hearing to consider 1) Approving a Conditional Use Permit (CUP22-0017) to allow a cannabis dispensary business (Authentic Tracy LLC DBA STIIIZY's) at 775 W. Clover Rd.; and 2) Determining that this project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15301, which pertains to minor alterations and additions to existing facilities in an area where all public services are available, and which is not environmentally sensitive, no further environmental assessment is necessary. *The Project Planner is Kenny Lipich, Associate Planner, (209) 831-6443, kenneth.lipich@cityoftracy.org.*

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**CUP22-0007: A Cannabis Dispensary at 22 E Tenth St. – Applicant is Inside the Culture Triangle, Inc. and the Property Owner is Alhusun, LLC.** Public hearing to consider 1) a Conditional Use Permit (CUP22-0007) to allow a cannabis dispensary business at 22 E. Tenth St.; and 2) determining that this project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15301, which pertains to minor alterations and additions to existing facilities in an area where all public services are available, and which is not environmentally sensitive. *The Project Planner is Kimberly Matlock, Associate Planner, (209) 831-6430, kimberly.matlock@cityoftracy.org.*

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**CUP22-0013 & D22-0030: A Cannabis Dispensary at 60 & 72 E. Tenth St. – Applicant is Manzanita of Tracy, LLC. and the Property Owners are Richard and Susan Moe.** Public hearing to consider 1) a Conditional Use Permit (CUP22-0013) to allow a cannabis dispensary business at 22 E. Tenth St.; 2) a Development Review Permit (D22-0030) for modifications to the building façade and parking area; and 3) determining that this project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15301, which pertains to minor alterations and additions to existing facilities in an area where all public services are available, and which is not environmentally sensitive. *The Project Planner is Kimberly Matlock, Associate Planner, (209) 831-6430, kimberly.matlock@cityoftracy.org.*

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**EXT23-0001: A One-Year Renewal of CUP21-0008 – Applicant is Doctor’s Choice Modesto, LLC and the Property Owner is KM Realty, LLC.** Public hearing to consider 1) a one-year renewal of Cannabis Conditional Use Permit CUP21-0008 granted on April 13, 2022 permitting a cannabis dispensary business at 2179 W. Grant Line Road; and 2) determining that this project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15301, which pertains to minor alterations and additions to existing facilities in an area where all public services are available, and which is not environmentally sensitive. *The Project Planner is Kimberly Matlock, Associate Planner, (209) 831-6430, kimberly.matlock@cityoftracy.org.*

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