

CITY OF TRACY PLANNING COMMISSION  
PUBLIC HEARING

The City of Tracy City Council will conduct a Public Hearing on **Wednesday, June 28, 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 Eating and Drinking Establishment Consisting of Three Structures 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 eating and drinking establishment consisting of three structures at 22 E. 9<sup>th</sup> Street, including requisite Conditions of Approval necessary to cure existing deficiencies and make such structures Code-compliant; 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 structures not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 sq. ft. in floor area. *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 June 28, 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: **2555 236 7823** and Event Password: **Planning**; or via phone by dialing (408) 418-9388, Access code: 2555 236 7823, 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, at (209) 831-6400.

BILL DEAN  
Assistant Director, Development Services Department

CITY OF TRACY PLANNING COMMISSION  
PUBLIC HEARING

The City of Tracy City Council will conduct a Public Hearing on **Wednesday, June 28, 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:

**D21-0006: Development Review Permit for Triangle Plaza proposed at 3788 N. Tracy Blvd. (APN 212-250-01 & 02) – Applicant is Tecta Associates and the Property Owner is 3788 Tracy LLC.** The proposal is 1) the commercial development consisting of three drive-through restaurants and a gasoline fueling station with convenience store, 2) an off-street parking space reduction, and 3) determining that this project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15332 pertaining to in-fill development. The Project Planner is Kimberly Matlock, Associate Planner, kimberly.matlock@cityoftracy.org or (209) 831-6430.

The City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on June 28, 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: **2555 236 7823** and Event Password: **Planning**; or via phone by dialing (408) 418-9388, Access code: 2555 236 7823, 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, at (209) 831-6400.

JAYLEN FRENCH  
Director, Development Services Department