

**MINUTES  
TRACY CITY PLANNING COMMISSION  
REGULAR MEETING  
APRIL 26, 2023, 7:00 P.M.  
CITY OF TRACY COUNCIL CHAMBERS  
333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

Commissioner Atwal, Acting Chair, called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

Commissioner Atwal, Acting Chair, led the pledge of allegiance.

**ROLL CALL**

Roll Call found Commissioner Atwal, Acting Chair, Commissioner Augustus, and Commissioner Boakye-Boateng present. Vice Chair Orcutt and Chair Hudson were not present at the time of roll call. Also present were: Victoria Lombardo, Senior Planner; Kimberly Matlock, Associate Planner; Nancy Ashjian, Assistant City Attorney; Al Gali, Associate Engineer; and Miranda Aguilar, Administrative Assistant.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

None.

**MINUTES**

Commissioner Atwal, Acting Chair, introduced the Regular Meeting Minutes from the April 12, 2023 meeting.

**ACTION:** It was moved by Commissioner Augustus and seconded by Commissioner Boakye-Boateng to approve the April 12, 2023 Planning Commission Regular meeting minutes. A voice vote found Commissioner Atwal, Acting Chair, Commissioner Augustus, and Commissioner Boakye-Boateng in favor; Vice Chair Orcutt and Chair Hudson absent. Passed and so ordered; 3-0-2-0.

**ITEMS FROM THE AUDIENCE**

Karen Moore, via Webex, wanted to remind everyone that Tracy Earth Day is this Saturday in Downtown Tracy on 9<sup>th</sup> and Central.

**1. NEW BUSINESS**

- A. STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION: 1) APPROVING A DEVELOPMENT REVIEW PERMIT FOR A NEW HOTEL DEVELOPMENT (EXTENDED STAY AMERICA TRACY) SOUTH OF I-205 AND NORTH OF THE INTERSECTION OF GRANT LINE ROAD AND JOE POMBO PARKWAY ON APN 214-020-40; AND 2) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THE APPLICANT IS STACIE QUOI AND**

**THE PROPERTY OWNER IS TRACY ORCHARD PLAZA L.P., APPLICATION NUMBER D22-0020.**

Kimberly Matlock, Associate Planner, presented the staff report and addressed questions from the Commission.

Derek Karimoto, Civil Engineer for the Project, addressed the commission.

Commissioner Atwal, Acting Chair, opened Public Hearing at 7:10 p.m.

Karen Moore, via Webex, inquired about whether the Project would be 100% electrical and whether it would be using solar.

Commissioner Boakye-Boateng inquired of any concerns regarding the Project's proximity to the freeway.

Kimberly Matlock, Associate Planner, clarified that there is no specific concern regarding the proximity, but it is Commission's request to review projects that are within a certain proximity of the freeway.

Commissioner Augustus expressed that he would also like to know the answer to the questions regarding electricity and solar.

Derek Karimoto, Civil Engineer, advised the Project will use gas for the water boilers and dryers and will have solar on the roof.

Commissioner Atwal, Acting Chair, closed Public Hearing at 7:14 p.m.

**ACTION:** It was moved by Commissioner Augustus and seconded by Commissioner Boakye-Boateng that the Planning Commission adopt a resolution:

- 1) Approving a development review permit for a new hotel development (Extended Stay America Tracy) South of I-205 and North of the intersection of Grant Line Road and Joe Pombo Parkway on APN 214-020-40; and
- 2) Determining that this project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332.

A roll call vote found Commissioner Atwal, Acting Chair, Commissioner Augustus, and Commissioner Boakye-Boateng in favor; Vice Chair Orcutt and Chair Hudson absent. Passed and so ordered; 3-0-2-0.

**2. ITEMS FROM THE AUDIENCE**

None.

**3. DIRECTOR'S REPORT**

None.

**4. ITEMS FROM THE COMMISSION**

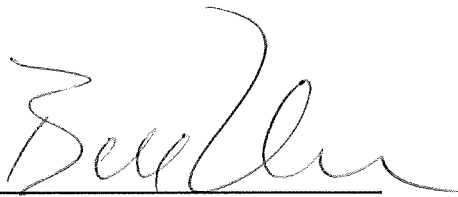
None.

**5. ADJOURNMENT**

**ACTION:** It was moved by Commissioner Augustus and seconded by Commissioner Boakye-Boateng to adjourn.


A voice vote found Commissioner Atwal, Acting Chair, Commissioner Augustus, and Commissioner Boakye-Boateng in favor; Vice Chair Orcutt and Chair Hudson absent. Passed and so ordered; 3-0-2-0.

Time: 7:16 p.m.



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STAFF LIAISON



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ACTING CHAIR