

**MINUTES  
TRACY CITY PLANNING COMMISSION  
REGULAR MEETING  
AUGUST 09, 2023, 7:00 P.M.  
CITY OF TRACY COUNCIL CHAMBERS  
333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

Chair Orcutt called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Orcutt led the pledge of allegiance.

**ROLL CALL**

Roll Call found Commissioner Atwal, Commissioner Boakye-Boateng, and Chair Orcutt present. Also present: Karin Schnaider, Assistant City Manager; Bill Dean, Assistant Director of Development Services; Alan Bell, Senior Planner; Majeed Mohamed, Assistant Engineer; David Burkett, Architect; Elise Laws, De Novo Planning, present via Webex; Colin Ogilvie, Kimley Horn, present via Webex; Frederik Venter, Kimley Horn, present via Webex; and Miranda Aguilar, Administrative Assistant.

**MINUTES**

Vice Chair Orcutt introduced the Regular Meeting Minutes from the June 28, 2023.

**ACTION:** It was moved by Commissioner Atwal and seconded by Commissioner Boakye-Boateng to approve the June 28, 2023 Planning Commission Regular Meeting Minutes. A voice vote found Commissioner Atwal, Commissioner Boakye-Boateng and Chair Orcutt in favor. Passed and so ordered; 3-0-0-0.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

Bill Dean, Assistant Director of Development Services welcomed Karin Schnaider, Assistant City Manager, to the meeting and stated the Agenda is in order.

**ITEMS FROM THE AUDIENCE**

None.

**1. NEW BUSINESS**

**A. BY MOTION, ELECTION OF NEW PLANNING COMMISSION VICE CHAIR**

Commissioner Boakye-Boateng motioned to nominate Commissioner Atwal as Vice Chair.

**ACTION:** It was moved by Commissioner Boakye-Boateng and seconded by Chair Orcutt that the Planning Commission elect Commissioner Atwal as Planning Commission Vice Chair.

A roll voice vote found Commissioner Atwal, Commissioner Boakye-Boateng, and Chair Orcutt, in favor. Passed and so ordered: 3-0-0-0.

**B. STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL ADOPT A RESOLUTION: (1) APPROVING A GENERAL PLAN MAP AMENDMENT FROM OFFICE TO COMMERCIAL FOR AN APPROXIMATELY 1.97-ACRE SITE, LOCATED AT 2605 N. CORRAL HOLLOW ROAD, ASSESSOR'S PARCEL NUMBER 214-020-09 (APPLICATION NUMBER GPA22-0004); (2) APPROVING A DEVELOPMENT REVIEW PERMIT FOR A FOUR-STORY, 78-GUEST-ROOM HOTEL DEVELOPMENT (TRU BY HILTON), LOCATED AT 2605 N. CORRAL HOLLOW ROAD, APN 214-020-09 (APPLICATION NUMBER D22-0018); AND (3) ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE GENERAL PLAN AMENDMENT AND DEVELOPMENT REVIEW PERMIT TRU BY HILTON HOTEL PROJECT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THE APPLICANT IS ANDY KOTECHA FOR RAAD HOSPITALITY GROUP.**

Alan Bell, Senior Planner, presented the staff report and addressed questions from the Commission.

Chair Orcutt opened the Public Hearing at 7:20 p.m.

Seeing as no one came forward, Chair Orcutt closed the Public Hearing at 7:21 p.m.

David Burkett, Project Architect, addressed questions from the Commission.

Alan Bell, Senior Planner, addressed questions from the Commission.

Bill Dean, Assistant Director of Development Services addressed questions from the Commission.

Majeed Mohamed, Assistant Engineer, addressed questions from the Commission.

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

- 1) Approving a general plan map amendment from office to commercial for an approximately 1.97-acre site, located at 2605 N. Corral Hollow Road, Assessor's Parcel Number 214-020-09 (Application number gpa22-0004);
- 2) Approving a development review permit for a four-story, 78-guest-room hotel development (Tru by Hilton), located at 2605 N. Corral Hollow Road, APN 214-020-09 (Application number d22-0018); and

- 3) Adopting a Mitigated Negative Declaration for the General Plan Amendment and development review permit Tru by Hilton Hotel Project in accordance with the California Environmental Quality Act.

A roll call vote found Commissioner Boakye-Boateng, and Chair Orcutt, in favor, Vice Chair Atwal Opposed. Passed and so ordered: 2-1-0-0.

**2. ITEMS FROM THE AUDIENCE**

None.

**3. DIRECTOR'S REPORT**

None.

**4. ITEMS FROM THE COMMISSION**

Commissioner Boakye-Boateng suggested that any studies done with projects to be applied when reviewing the General Plan.

Vice Chair Atwal expressed thanks for the opportunity as Vice Chair and will do his best to be unbiased.

Chair Orcutt expressed congratulations to Vice Chair Atwal, thanks to Karin Schnaider for attending the meeting and inquired about the General Plan.

Bill Dean, Assistant Director of Development Services, advised that the first part of the General Plan, the Housing Element, will be coming soon. Once we work on completion on the Housing Element we can work on other pieces of the General Plan.

**5. ADJOURNMENT**

**ACTION:** It was moved by Chair Orcutt and seconded by Vice Chair Atwal to adjourn.

A voice vote found Commissioner Boakye-Boateng, Vice Chair Atwal, and Chair Orcutt, in favor. Passed and so ordered: 3-0-0-0.

Time: 8:00 p.m.

  
STAFF LIAISON

  
CHAIR