

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 27, 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 Boakye-Boateng, Commissioner English, Commissioner Penning, Vice Chair Atwal, and Chair Orcutt present. Also present: Bill Dean, Assistant Director of Development Services; Kimberly Matlock, Associate Planner; Al Gali, Associate Engineer; Bijal M. Patel, City Attorney, present via Webex; and Gina Peace, Executive Assistant.

MINUTES

Chair Orcutt introduced the Regular Meeting Minutes from the August 9, 2023 Planning Commission Regular Meeting.

ACTION: It was moved by Vice Chair Atwal and seconded by Commissioner Boakye-Boateng to approve the August 9, 2023 Planning Commission Regular Meeting Minutes. A voice vote found Chair Orcutt, Vice Chair Atwal, and Commissioner Boakye-Boateng in favor; Commissioner English and Commissioner Penning abstained, as they were not present at the meeting. Passed and so ordered; 3-0-0-2.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Bill Dean, Assistant Director of Development Services welcomed and congratulated the two new Planning Commissioners.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION: (1) APPROVING DEVELOPMENT REVIEW PERMIT D22-0046, AMENDING THE ARCHITECTURE APPROVED UNDER DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D19-0017, FORA BUILDING EXPANSION OF A PLACE OF WORSHIP AT 350 N. CORRAL HOLLOW ROAD, AND (2) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTALQUALITY ACT PER SECTION 15301. THE APPLICANT IS PETE MITRACOS AND THE**

PROPERTY OWNER IS ISLAMIC SOCIETY OF TRACY, APPLICATION NUMBER D22-0046.

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

Chair Orcutt opened the Public Hearing at 7:12 p.m.

Pete Mitracos, Applicant, 363 W. Eaton, addressed the Commission and provided a handout showing a side-by-side view of the previously approved plans and the new proposed plans.

Chair Orcutt closed the Public Hearing at 7:25 p.m.

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

ACTION: It was moved by Vice Chair Atwal and seconded by Commissioner English that the Planning Commission adopt a resolution:

1. Approving Development Review Permit D22-0046, amending the architecture approved under Development Review Permit Application Number D19-0017 for a building expansion of a place of worship at 350 N. Corral Hollow Road, and
2. Determining that this project is categorically exempt from the California Environmental Quality Act per Section 15301.

A roll call vote found Commissioner Boakye-Boateng, Commissioner English, Commissioner Penning, Vice Chair Atwal, and Chair Orcutt in favor. Passed and so ordered: 5-0-0-0.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

Commissioner Boakye-Boateng stated that he liked having the red-lined version in the report, as it really showcases the proposed changes.

Vice Chair Atwal welcomed the two new commissioners to the Commission.

Commissioner English asked when the Housing Element Update will be on the Planning Commission agenda. Bill Dean, Assistant Director of Development Services, advised that staff is currently diligently working on the Update, and it could be ready to be presented to the Planning Commission as early as the next regular meeting.

Chair Orcutt inquired about the APA California conference. Bill Dean, Assistant Director of Development Services, shared that this conference had already occurred, but we will plan for next year. Chair Orcutt asked for an update on the project on Eleventh Street and MacArthur Drive (Popeye's / Starbucks Project). Mr. Dean said staff will update the Commission in an e-mail.

5. ADJOURNMENT

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

A voice vote found Commissioner Boakye-Boateng, Commissioner English, Commissioner Penning, Vice Chair Atwal, and Chair Orcutt, in favor. Passed and so ordered: 5-0-0-0.

Time: 8:05 p.m.

Vitoria Amkhalo
STAFF LIAISON

John Orcutt
CHAIR