

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
MARCH 27, 2024, 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 were Jeffrey Crosswhite, Assistant City Attorney; Victoria Lombardo, Senior Planner; Kenny Lipich, Acting Senior Planner; and Miranda Aguilar, Administrative Assistant.

MINUTES

Chair Orcutt introduced the Regular Meeting Minutes from the March 13, 2024 Planning Commission Regular Meeting.

ACTION: It was moved by Vice Chair Atwal and seconded by Commissioner Penning to approve the March 13, 2024 Planning Commission Regular Meeting Minutes. A voice vote found Chair Orcutt, Vice Chair Atwal, Commissioner Boakye-Boateng, Commissioner English, and Commissioner Penning in favor. Passed and so ordered; 5-0-0-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

A. STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION:

(1) FINDING GOOD CAUSE UNDER TMC SECTION 10.08.4360 FOR APPLICANT'S RENEWAL OF CONDITIONAL USE PERMIT;

(2) APPROVING RENEWAL (EXT23-0007) OF CONDITIONAL USE PERMIT CUP22-0017 FOR A CANNABIS STOREFRONT RETAILER (DISPENSARY) AT 775 W. CLOVER RD. (ASSESSOR'S PARCEL NUMBER 214-180-16) TO DECEMBER 8, 2024; AND;

(3) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

THE APPLICANT IS AUTHENTIC TRACY, LLC AND THE PROPERTY OWNER IS UNITED HOLDING GROUP, LLC / RAJWINDER KAUR, APPLICATION NUMBER EXT23-0007.

Kenny Lipich, Acting Senior Planner, presented the staff report and addressed questions from the Commission.

Victoria Lombardo, Senior Planner, addressed questions from the Commission.

Jeffrey Crosswhite, Assistant City Attorney, addressed questions from the Commission.

Chair Orcutt opened the Public Hearing at 7:23 p.m.

Seeing as no one came forward, Chair Orcutt closed the Public Hearing at 7:24 p.m.

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

- (1) Finding good cause under TMC Section 10.08.4360 for applicant's renewal of Conditional Use Permit;
- (2) Approving renewal (EXT23-0007) of Conditional Use Permit CUP22-0017 for a cannabis storefront retailer (dispensary) at 775 W. Clover Road (Assessor's Parcel Number 214-180-16) to December 8, 2024; and
- (3) Determining that this project is categorically exempt from the California Environmental Quality Act.

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

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

Victoria Lombardo, Senior Planner, requested to confirm whether Commissioners will be present for the 4/10/24 Planning Commission Meeting. It seems there will not be a quorum present for the 4/10/24 Meeting. Planning Commission will meet again for the 4/24/24 Meeting.

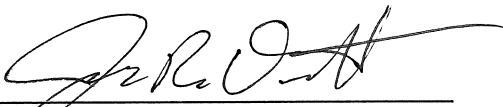
4. ITEMS FROM THE COMMISSION

Commissioner English announced that the Sam Matthews Celebration of Life will be at The Grand Theatre Center for the Arts at 11:00 a.m. on Friday, March 29, 2024.

5. ADJOURNMENT

ACTION: It was moved by Chair Orcutt and seconded by Vice Chair Atwal to adjourn.
A voice vote found all in favor. Passed and so ordered; 5-0-0-0.

Time: 7:32 p.m.



CHAIR



STAFF LIAISON