

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
JANUARY 28, 2026 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Penning led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner Atwal, Vice Chair Boakye-Boateng, Commissioner English, and Chair Penning present. Commissioner Orcutt absent. Also present were: Scott Claar, Planning Manager; Daniella Green, Assistant City Attorney; Genevieve Federighi, Senior Planner; Al Gali, Associate Engineer; Kellie Jones, Assistant Planner; Gina Peace, Executive Assistant; and Jennifer Lucero, Administrative Assistant.

MINUTES

Due to a lack of quorum of commissioners who were in attendance at the December 17, 2025 regular Planning Commission meeting, the approval of minutes from that meeting will be rescheduled to the next regular scheduled Planning Commission meeting. The commissioners in attendance who did not attend the December 17, 2025 regular Planning Commission meeting did not review the recorded video of the meeting.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- 1.A** Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a resolution approving a Development Review Permit, Application Number D25-0017, for the installation of solar panel canopies in the Walmart parking lot located at 3010 W. Grant Line Road (exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines

section 15303, pertaining to the construction of new accessory structures). The applicant is PowerFlex, and the property owner is Walmart Real Est Business Trust.

Kellie Jones, Assistant Planner, presented the staff report and addressed questions from the Commission.

Galbon Jazbani, representing the Applicant, PowerFlex, addressed and answered clarifying questions from the Commission.

Chair Penning opened the Public Hearing at 7:16 p.m., but seeing as no one came forward, the Public Hearing was closed.

ACTION: It was moved by Vice Chair Boakye-Boateng and seconded by Commissioner Atwal that the Planning Commission of the City of Tracy take the following actions:

Approve a Development Review Permit, Application Number D25-0017, for the installation of solar panel canopies in the Walmart parking lot located at 3010 W Grant Line Road (Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, pertaining to the construction of new accessory structures)

A roll call vote found Commissioner Atwal, Vice Chair Boakye-Boateng, Commissioner English, and Chair Penning in favor. Commissioner Orcutt absent. Passed and so ordered; 4-0-1-0.

1.B Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a resolution approving Development Review Permit D24-0010 and Tentative Subdivision Map TSM24-0002 for the development of a 20-unit residential condominium project and related site improvements located at 508 and 522 W. Grant Line Road, Assessor's Parcel Numbers 233-030-10 and 233-030-09 (exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15332 which pertains to certain in-fill development projects). The applicant is Schack and Company, Inc. and the property owners are Ramneek Singh and Soosan Rod.

Genevieve Federighi, Senior Planner, presented the staff report and addressed questions from the Commission.

Scott Schendel, with Schack and Company, Applicant, addressed the Commission. Soosan Rod, owner, addressed the Commission.

Chair Penning opened the Public Hearing at 7:35 p.m. but seeing as no one came forward, the Public Hearing was closed.

ACTION: It was moved by Commissioner Atwal and seconded by Commissioner English that the Planning Commission of the City of Tracy take the following actions:

Approve a Development Review Permit (D24-0010) and a condominium Tentative Subdivision Map (TSM24-0002) for the construction of a 20-unit residential condominium development and related site improvements on two adjacent lots totaling approximately 0.7 acres located at 508 and 522 W. Grant Line Road, APN 233-030-10 and APN 233-030-09 (exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15332, pertaining to certain infill development projects).

A roll call vote found Commissioner Atwal, Vice Chair Boakye-Boateng, Commissioner English, and Chair Penning in favor. Commissioner Orcutt absent. Passed and so ordered; 4-0-1-0.

1.C Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a resolution recommending that the City Council take the following actions (1) waive the first reading by substitution of the title and introduce an ordinance amending Chapter 10.08 Article 7 – Low Density Residential, and adding Chapter 10.10 Article 10 – Housing Element – Opportunity Site Development, Chapter 10.10 Article 11 – Cluster Development, Chapter 10.10 Article 12 – Tiny Homes, Chapter 10.10 Article 13 – Manufactured Homes of Title 10, Planning and Zoning, of the Tracy Municipal Code (exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15061(b)(3)). This project is city initiated to comply with state housing laws and to complete implementation actions required in the City Council adopted 2023-2031 Housing Element Update.

Scott Claar, Planning Manager, presented the staff report and addressed questions from the Commission.

Chair Penning opened the Public Hearing at 7:46 p.m. but seeing as no one came forward, the Public Hearing was closed.

ACTION: It was moved by Vice Chair Boakye-Boateng and seconded by Commissioner English that the City Council of the City of Tracy conduct a public hearing, and upon its conclusion, take the following actions:

Waive the first reading by substitution of the title and introduce an ordinance that approves an amendment to Chapter 10.08, Article 7 – Low Density

Residential, and adds Chapter 10.10, Article 10 – Housing Element – Opportunity Site Development, Chapter 10.10, Article 11 – Cluster Development, Chapter 10.10, Article 12 – Tiny Homes, and Chapter 10.10, Article 13 – Manufactured Homes of Title 10, Planning and Zoning, of the Tracy Municipal Code (exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15061(b)(3)).

A roll call vote found Commissioner Atwal, Vice Chair Boakye-Boateng, Commissioner English, and Chair Penning in favor. Commissioner Orcutt absent. Passed and so ordered; 4-0-1-0.

- 1.D** Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a resolution recommending that the City Council take the following actions (1) waive the first reading by substitution of the title and introduce an ordinance amending Chapter 10.08.3470 – Off-Street Parking Requirements – Exceptions* and adding Chapter 10.10 Article 14 – Affordable Housing Water and Wastewater Service of Title 10, Planning and Zoning, of the Tracy Municipal Code (exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15061(b)(3)). This project is city initiated to comply with state housing laws and to complete implementation actions required in the City Council adopted 2023-2031 Housing Element Update.

Scott Claar, Planning Manager, presented the staff report and addressed questions from the Commission.

Chair Penning opened the Public Hearing at 7:56 p.m. but seeing as no one came forward, the Public Hearing was closed.

- ACTION:** It was moved by Commissioner Atwal and seconded by Vice Chair Boakye-Boateng that the City Council of the City of Tracy conduct a public hearing, and upon its conclusion, take the following actions:

Waive the first reading by substitution of the title and introduce an ordinance amending Chapter 10.08.3470 – Off-Street Parking Requirements – Exceptions* and adding Chapter 10.10 Article 14 – Affordable Housing Water and Wastewater Service of Title 10, Planning and Zoning, of the Tracy Municipal Code (exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15061(b)(3)).

A roll call vote found Commissioner Atwal, Vice Chair Boakye-Boateng, Commissioner English, and Chair Penning in favor. Commissioner Orcutt absent. Passed and so ordered; 4-0-1-0.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

Vice Chair Boakye-Boateng thanked Craig Hoffman, Senior Planner, and congratulated him on his upcoming retirement.

Commissioner English also congratulated Craig Hoffman and commended the detailed reports that Planning staff has been presenting to the Commission.

5. ADJOURNMENT

ACTION: It was moved by Vice Chair Boakye-Boateng and seconded by Chair Penning to adjourn. Voice vote found all in favor. Commissioner Orcutt absent. Passed and so ordered, 4-0-1-0.

Time: 8:02 p.m.



CHAIR



STAFF LIAISON

This meeting's agenda was posted at the Tracy City Hall on January 22, 2026. The above are action minutes. A recording is available on the City's website.