

Wednesday, March 11, 2026, 7:00 P.M.

A quorum of Planning Commission will be in attendance at
Tracy City Hall, Council Chambers, 333 Civic Center Plaza, Tracy, CA 95376
Web Site: www.cityoftracy.org

THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION PURSUANT TO GOVERNMENT CODE SECTION 54953(e).

MEMBERS OF THE PUBLIC MAY PARTICIPATE REMOTELY IN THE MEETING VIA THE FOLLOWING METHOD:

As always, the public may view the Planning Commission meetings live on the City of Tracy's website at CityofTracy.org or on Comcast Channel 26/AT&T U-verse Channel 99. To view from the City's website, open the "[Government](#)" menu at the top of the City's homepage and select "[Planning Commission](#)" then "[Watch Meetings](#)".

If you only wish to watch the meeting and do not wish to address the Planning Commission, you may stream the meeting through the City's website or watch on Channel 26.

Remote Public Comment:

During the upcoming Planning Commission meeting public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:

- *Comments via:*
 - Online by visiting <https://cityoftracyevents.webex.com> and using the following **Event Number 2551 057 7611** and **Event Password:** Planning
 - ***If you would like to participate in the public comment anonymously,*** you may submit your comment in WebEx by typing "Anonymous" when prompted to provide a First and Last Name and inserting Anonymous@example.com when prompted to provide an email address.
 - Join by phone by dialing +1-408-418-9388, 2551 057 7611, #75266464# Press *3 to raise the hand icon to speak on an item.
- *Protocols for commenting via WebEx:*
 - *If you wish to comment on the "New Business" or "Items from the Audience" portions of the agenda:*
 - *Listen for the Chair to open that portion of the agenda for discussion, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
 - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*
 - *Comments for the "New Business" or "Items from the Audience" portions of the agenda will be accepted until the public comment for that item is closed.*
 - *Comments received on Webex outside of the comment periods outlined above will not be included in the record.*

Americans With Disabilities Act – The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in Planning Commission meetings. Persons requiring assistance or auxiliary aids should call City Hall (209/831-6105) 24 hours prior to the meeting.

Addressing the Planning Commission on Items on the Agenda – The Brown Act provides that every regular Planning Commission meeting shall provide an opportunity for the public to address the Planning Commission on any item within its jurisdiction before or during the Planning Commission’s consideration of the item, provided no action shall be taken on any item not on the agenda. To facilitate the orderly process of public comment and to assist the Planning Commission to conduct its business as efficiently as possible, members of the public wishing to address the Planning Commission are requested to, but not required to, hand a speaker card, which includes the speaker’s name or other identifying designation and address to the City Clerk prior to the agenda item being called. Generally, once the Planning Commission begins its consideration of an item, no more speaker cards will be accepted. An individual’s failure to present a speaker card or state their name shall not preclude the individual from addressing the Planning Commission. Each citizen will be allowed a maximum of five minutes for input or testimony. In the event there are 15 or more individuals wishing to speak regarding any agenda item including the “Items from the Audience/Public Comment” portion of the agenda and regular items, the maximum amount of time allowed per speaker will be three minutes. When speaking under a specific agenda item, each speaker should avoid repetition of the remarks of the prior speakers. To promote time efficiency and an orderly meeting, the Presiding Officer may request that a spokesperson be designated to represent similar views. A designated spokesperson shall have 10 minutes to speak. At the Presiding Officer’s discretion, additional time may be granted. The City Clerk shall be the timekeeper.

Addressing the Planning Commission on Items not on the Agenda – The Brown Act prohibits discussion or action on items not on the posted agenda. The City Council’s Meeting Protocols and Rules of Procedure provide that in the interest of allowing Planning Commission to have adequate time to address the agendized items of business, “Items from the Audience/Public Comment” following the Consent Calendar will be limited to 15-minutes maximum period. “Items from the Audience/Public Comment” listed near the end of the agenda will not have a maximum time limit. A five-minute maximum time limit per speaker will apply to all individuals speaking during “Items from the Audience/Public Comment”. For non-agendized items, Planning Commissioners may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to

Planning Commission. When members of the public address the Planning Commission, they should be as specific as possible about their concerns. If several members of the public comment on the same issue an effort should be made to avoid repetition of views already expressed.

Notice – A 90-day limit is set by law for filing challenges in the Superior Court to certain City administrative decisions and orders when those decisions or orders require: (1) a hearing by law, (2) the receipt of evidence, and (3) the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge a Planning Commission action in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised during the public hearing, or raised in written correspondence delivered to the Planning Commission prior to or at the public hearing.

Full copies of the agenda are available on the City’s website: www.cityoftracy.org.

MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

DISCLOSURE OF PARTICIPATION BY TELECONFERENCE PURSUANT TO GOVERNMENT CODE SECTION 54953.8.3, IF APPLICABLE

ROLL CALL

MINUTES – Adoption of the 12.17.25 and 01.28.26 Regular Meeting Minutes

DIRECTOR’S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE - *In accordance with Council Meeting Protocols and Rules of Procedure*, adopted by Resolution No. 2019-240, a five-minute maximum time limit per speaker will apply to all individuals speaking during “Items from the Audience/Public Comment”. For non-agendized items, Planning Commissioners may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to the Planning Commission.

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 D25-0018, FOR THE ADDITION OF TWO GUARD SHACKS ON A DEVELOPED LOT LOCATED AT 1150 ARBOR AVENUE (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 BRENDAN DWYER, AND THE PROPERTY OWNER IS PROLOGIS.

- 1.B STAFF RECOMMENDS THAT THE PLANNING COMMISSION NOMINATE ONE MEMBER AND ONE ALTERNATE TO SERVE ON THE GENERAL PLAN ADVISORY COMMITTEE (GPAC).
2. ITEMS FROM THE AUDIENCE
3. DIRECTOR'S REPORT
4. ITEMS FROM THE COMMISSION
5. ADJOURNMENT

Posted: March 5, 2026

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection via the City of Tracy website at www.cityoftracy.org.

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
DECEMBER 17, 2025, 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 English, Commissioner Orcutt, and Chair Penning present. Commissioner Atwal and Vice Chair Boakye-Boateng absent. Also present were: Scott Claar, Planning Manager; Daniella Green, Assistant City Attorney, Genevieve Federighi, Senior Planner; Kenneth Lipich, Associate Planner; Al Gali, Associate Engineer; Miranda Aguilar, Planning Technician; and Jennifer Lucero, Administrative Assistant.

MINUTES

Chair Penning introduced the Regular Meeting Minutes from the December 3, 2025 Planning Commission Regular Meeting.

ACTION: It was moved by Commissioner Orcutt and seconded by Commissioner English to approve the December 3, 2025 Planning Commission Regular Meeting Minutes. Commissioner Atwal and Vice Chair Boakye-Boateng absent. A voice vote found all in favor so passed and so ordered; 3-0-2-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Scott Claar, Planning Manager, informed the Commission that the YouTube streaming was not available at this time but Facebook streaming is. He also informed the Commission that the applicant for item 1.A is still on the way and requested to have Item 1.B presented first.

The Commission was in agreement.

ITEMS FROM THE AUDIENCE

Mr. English, Tracy resident, addressed the Commission and thanked Staff and the Commission for their work. Mr. English also wished everyone happy holidays and a happy new year.

1. NEW BUSINESS

- 1.B** Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a resolution recommending that the City Council (1) Adopt a resolution to (a) Determine that the proposed annexation of approximately 3.9 acres consisting of two parcels located at 21323 s. Tracy Blvd., Assessor's Parcel Number 212-170-26, and 21235 S. Tracy Blvd., Assessor's Parcel Number 212-170-19 ("property"), is consistent with the City's General Plan, including the General Plan land use designation of commercial, for which an Environmental Impact Report (EIR) was certified on February 1, 2011, in compliance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA guidelines, and therefore, pursuant to CEQA guidelines section 15183, no further environmental review is necessary; and (b) Approve submittal of a petition to San Joaquin Local Agency Formation Commission (LAFCO) for annexation of the property to the City of Tracy and (2) Introduce and adopt an ordinance that approves the pre-zoning of the property to Community Recreation Support Services (CRS) Zone.

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

Chair Penning opened the Public Hearing at 7:13 p.m.

One email was received regarding the project and was provided to the Commission.

Chair Penning closed the Public Hearing at 7:16 p.m.

Commission discussion commenced.

Scott Claar, Planning Manager, addressed questions from the Commission.

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

1. ADOPT A RESOLUTION THAT

(A) DETERMINES THAT THE PROPOSED ANNEXATION OF APPROXIMATELY 3.9 ACRES CONSISTING OF TWO PARCELS LOCATED AT 21323 S. TRACY BLVD., ASSESSOR'S PARCEL NUMBER 212-170-26, AND 21235 S. TRACY BLVD., ASSESSOR'S PARCEL NUMBER 212-170-19 ("PROPERTY") IS CONSISTENT WITH THE CITY'S GENERAL PLAN, INCLUDING THE GENERAL PLAN LAND USE DESIGNATION OF COMMERCIAL, FOR WHICH AN ENVIRONMENTAL IMPACT REPORT (EIR) WAS CERTIFIED ON FEBRUARY 1, 2011, IN COMPLIANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND THE CEQA GUIDELINES, AND THEREFORE, PURSUANT TO CEQA GUIDELINES SECTION 15183, NO FURTHER ENVIRONMENTAL REVIEW IS NECESSARY; AND

(B) APPROVES THE SUBMITTAL OF A PETITION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION ("LAFCO") FOR THE ANNEXATION OF THE PROPERTY TO THE CITY OF TRACY ("CITY"); AND

2. ADOPT AN ORDINANCE THAT APPROVES THE PREZONING OF THE PROPERTY TO COMMUNITY RECREATION SUPPORT SERVICES (CRS) ZONE.

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

- 1.A** Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a resolution approving the following actions (1) Determine that this project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines sections 15332, pertaining to certain infill development projects (2) Approve a Development Review Permit (D25-0009) for the construction of a three-story, approximately 130,000 square foot self-storage building and related site improvements on a 2.35-acre site located north of the intersection of Grant Line Road and Joe Pombo Parkway, south of I-205 (Assessor's Parcel Number 214-020-40) and (3) Grant a Conditional Use Permit (CUP25-0003) for the proposed self-storage facility. The applicant is Kitchell Development, and the property owner is Tiger Tracy LLC.

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

George A. Pasqual III, representing Kitchell Development, presented to the Commission and addressed questions.

Chair Penning opened the Public Hearing at 7:59 p.m. Seeing as no one came forward, the public hearing was closed.

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

1. DETERMINES THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15332, PERTAINING TO CERTAIN INFILL DEVELOPMENT PROJECTS;
2. APPROVES A DEVELOPMENT REVIEW PERMIT (D25-0009) FOR THE CONSTRUCTION OF A THREE-STORY, APPROXIMATELY 130,480 SQUARE FOOT SELF-STORAGE BUILDING AND RELATED SITE IMPROVEMENTS ON A 2.35-ACRE SITE LOCATED NORTH OF THE INTERSECTION OF GRANT LINE ROAD AND JOE POMBO PARKWAY, SOUTH OF I-205, ASSESSOR'S PARCEL NUMBER 214-020-40; AND
3. GRANTS A CONDITIONAL USE PERMIT (CUP25-0003) FOR THE PROPOSED SELF-STORAGE FACILITY.

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

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

Commissioner English thanked staff for answering questions at the previous meeting and the Commission for asking all the questions. She also thanked the IT department, Jennifer Lucero, Administrative Assistant, and Gina Peace, Executive Assistant, for working with her video attendance at a previous meeting. She also wished everyone happy holidays.

Commissioner Orcutt wanted clarification on the mail he received regarding possible commission meeting locations. Scott Claar, Planning Manager stated that it was required for staff to inform the Planning Commissioners of any possible meeting locations for Planning Commission meetings.

Commissioner English asked about the Transportation Maintenance Facility site selection process.

5. ADJOURNMENT

ACTION: It was moved by Commissioner Orcutt and seconded by Chair Penning to adjourn.

Time: 8:09 p.m.

CHAIR

STAFF LIAISON

This meeting's agenda was posted at the Tracy City Hall on December 11, 2025. The above are action minutes. A recording is available on the City's website.

Jennifer Lucero

From: Jackeline Santiago [REDACTED]
Sent: Friday, December 12, 2025 9:06 PM
To: Public Comment
Subject: Application Number AP 25-0001

[Some people who received this message don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Caution: This is an external email. Please take care when clicking links or opening attachments.

City of Tracy planning commission,

I have received notice about the 3 proposals in application number AP25-0001. My concern in regards to this petition is the new (CRS) zoning and noise. Parcel 212-170-26 being my neighbor, I hope, to not have any issues in the future, in regards to my animals. I expect respect to my animals and my farming living. (AU-20) zone. I don't want my animals to be fed or disturbed by your guest, renters, recreational activities, etcétera. I'm aware the applicant has the right to business, but also understand I live here. What are proactive measures to limit noise and traffic nuisances?

Thank you
Jackeline Santiago

**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.



PLANNING COMMISSION STAFF REPORT

Item No. 1.A

| | |
|-------------------------|--|
| DATE | March 11, 2026 |
| TITLE | Guard Shack Addition |
| LOCATION | 1150 Arbor Avenue (APN: 213-060-48) |
| APPLICATION TYPE | Development Review Permit (D25-0018) |
| CEQA STATUS | Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 |
| PROJECT PLANNER | Kellie Jones (209) 831-6432 kellie.jones@cityoftracy.org |

RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a Resolution:

Approving a Development Review Permit, Application Number D25-0018, for the addition of two guard shacks on a developed lot located at 1150 Arbor Avenue (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 Brendan Dwyer, and the property owner is Prologis.

PROJECT DESCRIPTION

Background

On November 17, 2015, City Council adopted a Resolution (2015-189) approving a Planned Unit Development Preliminary and Final Development Plan for a 795,732 square foot industrial building located at 1150 Arbor Avenue, Assessor's Parcel Number 213-060-48. The industrial building is currently utilized as a warehouse distribution center for multiple tenants.

The site is designated Industrial in the General Plan and designated Light Industrial in the I-205 Specific Plan.

Proposed Project

The proposed on-site improvements include the installation of two pre-manufactured security guard shacks at the entrance of an existing divided truck court on the west side of the warehouse (Attachment A: Location Map). The guard shacks will provide additional security and guidance for incoming and outgoing deliveries.

The two guard shacks will measure 8 feet 6 inches by 16 feet while being 8 feet 6 inches tall, totaling 136 square feet each. The guard shacks, as conditioned, shall be painted to match the adjacent warehouse.

The addition of the guard shacks will also result in the removal of several shrubs which will be replaced strategically around the newly installed guard shacks. No trees are to be removed.

Parking and Circulation

The addition of the guard shacks will have no impact on the parking or circulation with the exception that security guards within the guard shacks will provide additional traffic support.

California Environmental Quality Act Requirements

The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, pertaining to the construction of new accessory structures. No further environmental assessment is necessary.

ATTACHMENTS

- A – Location Map
- B – Planning Commission Resolution
 - Exhibit 1 – Project Plans
 - Exhibit 2 – Development Review Findings
 - Exhibit 3 – Conditions of Approval



APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION 2026-_____

APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D25-0018, FOR THE ADDITION OF TWO GUARD SHACKS ON A DEVELOPED LOT LOCATED AT 1150 ARBOR AVENUE (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15303, PERTAINING TO THE CONSTRUCTION OF NEW ACCESSORY STRUCTURES)

WHEREAS, the primary regulatory framework governing land uses in the City of Tracy (City) are the General Plan and the City's zoning ordinance, which is codified in Title 10 of the Tracy Municipal Code (TMC); and

WHEREAS, on November 17, 2015, a preliminary and final development plan (application number D15-0014) was approved for the construction of a 795,732 sq ft industrial distribution building with corresponding parking and landscape improvements at 1150 Arbor Avenue; and

WHEREAS, on July 28, 2025, a development review permit application was submitted to add two guard shacks on the existing site; and

WHEREAS, the subject site is designated Industrial in the Tracy General Plan and zoned Light Industrial in the I-205 Specific Plan, in which accessory structures are permitted; and

WHEREAS, the Planning Commission may grant a Development Review Permit for accessory structures, on the basis of the application and evidence submitted, subject to making all of the requisite findings set forth in TMC Section 10.08.4250; and

WHEREAS, the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, which pertains to the construction of new accessory structures; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on March 11, 2026; now, therefore, be it

RESOLVED: That the Planning Commission hereby determines, based on the evidence in the record and its own independent judgement, that the proposed project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, pertaining to the construction of new accessory structures; and be it

FURTHER RESOLVED: That the Planning Commission hereby approves a Development Review Permit to allow the construction of two accessory guard shack structures at 1150 Arbor Avenue, APN 213-060-48, as shown on the project plans contained in Exhibit 1, based on the findings set forth in Exhibit 2, and subject to the Conditions of Approval contained in Exhibit 3, attached hereto.

* * * * *

The foregoing Resolution 2026-___ was adopted by the Planning Commission on March 11, 2026, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTENTION: COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

Exhibit 1 – Project Plans
Exhibit 2 – Development Review Findings
Exhibit 3 – Conditions of Approval

ABBREVIATIONS:

| | | | |
|-------------------------|----------|------------------------|---------|
| ABOVE FINISH FLOOR | A.F.F. | MAXIMUM | MAX |
| ACOUSTICAL CEILING TILE | A.C.T. | MECHANICAL | MECH. |
| ALUMINUM | AL | MANUFACTURER | MFR. |
| BUILDING | BLDG. | MIDDLE | MD. |
| TYPICAL | TYP. | MIRROR | MIRR. |
| FINISH FLOOR | F.F. | MINIMUM | MIN. |
| BLOCKING | BLKG | MISCELLANEOUS | MISC |
| BOTTOM | BOT | NOT IN CONTRACT | N.I.C. |
| BUILT UP ROOFING | B.U.R. | NOT TO SCALE | N.T.S. |
| CEILING | CLG | NUMBER | NO. |
| CLEAR | CLR. | ON CENTER | O.C. |
| CLEAN AIR VEHICLE | C.A.V. | OPPOSITE | OPP. |
| CUBIC | CU. | PROPERTY LINE | P/L |
| CONTINUOUS | CONT. | PLASTIC LAMINATE | P. LAM. |
| COLUMN | COL. | PAIR | PR. |
| DOUBLE | DBL. | REQUIRED | REQ'D |
| DOWN SPOUT | D.S. | ROUGH OPENING | R.O. |
| DRAWING | DIWG | SIMILAR | SIM. |
| FEET | FT. | SOLID CORE | S.C. |
| FIRE ALARM | F.A. | SQUARE | SQ. |
| FACE OF STUD | F.O.S. | STANDARD | STD. |
| FACE OF WALL | F.O.W. | STURCTURAL | STRUC. |
| FLOOR SINK | F.S. | SUSPENDED | SUSP. |
| FLOOR | FLR | TELEPHONE | TEL. |
| GYPSTUM WALL BOARD | GYP. BD. | TOP OF WALL | T.O.W. |
| HOSE BIB | H.B. | TOP OF PARAPET | T.O.P. |
| HOLLOW CORE | H.C. | TELEVISION | TV. |
| HOLLOW METAL | H.M. | UNLESS OTHERWISE NOTED | U.N.O. |
| INSIDE DIAMETER | I.D. | WITH | W / |
| INTERIOR | INT. | WATER CLOSET | W.C. |
| JANITOR | JAN. | WITHOUT | W / O |
| LAVATORY | LAV. | WOOD | WD. |
| LIGHT | LT. | | |

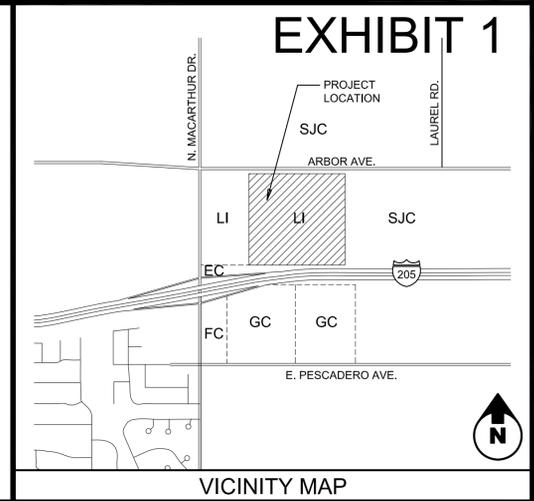
SYMBOLS:

| | |
|--|---|
| | NORTH ARROW |
| | DETAIL, PLAN, OR ELEVATION ENLARGEMENT AREA |
| | ELEVATION REFERENCE NUMBER |
| | SHEET NUMBER |
| | SECTION REFERENCE NUMBER |
| | SECTION LINE |
| | DETAIL REFERENCE NUMBER |
| | SHEET NUMBER |

TRUCK COURT GUARD SHACKS

PROLOGIS - TRACY 14

1150 ARBOR AVE, TRACY CA 95304



PROJECT STATEMENT:

THE PROPOSED PROJECT INCLUDES THE INSTALLATION OF TWO (2) PRE-MANUFACTURED GUARD SHACKS AT THE ENTRANCES TO AN EXISTING DIVIDED TRUCK COURT ON THE WEST SIDE OF THE EXISTING WAREHOUSE AT 1150 ARBOR AVE. EACH PROPOSED GUARD SHACK MEASURES 8'-6" WIDE BY 16' LONG BY 8'-6" TALL WITH AN AREA OF 136 SF EACH. THE PROPOSED GUARD SHACKS ARE INTENDED TO PROVIDED CONDITIONED FACILITIES FOR SITE SECURITY GUARDS TO MONITOR THE ENTRANCES TO THE BUILDING TRUCK COURT FOR OPERATIONAL AND ANTI-THEFT PURPOSES.

THE GUARD SHACK INSTALLATION WILL HELP PROVIDE GREATER SECURITY TO AN EXISTING TRUCK COURT AND INDUSTRIAL PROPERTY. THIS WILL HELP TO REDUCE CRIME OPPORTUNITY IN THE CITY OF TRACY. THE PROPOSED GUARD SHACK INSTALLATION WILL NOT CREATE ANY FINANCIAL BURDEN TO THE CITY OF TRACY AND WILL NOT REQUIRE ANY INCURSION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY. NO NEW UTILITY CONNECTION WILL NEED TO BE MADE IN THE PUBLIC RIGHT OF WAY.

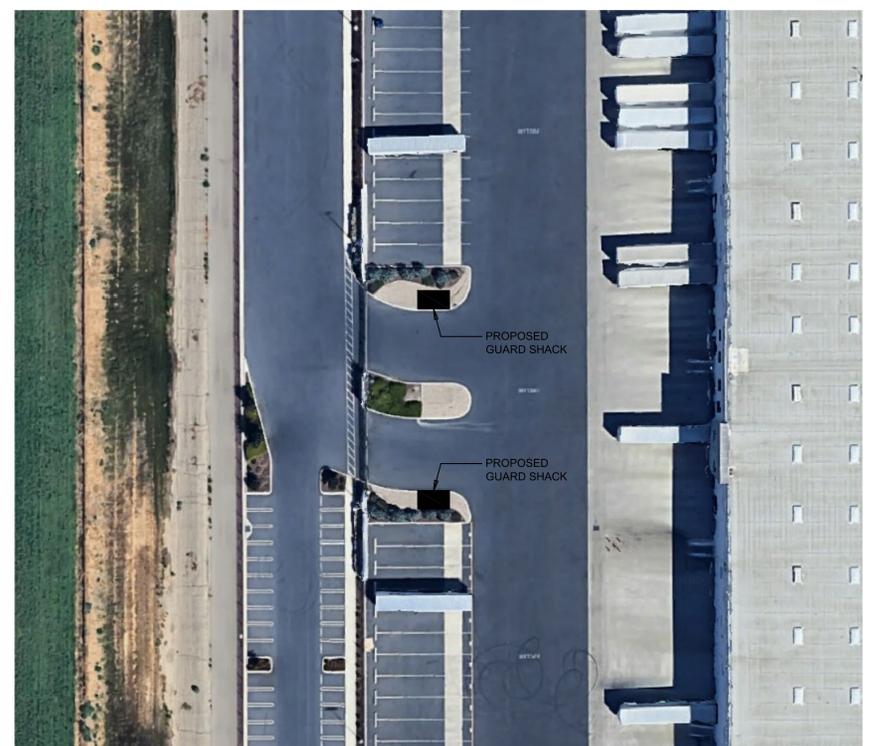
PROPOSED GUARD SHACKS

PROPOSED GUARD SHACK AREA: GUARD SHACK #1: 136 SF
GUARD SHACK #2: 136 SF

EXISTING BUILDING / PROPERTY INFO

PARCEL NUMBER: 213-060-48
FEMA FLOOD ZONE: AE & X
LOT AREA: 1,598,628 SF
ZONING: PLANNED UNIT DEVELOPMENT (PUD)
I-205 CORRIDOR SPECIFIC PLAN

EXISTING WAREHOUSE AREA: 795,732 SF
EXISTING USE: WAREHOUSING / DISTRIBUTION
BUILDING OCCUPANCY: B, S-1, & A-2 (NON-SEPARATED)
CONSTRUCTION TYPE: V-B
NUMBER OF STORIES: 1
BUILDING HEIGHT: 40'-0"



SYMBOLS AND ABBREVIATIONS

PROJECT INFORMATION

ENLARGED AERIAL VIEW

AERIAL VIEW

ARCHITECTURAL:

- A-1 TITLE SHEET
- A-2 SITE PHOTOS
- A-3 OVERALL SITE PLAN
- A-4 ENLARGED SITE PLAN
- A-5 ENLARGED PLAN, SECTIONS, & ELEVATIONS

CIVIL:

- C.1 TOPOGRAPHIC SURVEY
- C.2 PRELIMINARY GRADING & DRAINAGE PLAN
- C.3 PRELIMINARY EROSION CONTROL PLAN

LANDSCAPE:

- L1.1 LANDSCAPE PLAN
- L1.2 (GUARD SHACK AREA) EXISTING & DEMO PLANS
- L2.1 IRRIGATION PLAN
- L3.1 LANDSCAPE & IRRIGATION DETAILS

SHEET INDEX

COVER SHEET & PROJECT INFO



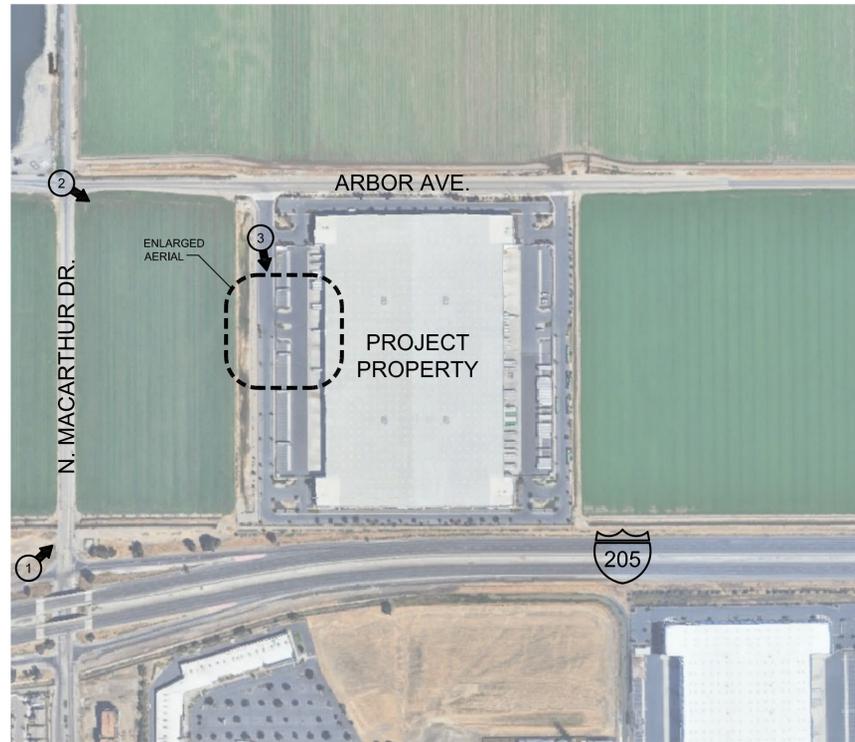
TRUCK COURT GUARD SHACKS

1150 ARBOR AVE, Tracy, CA 95304

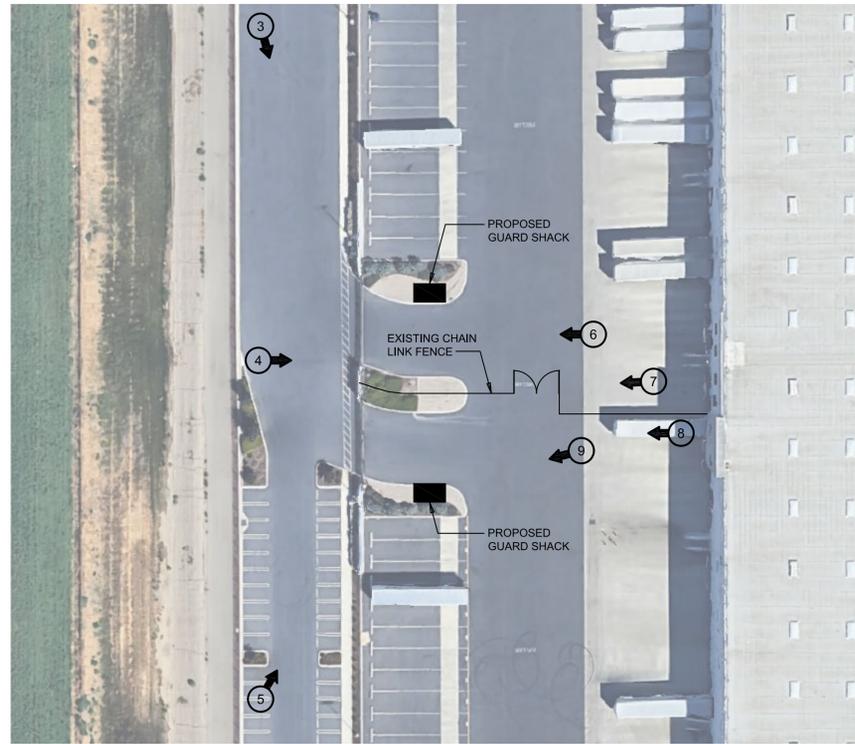


A-1

SCALE: N.T.S.



AERIAL VIEW



ENLARGED AERIAL VIEW



PHOTO #1



PHOTO #2



PHOTO #3

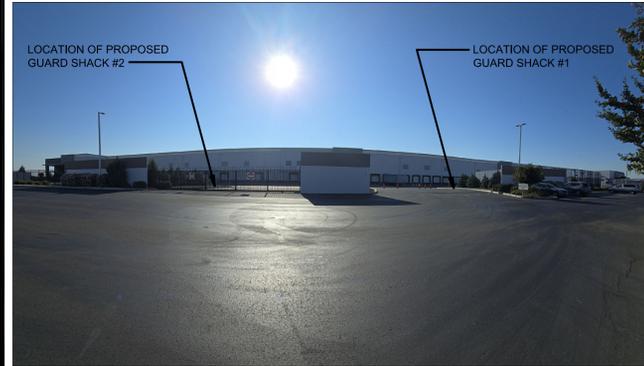


PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8

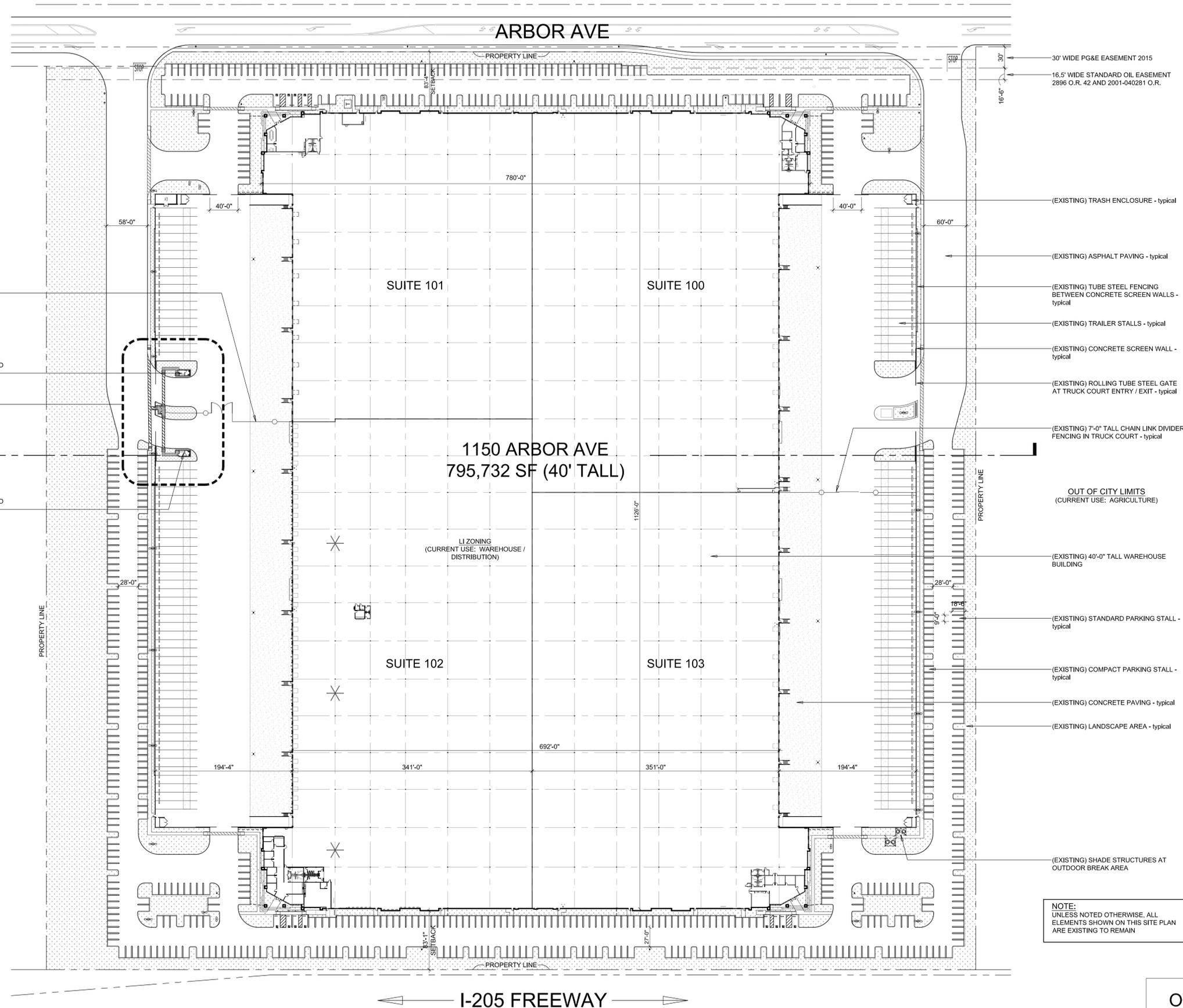


PHOTO #9

SITE PHOTOS

A-2

SCALE: N.T.S.



(EXISTING) 7'-0" TALL CHAIN LINK FENCE SEPARATING SUITE 101 & SUITE 102 TRUCK COURTS

(NEW) PROPOSED NEW 8'-6" WIDE, BY 16' LONG, BY 8'-4" TALL PRE-MANUFACTURED GUARD SHACK (GUARD SHACK #2)

ENLARGED SITE PLAN - REFER TO SHEET A-4

(NEW) PROPOSED NEW 8'-6" WIDE, BY 16' LONG, BY 8'-4" TALL PRE-MANUFACTURED GUARD SHACK (GUARD SHACK #1)

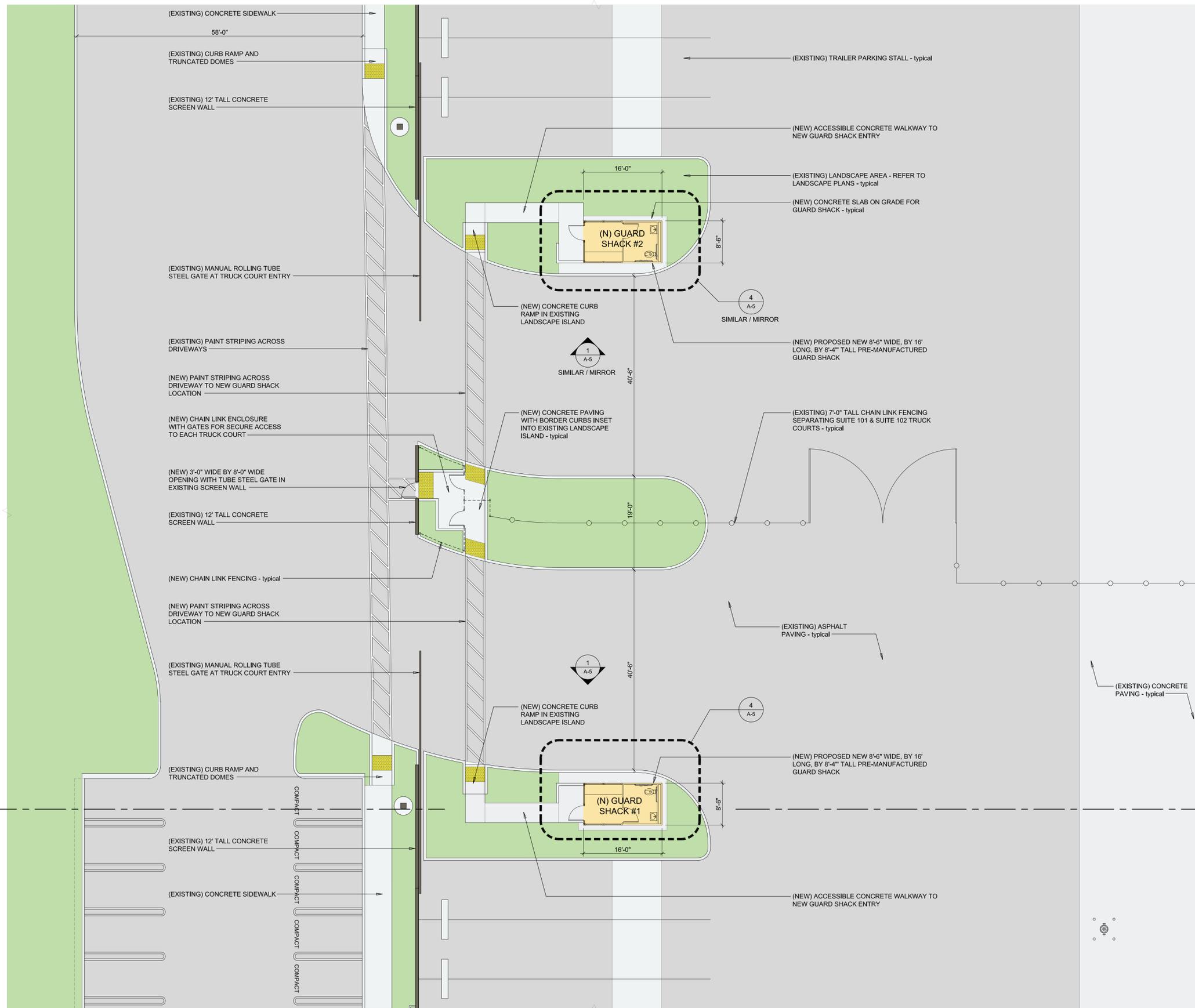
30' WIDE PG&E EASEMENT 2015
16.5' WIDE STANDARD OIL EASEMENT 2896 O.R. 42 AND 2001-040281 O.R.

(EXISTING) TRASH ENCLOSURE - typical
(EXISTING) ASPHALT PAVING - typical
(EXISTING) TUBE STEEL FENCING BETWEEN CONCRETE SCREEN WALLS - typical
(EXISTING) TRAILER STALLS - typical
(EXISTING) CONCRETE SCREEN WALL - typical
(EXISTING) ROLLING TUBE STEEL GATE AT TRUCK COURT ENTRY / EXIT - typical
(EXISTING) 7'-0" TALL CHAIN LINK DIVIDER FENCING IN TRUCK COURT - typical

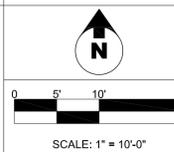
OUT OF CITY LIMITS (CURRENT USE: AGRICULTURE)
(EXISTING) 40'-0" TALL WAREHOUSE BUILDING
(EXISTING) STANDARD PARKING STALL - typical
(EXISTING) COMPACT PARKING STALL - typical
(EXISTING) CONCRETE PAVING - typical
(EXISTING) LANDSCAPE AREA - typical

(EXISTING) SHADE STRUCTURES AT OUTDOOR BREAK AREA

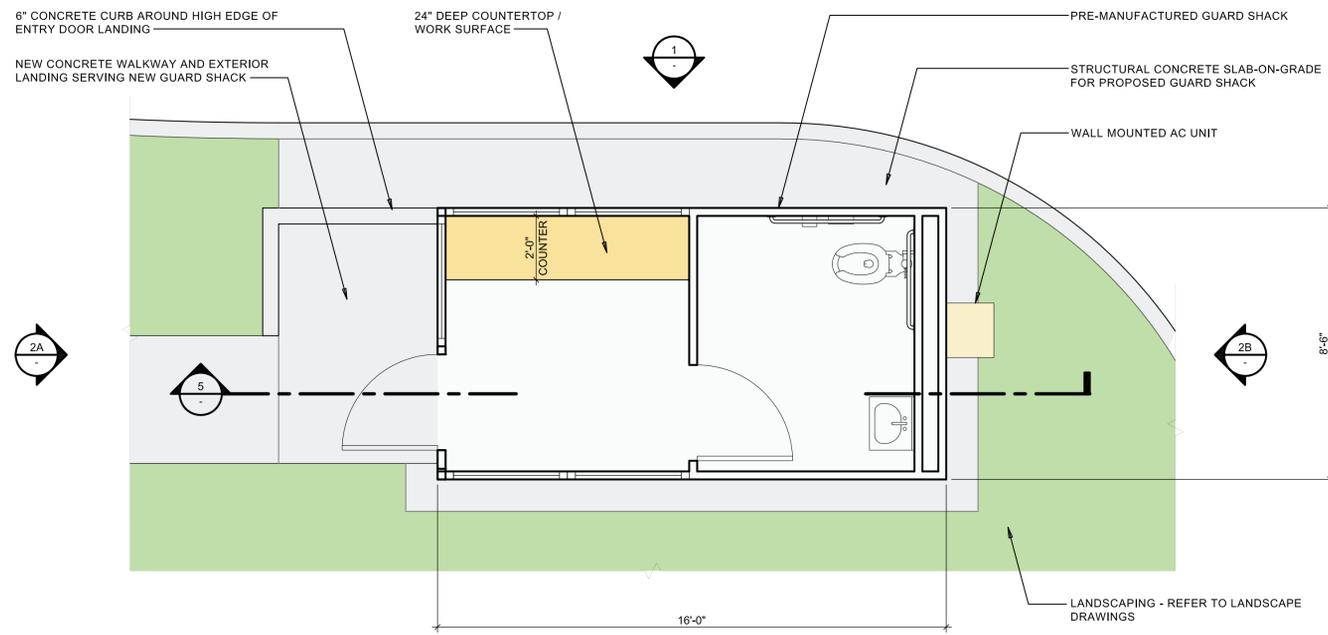
NOTE:
UNLESS NOTED OTHERWISE, ALL ELEMENTS SHOWN ON THIS SITE PLAN ARE EXISTING TO REMAIN



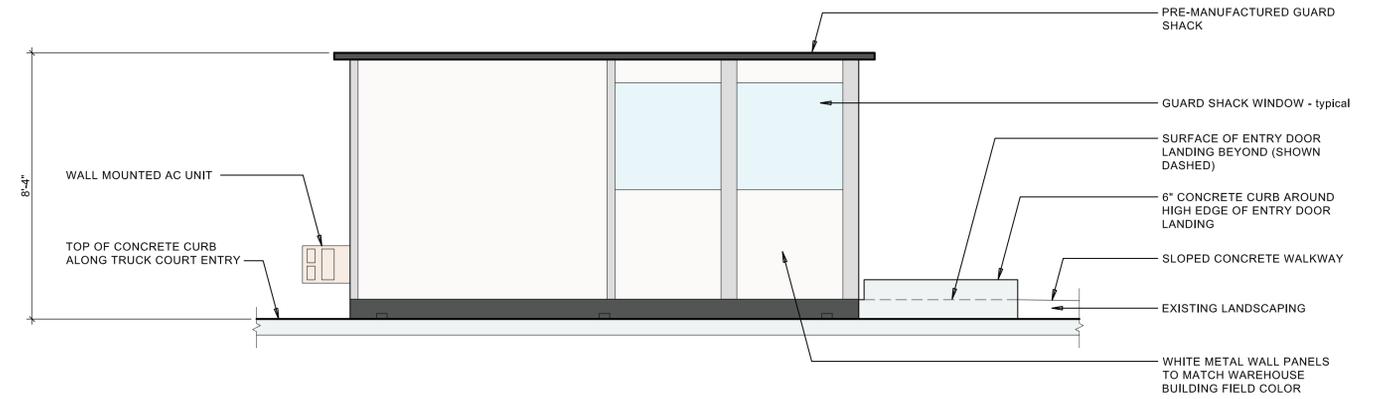
ENLARGED SITE PLAN



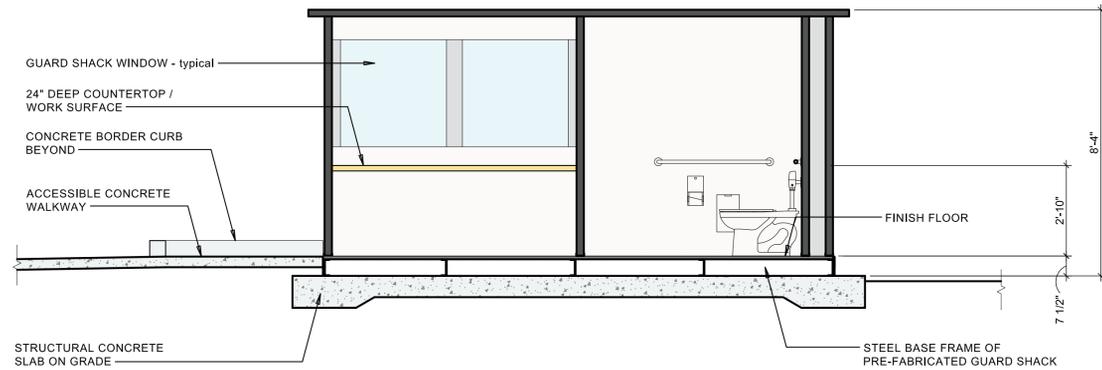
A-4



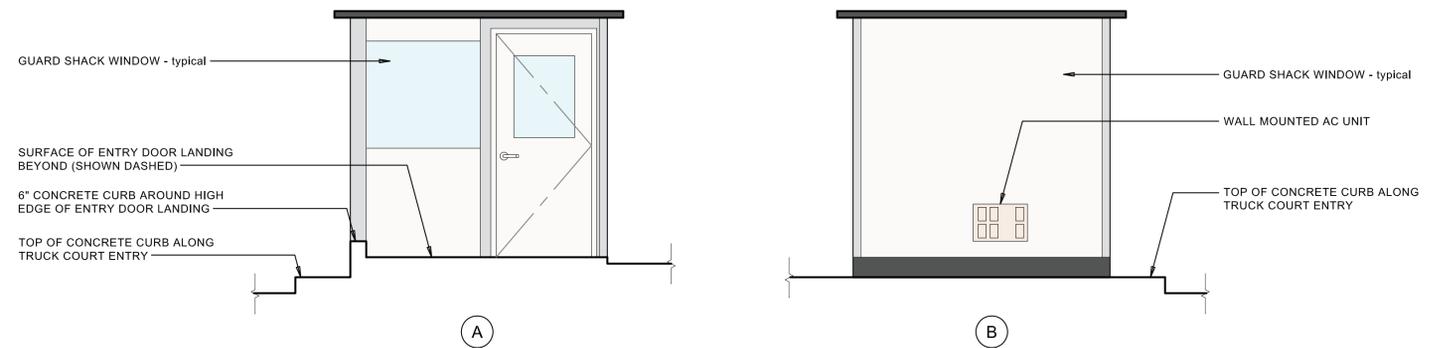
ENLARGED GUARD SHACK FLOOR PLAN 4
Scale: 3/8" = 1'-0"



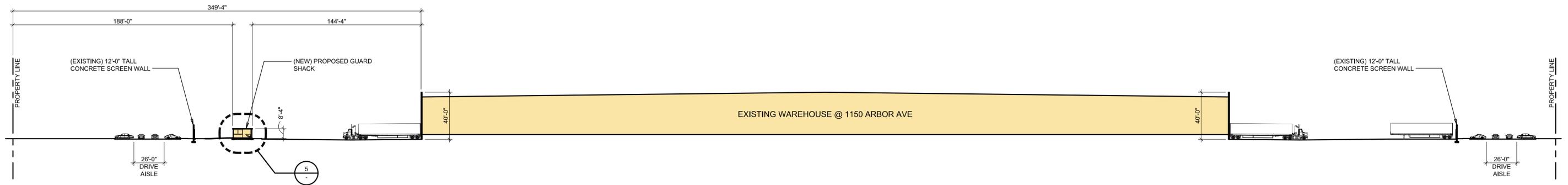
GUARD SHACK FRONT ELEVATION 1
Scale: 3/8" = 1'-0"



ENLARGED GUARD SHACK SECTION 5
Scale: 3/8" = 1'-0"



GUARD SHACK SIDE ELEVATIONS 2
Scale: 3/8" = 1'-0"



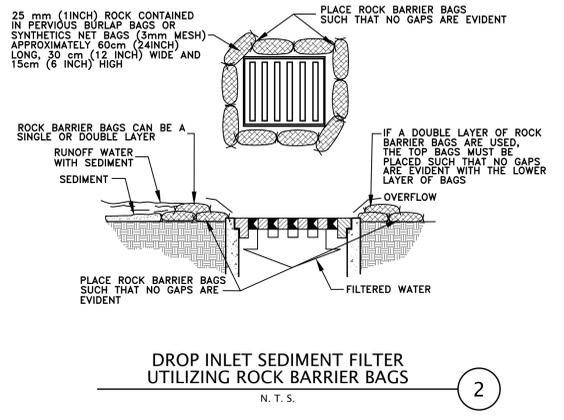
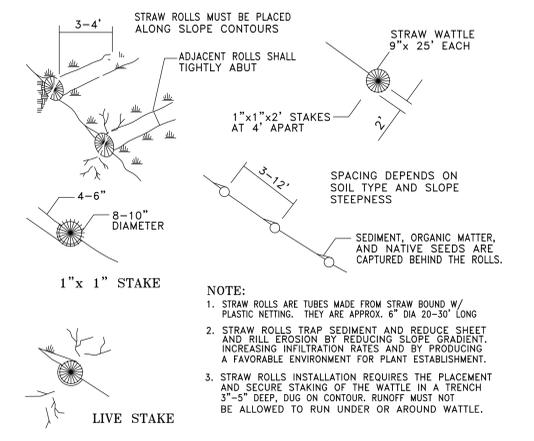
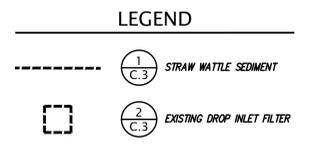
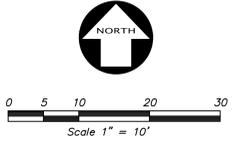
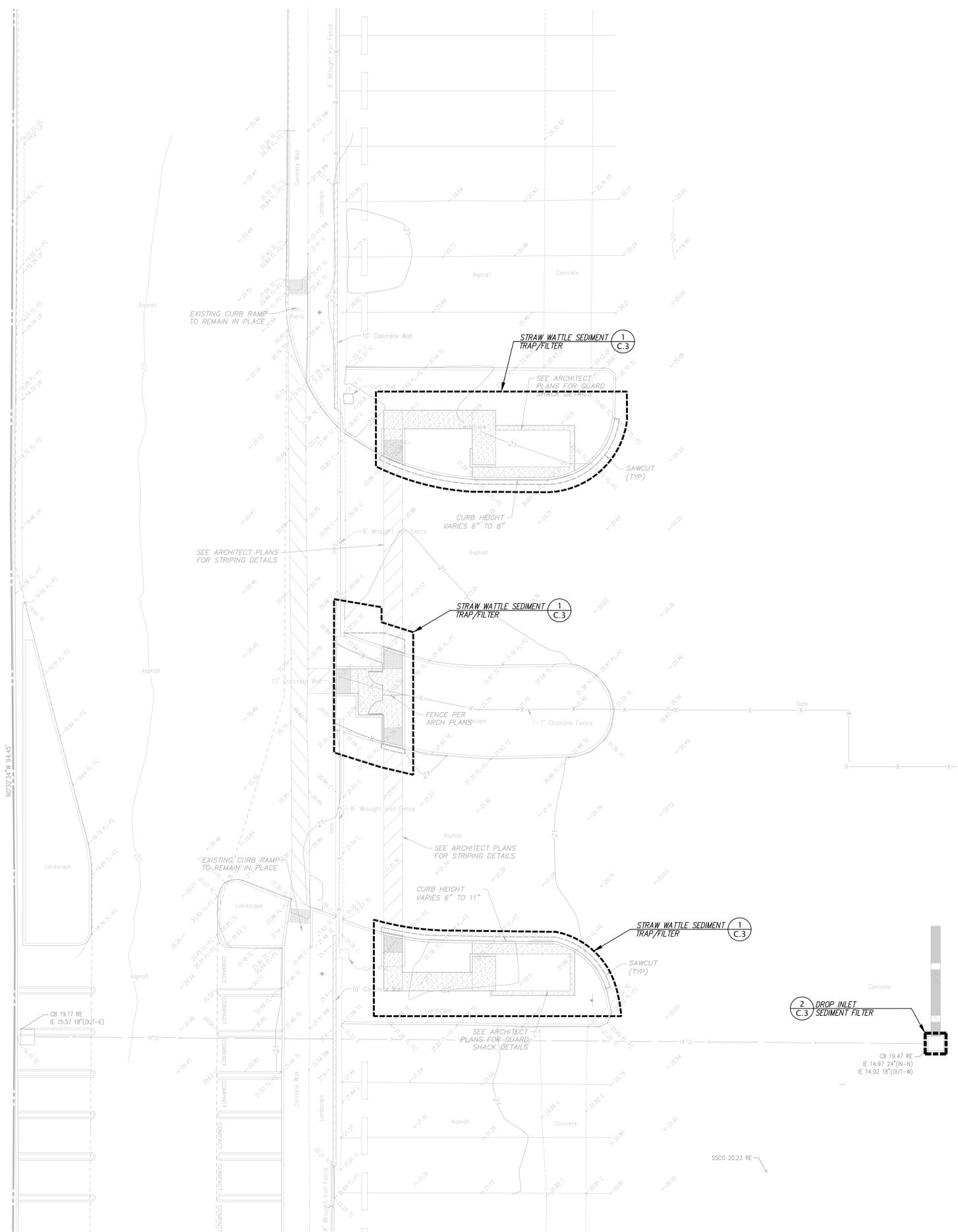
SITE SECTION 3
Scale: 1" = 40'-0"

ENLARGED PLANS,
SECTIONS, & ELEVATIONS

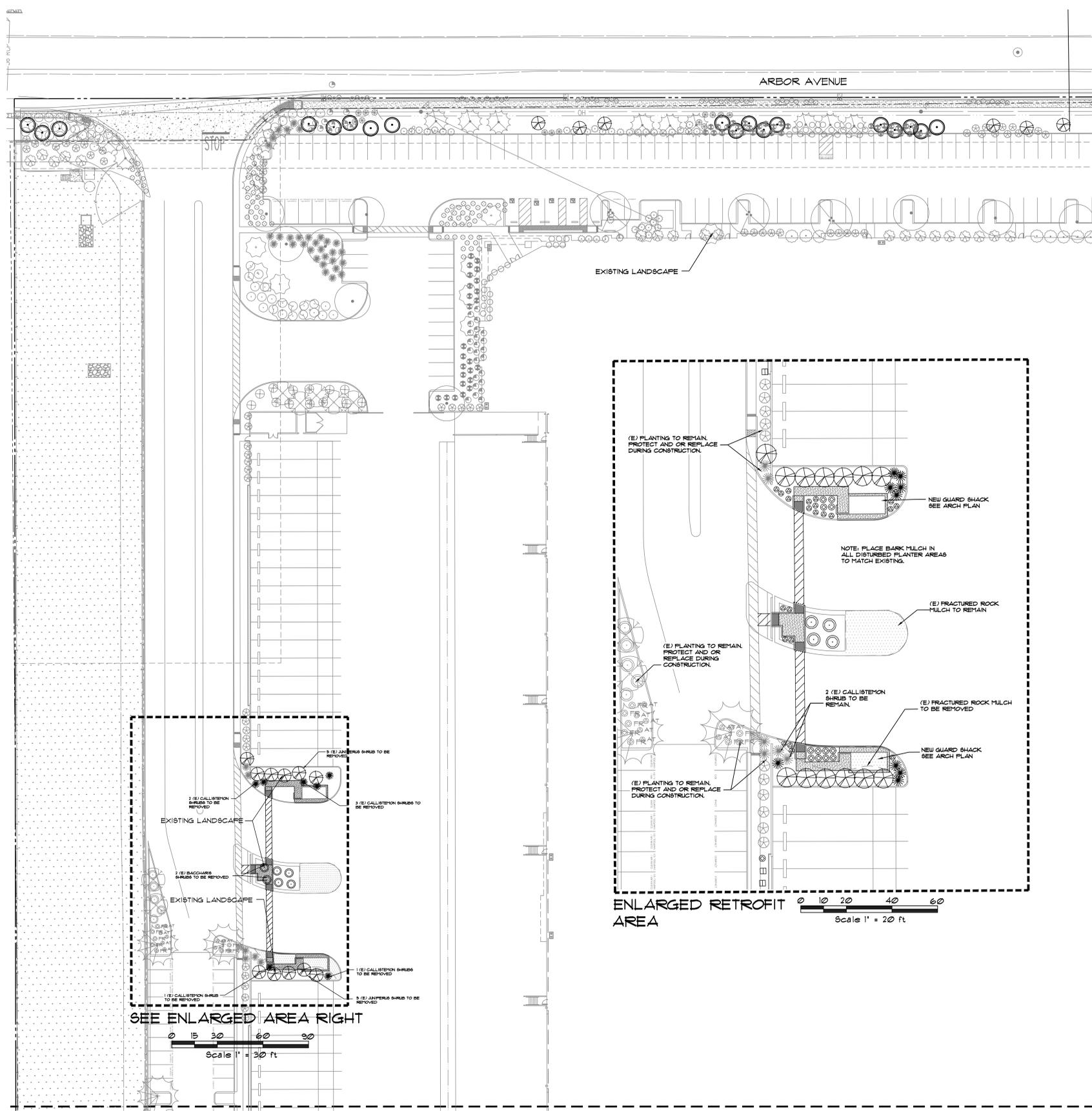
A-5

SCALE: VARIES

C:\Users\jrogger\appdata\local\Temp\AutoPublish_208885\Plan\c Coffee_PIC.dwg 11-17-25 10:38:23 AM jrogger



| | |
|--|---|
| <p>KIER+WRIGHT</p> <p>2850 Collier Canyon Road Livermore, CA 94551 Phone: (925) 462-6788 www.kierwright.com</p> | <p>PROLOGIS</p> <p>1150 ARBOR AVENUE FOR</p> |
| <p>PRELIMINARY EROSION CONTROL PLAN</p> | <p>TRACY, CALIFORNIA</p> |
| <p>DATE JULY, 2025</p> <p>SCALE 1" = 10'</p> <p>ENGINEER RSC</p> <p>DRAWN BY RS</p> <p>JOB NO. A25214</p> <p>SHEET C.3</p> <p>OF 3 SHEETS</p> | |



PLANT LIST: NEW REPLACEMENT SHRUBS TO BE PLANTED:

EVERGREEN SCREENING SHRUBS

- 12 JUNIPERUS C. 'WITCHITA BLUE' COLUMNAR JUNIPER 5 GAL. L 12' X 8'

DROUGHT TOLERANT SHRUBS

- 11 CALLISTEMON 'LITTLE JOHN' DW BOTTLE BRUSH 5 GAL. L 4' X 8'

PERENNIALS

- 21 ACHILLEA 'MOONSHINE' YARROW 1 GAL. L 3' X 3'
- 12 DIETES V. 'VARIEGATA' FORT NIGHT LILY 1 GAL. L 3' X 3'

EXISTING LANDSCAPE LEGEND:

- EX. MULCHES**
4" MINIMUM DEPTH OF 4'-8" HIDDEN CANYON FRACTURED ROCK AS AVAILABLE FROM SAN BENITO SUPPLY. COLOR: LIGHT TAN BLEND. PLACE OVER DEWITT PRO 5 LANDSCAPE FABRIC. TREAT WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLACING FABRIC. INSTALL FABRIC PER MFG. DIRECTION. RAKE BARK PER LEGEND IN PLANT BASINS.
- 3' MINIMUM DEPTH OF 1/2" FRACTURED ROCK AS AVAILABLE FROM A LOCAL SOURCE. COLOR: LIGHT TAN BLEND TO MATCH COLOR OF 4' X 8' ROCK. PLACE OVER DEWITT PRO 5 LANDSCAPE FABRIC. TREAT WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLACING FABRIC. INSTALL FABRIC PER MFG. DIRECTION.
- 4" MINIMUM DEPTH OF DECOMPOSED GRANITE AS AVAILABLE FROM A LOCAL SOURCE. PLACE OVER DEWITT PRO 5 LANDSCAPE FABRIC. TREAT WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLACING FABRIC. INSTALL FABRIC PER MFG. DIRECTION. RAKE SMOOTH AND WATER IN TO COMPACT. PLACE BARK PER LEGEND IN PLANT BASINS.
- BARK MULCH**-ALL PLANTERS NOT DESIGNATED FOR ROCK, D.G. OR SEEDING. 'WALK ON' SHREDDED BARK, PINE OR FIR WASTE MULCH - PLACE 4" MIN. DEPTH OF SHREDDED NON-FLOATABLE WOOD WASTE FROM A LOCAL PRODUCER. 3/4"-1" DIA. COLOR NO DYE W/ NO VISIBLE CONTAMINANTS. PLACE 4" MIN. DEPTH OF BARK IN ALL PLANT BASINS IN ROCK MULCH AREAS.
- 2'-4" DIA. FRACTURED ROCK BOULDERS. BOULDER COLOR AND TEXTURE TO BLEND WITH ROCK MULCH. BURY BOULDER BY 1/2" IN SOIL AND OR D.G. MULCH. REFER TO DETAIL SHEET L13.
- SAMPLES OF MULCH AND BOULDERS SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.

EXISTING LANDSCAPE CALCULATIONS:

TOTAL PARKING AREA = 306,648 S.F.
PARKING AREA INCLUDES THE FOLLOWING:
1. PAVEMENT INCLUDING ISLANDS, STALLS, AISLES AND ACCESS DRIVES
2. ADJACENT BUILDING FRONTAGE LANDSCAPE AREA INC. WALKS
PARKING AREA LANDSCAPE REQUIRED = 61,924 S.F. (20% OF PARKING AREA)
50% IN PARKING PERIMETER LANDSCAPE: 30,962 S.F.
TOTAL PARKING AREA LANDSCAPE PROVIDED = 11,206 S.F.
TOTAL SITE LANDSCAPING PROVIDED: 195,275 S.F. (18.9 % OF SITE)
NO. OF STANDARD PARKING SPACES = 712
TREES REQUIRED = 154 (1/5 SPACES)
TREES PROVIDED = 154
REQUIRED PARKING AREA SHADE = 122,654 S.F. (MIN. 40% OF PARKING AREA)
PARKING AREA SHADE PROVIDED AT MATURITY = 123,141 S.F.
84 LARGE SHADE TREES @ 100% 40' DIAMETER (1,256.6 S.F.) = 11,897 SF
18 LARGE SHADE TREES @ 50% 40' DIAMETER (628 S.F.) = 11,304 SF
STREETSCAPE LANDSCAPE PROVIDED:
ARBOR DRIVE - 23' SETBACK TO PARKING
INTERSTATE 205 - 16' SETBACK TO PARKING



REMAINING SITE NOT SHOWN

REMAINING SITE NOT SHOWN

**CITY OF TRACY
DEVELOPMENT REVIEW PERMIT FINDINGS
APPLICATION NUMBER D25-0018
March 11, 2026**

Development Review Permits must meet the requirements set forth in Tracy Municipal Code (TMC) Chapter 10.08, Article 30, including a noticed public hearing. Pursuant to TMC Section 10.08.3960, before approving a Development Review Permit, the Planning Commission must review application materials and public comments submitted prior to or at the public hearing, and consider the following site-specific factors set forth in TMC Section 10.08.3960:

- General site considerations including height, bulk, and size of buildings;
- Physical and architectural relationship with the existing and proposed structures;
- Site layout, orientation, and location of the buildings and relationships with open areas and topography;
- Location and type of landscaping;
- Off-street parking areas;
- Height, materials, colors, and variations in boundary walls, fences, and screen plantings;
- Appropriate sign design and exterior lighting; and
- Appropriate City utilities, public infrastructure, circulation, and roadway access.

After consideration of the entire record, under TMC Section 10.08.3960, the Planning Commission may approve the Development Review Permit if the facts in the record support the following findings:

- (a) That the proposal increases the quality of the project site, and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy; and
- (b) That the proposal conforms to Chapter 10.08, Zoning Regulations, of the Tracy Municipal Code, the General Plan, any applicable specific plan, the Design Goals and Standards, any applicable Infrastructure Master Plans, and other City regulations.

Therefore, the Planning Commission conducted a noticed public hearing on March 11, 2026, and upon its conclusion, makes the requisite findings for the Development Review Permit based on consideration of the entire record of evidence, including, without limitation, the following:

(a) The Project increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and for the citizens of Tracy. The proposed project meets the City's objectives for high quality design and offers an additional element to the existing site.

(b) The Project conforms to all applicable requirements of Chapter 10.08 of the Tracy Municipal Code, the City of Tracy General Plan, the City Design Goals and Standards, the California Building and Fire Codes, and all other applicable City Standards. The Project meets all City requirements for the I-205 Specific Plan, including all City requirements for both the land use and physical improvements that are proposed. In addition, the guard shacks add additional security and increase the overall efficiency of the site.

**CITY OF TRACY
COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT CONDITIONS OF APPROVAL**

Guard Shack Additions
Development Review Permit, Application Number D25-0018
March 11, 2026

A. General Provisions and Definitions

A.1. General. These Conditions of Approval apply to:

The Project: A Development Review Permit to allow construction of two (2) guard shacks as accessory structures to a developed warehouse distribution center.

The Property: The real property located at 1150 Arbor Avenue (Assessor's Parcel Number 213-060-48).

A.2. Definitions.

- a. "Applicant" means any person, or other legal entity, defined as a "Developer".
- b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Community and Economic Development Director, or the City Engineer to perform the duties set forth herein.
- c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, the Cordes Ranch Specific Plan (CRSP), and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).
- d. "Community and Economic Development Director" means the Community and Economic Development Director of the City of Tracy Community and Economic Development Department, or any other person designated by the City Manager or the Community and Economic Development Director to perform the duties set forth herein.
- e. "Conditions of Approval" shall mean the conditions of approval

applicable to the Project located at the Property, Application Number D25-0018. The Conditions of Approval shall specifically include all conditions set forth herein.

- f. “Developer” means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term “Developer” shall include all successors in interest.
- A.3. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the project plans received by the Community and Economic Development Department on December 4, 2025 to the satisfaction of the Community and Economic Development Director.
- A.4. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.
- A.5. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:
- The Planning and Zoning Law (Government Code sections 65000, et seq.),
 - The California Environmental Quality Act (Public Resources Code sections 21000, et seq., “CEQA”),
 - The Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., “CEQA Guidelines”),
 - California Building Code, and
 - California Fire Code
- A.6. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, and the City’s Design Goals and Standards.

- A.7. Pursuant to Government Code Section 66020, including Section 66020(d)(1), the City hereby notifies the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations, or other exactions.

B. Planning Division Conditions

- B.1. Prior to the issuance of a building permit, any deviations from the approved site plan or elevations shall be evaluated for substantial compliance with the approved plans to the satisfaction of the Community and Economic Development Director. Should any deviations be determined not to be in substantial compliance with the approved plans, they shall be reviewed in a new Development Review application.
- B.2. Prior to the issuance of a building permit, the plans shall reflect that the guard shacks shall be painted to match the color(s) of the adjacent building surfaces or otherwise designed in harmony with the exterior of the structures to the satisfaction of the Community and Economic Development Director.

C. Building Division Conditions

- C.1. Prior to construction of any structures, applicant must submit construction documents, plans, specifications and/or calculations to the Building Safety Division, which meet all requirements of Title 24 California Code of Regulations and City of Tracy Municipal Codes as applicable.

D. South San Joaquin County Fire Authority Conditions

- D.1. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.
- Construction documents shall be designed to the current edition of

the California Code of Regulations, Title 24, as amended by the City of Tracy Municipal Code.

- D.2. All fire hydrants shall remain accessible at all times during construction and shall not be obstructed by construction equipment, vehicles, or construction materials.
- D.3. Fire apparatus access roads shall be maintained accessible at all times during construction. Fire apparatus access roads during construction shall have a minimum 20' unobstructed width in accordance with CFC §503.1
- D.4. Additional comments may occur upon submittal of construction documents.



PLANNING COMMISSION STAFF REPORT

Item No. 1.B

| | |
|-------------------------|---|
| DATE | March 11, 2026 |
| TITLE | General Plan Advisory Committee (GPAC) Nominations |
| LOCATION | City-wide |
| APPLICATION TYPE | Planning Commission Nomination of one GPAC member and one alternate |
| CEQA STATUS | Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(5) |
| PROJECT PLANNER | Scott Claar (209) 831-6429 scott.claar@cityoftracy.org |

RECOMMENDATION

Staff recommends that the Planning Commission nominate one member and one alternate to serve on the General Plan Advisory Committee (GPAC).

DISCUSSION

On November 4, 2025, the City Council established the General Plan Advisory Committee (GPAC) to contribute to the upcoming update of the City of Tracy General Plan. The General Plan is the City's comprehensive plan for the physical development of the community and addresses issues such as land use, circulation, public services, parks, and utilities. The rules for the GPAC were established by an ad hoc committee of the City Council and forwarded to the full Council for adoption.

On February 3, 2026, the City Council adopted a resolution establishing the rules governing appointment and service to the GPAC. The purpose of the GPAC is "to promote and integrate diverse perspectives, facilitate discussion and public participation, and to ultimately create a General Plan update that is responsive to the unique needs and aspirations of the residents of the City of Tracy."

The adopted rules require that one member and one alternate member be nominated by each of the following City commissions: Planning Commission, Parks and Community Services Commission, Environmental Sustainability Commission, and Transportation

Advisory Commission. In addition, five members will be appointed at large. In total, the GPAC will have nine members and four alternate members.

The City is concurrently soliciting applications for at-large members through March 31, 2026. The ad hoc committee will review application and nominations and will forward a recommendation to the City Council for formal action. Appointments are expected to be made by June 30, 2026.

The General Plan Update process is expected to take from 2 to 3 years to complete. An appointment to the GPAC would be for two years for commissioners and one year for those appointed at large. For commissioners, the term of membership would align with service on their commission. If a commissioner's term on their commission ends, their appointment to the GPAC would end. Former commissioners would be eligible to then apply for appointment at large at the next opportunity. The first term of appointment is expected to be from July 1, 2026 to July 1, 2028. Commissioners that are not nominated by their commissions but wish to serve on the GPAC may submit a separate application for appointment at large.

Members would be expected to attend meetings in person and/or on TEAMS, to attend public workshops, and to serve as a community ambassador for the effort. Alternate members would be expected to read all distributed information and either attend meetings in person or review the minutes. The GPAC is expected to begin meeting in the fall of 2026 and would likely meet no more than once per month. Meetings would be scheduled to accommodate the greatest number of participants with a preference for evenings.

The staff report and agenda for the February 3, 2026 City Council meeting is available at: <https://www.cityoftracy.org/Departments/City-Clerks-Office/Agendas-and-Minutes>. The resolution containing the referenced rules are included as Attachment A.

California Environmental Quality Act Requirements

This Planning Commission agenda item is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(5), pertaining to organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment, and are therefore, not projects under CEQA.

ATTACHMENT

A – City Council Resolution

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

RESOLUTION 2026-_____

**ESTABLISHING THE QUALIFICATIONS AND APPOINTMENT
PROCESS FOR THE GENERAL PLAN ADVISORY COMMITTEE.**

WHEREAS, on September 2, 2025, the City Council directed staff to initiate a comprehensive update to the City of Tracy General Plan; and

WHEREAS, on November 4, 2025, the City Council established the General Plan Advisory Committee to inform the process and provide advisory recommendations to the Planning Commission and/or City Council; and

WHEREAS, the purpose of this resolution is to establish the criteria for appointment to the General Plan Advisory Committee, and to describe the objectives, operational expectations, and general terms of appointment; now, therefore, be it

RESOLVED: That the City Council of the City of Tracy has established a General Plan Advisory Committee (GPAC), which shall be established, convened and operated in accordance with the following conditions:

1. The General Plan Advisory Committee (GPAC) shall be composed of nine (9) committee members.
2. The purpose of the GPAC is to promote and integrate diverse perspectives, facilitate discussion and public participation, and to ultimately create a General Plan update that is responsive to the unique needs and aspirations of the residents of the City of Tracy.
3. The duties of the individual GPAC members are:
 - a. To promote a broad public outreach program that reaches and engages all residents of the City of Tracy
 - b. To regularly attend meetings in person or by video conference, including public workshops.
 - c. To facilitate a productive and positive dialogue among fellow members and the public, to consider diverse perspectives, and to work towards collaboration and consensus.
 - d. To consider written reports, memorandums, and technical information to inform the development of a comprehensive General Plan Update.

- e. To formulate and forward advisory recommendations to City staff, and the Planning Commission and/or City Council.
4. The following City Commissions shall nominate one member and one alternate for GPAC membership.
 - a. Planning Commission
 - b. Parks and Community Services Commission
 - c. Environmental Sustainability Commission
 - d. Transportation Advisory Commission
5. Service as a GPAC member shall be concurrent and coterminous with Commissionership. Should a Commission term end for any reason, the GPAC member or alternate shall vacate their position on the GPAC. The affected Commission shall expeditiously nominate a replacement member or alternate to the GPAC.
6. The remaining five (5) GPAC memberships may be filled by any persons residing within the Tracy City limits for the past twenty-four (24) months. Should the City receive insufficient interest and applications from City residents, non-residents residing in the Sphere of Influence may be considered to fill one GPAC membership.
7. Appointed GPAC members from commissions shall serve automatic terms of twenty-four (24) months with optional twelve-month (12) re-appointments. GPAC members appointed at large shall serve terms of twelve (12) months with optional twelve-month (12) re-appointments. Re-appointments shall be considered in the same manner as appointment.
8. Service on the GPAC is voluntary and no stipend is provided.
9. The GPAC shall meet regularly and as needed, as determined by the Director of Community and Economic Development.
10. Alternates may temporarily fill any vacancy through the completion of the term or the appointment of a replacement member. Should a vacancy occur of a commission-nominated membership, the alternate from that commission shall fill the vacancy. A vacancy of an at-large membership may be filled by any commission-nominated alternate.
11. Appointment to the GPAC shall be by majority of the City Council and GPAC members shall serve at the pleasure of the City Council.
12. City staff shall implement a formal application process to ensure transparency, equity and access for the Tracy community. This process shall include the following:
 - a. A uniform application form.
 - b. A requirement that the applicant submit a written response to the following prompts:
 1. *Please describe any experience serving on a volunteer board or committee, organizing community events, or volunteering in your community.*
 2. *Please describe any experience with city planning, transportation, architecture, environmental planning, development, or related law? Examples include serving a planning agency or commission, engaging*

in neighborhood planning or advocacy issues, or working in the development industry.

3. *Please describe how your lived experience, perspective, and/or talents would positively contribute to the City of Tracy’s forthcoming General Plan Update process.*

c. A 30-day application period will be held in January of each year, or as soon as possible thereafter. The GPAC is anticipated to be fully appointed and engaged by July 1, 2026. Following the initial appointment, application periods will be open to fill anticipated vacancies. City staff will solicit nominations from each Commission during the initial application period and subsequent periods, as necessary.

13. An ad hoc committee of the City Council may be assembled for the purpose of establishing appointment criteria and processes and for reviewing the applications. The ad hoc committee shall provide a recommendation to the City Council for final appointments.

14. GPAC meetings will be noticed and conducted in accordance with the Brown Act and with the general conventions and rules of order of the City’s other commissions. The Director of Community and Economic Development, or designee, shall serve as coordinator and liaison to the GPAC.

* * * * *

The foregoing Resolution 2026-_____ was adopted by the Tracy City Council on the 3rd day of February 2026 by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTENTION: COUNCIL MEMBERS:

DAN ARRIOLA
Mayor of the City of Tracy, California

ATTEST:

APRIL B. A. QUINTANILLA
City Clerk and Clerk of the Council of the
City of Tracy, California