

MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
JUNE 11, 2025, 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 Chair Orcutt, Vice Chair Penning, Commissioner Boakye-Boateng, and Commissioner English present. Commissioner Atwal present via WebEx. Also present were; Matthew Summers, Interim Assistant City Attorney; Victoria Lombardo, Senior Planner; Kenny Lipich, Associate Planner; Veronica Child, Management Analyst; Sharat Bandugula, Assistant City Engineer; Majeed Mohamed, Associate Engineer; Gina Peace, Executive Assistant; and Jennifer Lucero, Administrative Assistant.

While Commissioner Atwal was present via WebEx, he was not able to speak due to a City audio issue, and thus unable to vote.

MINUTES

Chair Orcutt introduced the Regular Meeting Minutes from the May 28, 2025 Planning Commission Regular Meeting.

ACTION: It was moved by Vice Chair Penning and seconded by Chair Orcutt to approve the May 28, 2025 Planning Commission Regular Meeting Minutes. A voice vote found Vice Chair Penning, Commissioner Boakye-Boateng, and Commissioner English in favor. Chair Orcutt abstained, as he was not present at the May 28th Planning Commission meeting. Commissioner Atwal absent. Passed and so ordered; 3-0-1-1.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

DEVIATION IN AGENDA ORDER

B. Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a resolution (1) granting a Conditional Use Permit, Application Number CUP24-0011, to expand the existing school use on an 8.89-acre developed site located at 1790 Sequoia Boulevard, Assessor's Parcel Numbers 234-020-05 and 234-020-06 (2) approving a development review permit, application number D24-0025, for the existing six modular classrooms, modular bathroom, and storage container and for the new construction of four modular classrooms and one new storage container; and (3) determining that this Project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15314, pertaining to minor additions to schools.

Kenny Lipich, Associate Planner, presented staff report.

Chair Orcutt opened the Public Hearing at 7:20 p.m., but seeing as no one came forward, the Public Hearing was closed.

Sam Crivello, Applicant, Tracy Community Church, 1790 Sequoia Boulevard, answered questions from the Commission.

ACTION: It was moved by Chair Orcutt and seconded by Vice Chair Penning that the Planning Commission recommend the City Council adopt a Resolution (1) Granting a conditional use permit (CUP24-0011) to allow the existing six modular classrooms, modular bathroom, and storage container and for the new addition of four modular classrooms and storage container for educational purposes at an existing school at 1790 Sequoia Boulevard, Assessor's Parcel Numbers 234-020-05 and 234-020-06; (2) approving a development review permit (D24-0025) for the existing six modular classrooms, modular bathroom, and storage container and for the new construction of four modular classrooms and one new storage container on a 8.89-acre developed site located at 1790 Sequoia Boulevard, Assessor's Parcel Numbers 234-020-05 and 234-020-06; and (3) determining that this Project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA guidelines section 15314, pertaining to minor additions to schools.

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

C. Staff recommends that the Planning Commission receive input from any interested parties regarding information that should be included in the Paradise Pointe Business Park Environmental Impact Report (EIR).

Victoria Lombardo, Senior Planner, presented staff report and addressed questions from the Commission.

Chair Orcutt opened the Public Hearing at 7:59 p.m.

Trevor Smith, consultant for the Applicant, addressed the Commission and answered questions.

Tim Silva addressed the Commission, in opposition to the Project.

Chair Orcutt closed the Public Hearing at 8:05 p.m.

No action necessary.

D. Staff recommends that the Planning Commission adopt a resolution finding, pursuant to Government Code Sections 65103(c) and 65401, that the City of Tracy's Capital Improvement Program for Fiscal Year 2025/2026 through Fiscal Year 2029/2030 is consistent with the City's General Plan.

Veronica Child, Management Analyst, presented the staff report.

Chair Orcutt opened the Public Hearing at 8:10 p.m.

Tim Silva addressed the Commission.

Chair Orcutt closed the Public Hearing at 8:15 p.m.

ACTION: It was moved by Commissioner Boakye-Boateng and seconded by Vice Chair Penning that the Planning Commission:

Adopt a resolution finding, pursuant to Government Code Sections 65103(C) and 65401, that the City of Tracy's Capital Improvement Program for Fiscal Year 2025/2026 through Fiscal Year 2029/2030 is consistent with the City's General Plan.

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

2. ITEMS FROM THE AUDIENCE

None.

1.

A. By motion, election of new Planning Commission Chair and Vice Chair for fiscal year 25-26.

ACTION: It was moved by Chair Orcutt and seconded by Vice Chair Penning that Vice Chair Penning be appointed as Planning Commission Chair for fiscal year 25/26 beginning July 1, 2025, through June 30, 2026. Roll call vote found Chair Orcutt, Vice Chair Penning, Commissioner Boakye-Boateng, and Commissioner English all in favor. Commissioner Atwal absent. Passed and so ordered, 4-0-1-0.

ACTION: It was moved by Chair Orcutt and seconded by Commissioner English that Commissioner Boakye-Boateng be appointed as Planning Commission Vice Chair for fiscal year 25/26 beginning July 1, 2025, through June 30, 2026. Roll call vote found Chair Orcutt, Vice Chair Penning, Commissioner Boakye-Boateng, and Commissioner English all in favor. Commissioner Atwal absent. Passed and so ordered, 4-0-1-0.

3. DIRECTOR'S REPORT

Victoria Lombardo, Senior Planner, informed the Commission of the rules pertaining to their new City email addresses.

4. ITEMS FROM THE COMMISSION

Commissioner Orcutt suggested that the City not count Commissioner Atwal's attendance as an absence, since the audio issue was out of his control. Interim Assistant Attorney Matthew Summers agreed, and stated, for the record, that Commissioner Atwal would not be given an absence for tonight's meeting.

Vice Chair Penning advised City staff fix the technical/audio issue.

Commissioner English thanked Chair Orcutt for his work during his term as Chair of the Planning Commission.

5. ADJOURNMENT

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

Time: 8:38 p.m.

nded by Vice Chair Penning to adjourn



Don Penning
CHAIR

Scott Clawson
STAFF LIAISON

This meeting's agenda was posted at the Tracy City Hall on June 5, 2025. The above are action minutes. A recording is available on the City's website.

ATTACHMENTS:

- Item 1.B – Memorandum on B.1
- Item 1.B – Public Comment email from Lori Riley
- Item 1.B – Public Comment email from Kelly Leanos



Memorandum -- Received 06 10 25
RE: Planning Commission Meeting 06 11 25
Item 1.B Tracy Community Church
D24-0025

City of Tracy
333 Civic Center Plaza
Tracy, CA 95376

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
MAIN 209.831.6000
FAX 209.831.6120
www.ci.tracy.ca.us

Memorandum

DATE: June 9, 2025
TO: Honorable Planning Commissioners
CC: Scott Claar, Planning Manager
Matthew Summers, Interim Assistant City Attorney
TOPIC: Tracy Community Church Modular Classroom Additions.
Development Review Permit (D24-0025) and Conditional Use Permit (CUP24-0011)
FROM: Kenny Lipich, Associate Planner
SUBJECT: Condition Modification to B.1.

Planning Commissioners, staff requests the following condition modification to B.1. to be revised as follows:

Original Language

B.1. Prior to the approval of a building permit, the applicant shall submit detailed plans that demonstrate six Keith Davey Chinese Pistache being placed approximately 40 feet in front of the playground area of multi-purpose/school building starting near the sanctuary to the west property line every 20 feet to the satisfaction of the Community and Economic Development Director.

New Language

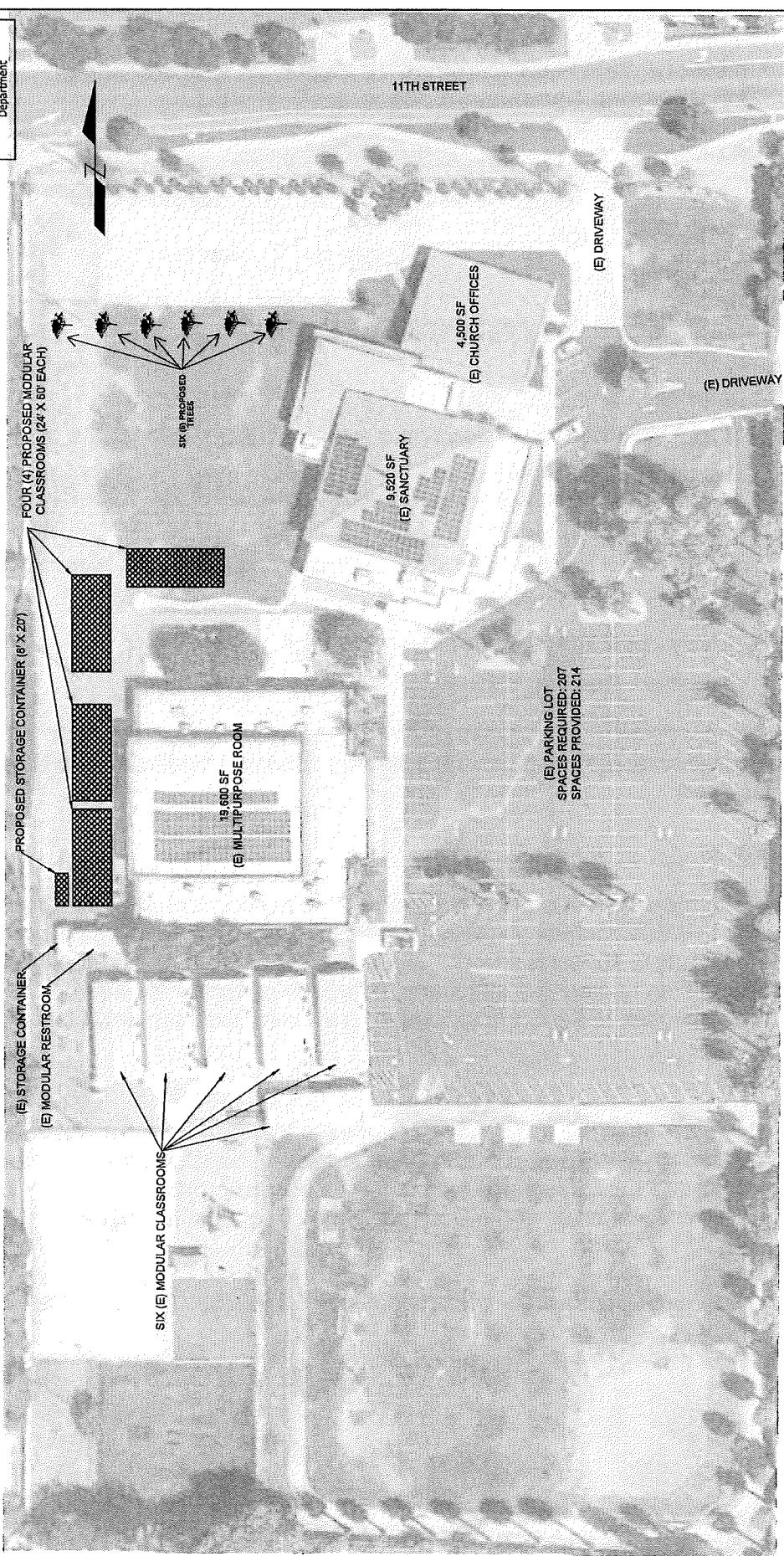
B.1. Prior to the approval of a building permit, the applicant shall submit detailed plans that demonstrate six Keith Davey Chinese Pistache trees being placed on the front, west side of the sanctuary to the west property line every 20 feet to the satisfaction of the Community and Economic Development Director.

Attached for reference is updated site plan dated June 6th, 2025, showing six trees.

Please let us know if you have any questions.

RECEIVED

June 6, 2025
City of Tracy Community
& Economic Development
Department



NO.	DATE	REVISION	BY	APD	SCALE: 1" = 30'	DRAWING:
					0	1"
					1"	
						NOTE: VERIFY SCALE
						DETAILED DRAWINGS
						ADJUST SCALES
						ACCORDING TO BAR
						STICK INDEX
						1 OF 4
						SHEET
						APR 2025
						DRAWN BY
						MAISC
						CHECKED BY:
						TRACY COMMUNITY CHURCH CONSTRUCTION TEAM
						1790 SEQUOIA BLVD, TRACY, CA 95376

**Public Comment Received 06 03 25
RE: Planning Commission Meeting 06 11 25
Item 1.B Tracy Community Church
D24-0025**

From: Lori Arbo
To: Public Comment; Kenneth Lipich
Subject: applications D24-0025 and CUP 24-0011 Tracy Community Church
Date: Tuesday, June 3, 2025 1:24:13 PM

Some people who received this message don't often get email from loriarbo@att.net. [Learn why this is important](#)

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

Good Afternoon,
I have been a neighbor of the Church for 35 years. It wasn't bad until they put in a baseball diamond right up against our fence line. We had 20 or 30 baseballs in our pool and backyard every month. I collected them and returned them for the kids. Then the holes started appearing in the fence along with broken boards. I mentioned this to the school and all I got was, well it is an old fence. To which I replied, yes but it was not damaged. Then the kids were allowed to run and come to our fence lines. They hung on my fence and barked at my dog, screamed. And teased the dogs daily. I went to the school and complained that they needed to keep the kids away from the fence, they are teasing my dogs and the dogs are getting aggressively agitated. At the time I was telling the principle, There were 2 kids hanging off my fence. I pointed it out. She said, well Kids will be kids. To which I replied, and dogs will be dogs.

A year later my dogs broke through one of the broken boards and got on the school grounds. They did nothing but run around, Thank God! I decided to replace the entire 100ft fence line and worked with Sunset fencing who worked with Mitch. I spoke to Mitch once, a very nice guy.

I understand wanting to make money and to expand. I am all for improvements for our community, but there must be protection for the homes butted up against the school property. They have been unable and unwilling to control the kids. The children have continued to come to my fence line and tease my dog. I only have one left now. The Teachers are unable or lack the desire to control those kids. More of the same seems like a bad price to pay and could lower our property values. There must be a 8 ft set back/cyclone fence, something to keep those kids away from our fence lines. My Dogs have been teased EVERYDAY of their lives by theses kids except weekends. The screaming is unreal. Protection for us property owners who are entitled to Life, Liberty and the pursuit of Happiness should be considered, we are entitled to peace at our homes. The field was not in use when I bought this property, So the kids didn't come up to our yards. There must be some type of compromise for us homeowners, not just more uncontrolled children.

Thank you
Lori Riley
1825 Foxwood Dr
Tracy, Ca.

Public Comment -- Received 06.05.25
Planning Commission Meeting 06.11.25
Item 1.B Tracy Community Church
D24-0025

From: Kelly Leanos
To: Public Comment; Tony Leanos
Subject: Public Hearing for Development Review Permit D24-0025 & Conditional Use Permit CUP24-0011 – West Valley Christian Academy Expansion
Date: Thursday, June 5, 2025 6:36:40 PM

Some people who received this message don't often get email from kleanos5@gmail.com. [Learn why this is important](#)

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

Dear Planning Commissioners and City Staff,

I am writing to express my strong support for Tracy Community Church and West Valley Christian Academy's application for a Development Review Permit (D24-0025) and Conditional Use Permit (CUP24-0011) to expand their existing school facilities located at 1790 Sequoia Blvd. As a longtime member of the Tracy community and a parent whose daughter attended West Valley Christian Academy from preschool through 8th grade, I can personally attest to the tremendous value this school brings to local families.

West Valley Christian Academy has provided an exceptional education for our daughter, offering a nurturing environment with small class sizes, strong academic standards, and a foundation rooted in values and character development. Unlike many public options, the student-to-teacher ratio at WVCA is unmatched in Tracy, allowing for more individualized attention and support for each child's academic and personal growth.

The ability for families to choose the right educational path for their children is fundamental. For many of us, West Valley Christian Academy has been that choice—an environment where our children can thrive academically, spiritually, and socially. Unfortunately, due to the school's increasing popularity and limited space, many families are turned away each year. The proposed addition of modular classrooms will help alleviate this challenge and ensure more students can benefit from the quality education WVCA provides.

I urge you to approve the Development Review Permit and Conditional Use Permit for this project. Doing so will allow West Valley Christian Academy to continue serving Tracy families with excellence, providing meaningful educational choice in our growing community.

Thank you for your time and consideration.

Sincerely,

Tony and Kelly Leanos