

**MINUTES**  
**TRACY CITY PLANNING COMMISSION**  
**REGULAR MEETING**  
**JULY 23, 2025, 7:00 P.M.**  
**TRACY TRANSIT STATION**  
**ROOM 103/104, 50 E. 6TH STREET**

**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, Commissioner Orcutt and Chair Penning present. Commissioner English absent. Vice Chair Boakye-Boateng also absent at the time of roll call. Also present were; Forrest Ebbs, Director; Scott Claar, Planning Manager; Craig Hoffman, Senior Planner; Victoria Lombardo, Senior Planner; Kenneth Lipich, Associate Planner; Gina Peace, Executive Assistant; and Jennifer Lucero, Administrative Assistant.

**MINUTES**

Chair Penning introduced the Regular Meeting Minutes from the June 11, 2025 Planning Commission Regular Meeting.

**ACTION:** It was moved by Commissioner Atwal and seconded by Commissioner Orcutt to approve June 11, 2025 Planning Commission Regular Meeting Minutes. A voice vote found Commissioner Atwal, Commissioner Orcutt, and Chair Penning in favor. Commissioner English absent. Vice Chair Boakye-Boateng also absent at the time of the voice vote. Passed and so ordered; 3-0-2-0.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

None.

**ITEMS FROM THE AUDIENCE**

None.

Vice Chair Boakye-Boateng entered the dais at 7:05 p.m.

**1. NEW BUSINESS**

**A.** Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, make the following recommendations to the City Council (1) determining that in accordance with the provisions of California Environmental Quality Act (CEQA)

guidelines sections 15162 and 15168, the Tracy Hills Phase 1C project was analyzed under a previous environmental document. no new significant environmental impacts were identified for the project. therefore, no further environmental review is necessary  
(2) recommending the City Council approve a specific plan amendment to the Tracy Hills Specific Plan modifying development standards and adding appendix f for Tracy Hills Phase 1C design standards and including an addition to Appendix D for public art and project branding (3) recommending the city council approve a vesting tentative subdivision map for the Tracy Hills Phase 1C project containing 289 single family lots with associated home owner's association parcels and public space areas.

Craig Hoffman, Senior Planner, presented staff report.

Chair Penning opened the Public Hearing at 7:27 p.m.

John Palmer and Mike Souza, Project Managers for the Project, each addressed the Commission and provided a PowerPoint presentation.

Erin Reel, Tracy Hills resident, addressed the Commission in support of the Project.

Chair Penning closed the Public Hearing at 7:59 p.m.

**ACTION:** It was moved by Commissioner Atwal and seconded by Commissioner Orcutt that the Planning Commission recommend the City Council introduce and adopt an Ordinance that:

- (A) Approves an Amendment to the Tracy Hills Specific Plan related to Tracy Hills Phase 1C Project and the addition of Appendix F – design guidelines for Tracy Hills Phase 1C Project and including an addition to Appendix D for public art and project branding, Application Number SPA22-0001; and
- (B) Determines that based on the Environmental Impact Report that was certified by the City Council on April 5, 2016, for the Tracy Hills Specific Plan, an addendum to the EIR has been prepared in accordance with the provisions of California Environmental Quality Act (CEQA) guidelines Sections 15162 and 15168 to address the proposed amendment to the Tracy Hills Specific Plan for the Tracy Hills Phase 1B Project. The Phase 1C Project was analyzed as part of the previous Phase 1B Project. No new significant environmental impacts were identified for the project and therefore, no further environmental review is necessary; and

Recommend that the City Council adopt a resolution that:

- (A) approves a Vesting Tentative Subdivision Map to create 289 single-family residential lots and various other parcels on approximately 121.5 acres located south of I-580, west of Corral Hollow Road, Assessor's Parcel Numbers 251-040-08 and 251-040-19, Application Number TSM2022-0001, modifying Finding No. 2 (*last paragraph*) – "...suitable for *industrial residential* development in accordance with City standards;" and
- (B) determines that based on the Environmental Impact Report (EIR) that was certified by the City Council on April 5, 2016, for the Tracy Hills Specific Plan, an addendum to the EIR has been prepared in accordance with the provisions of California Environmental Quality Act (CEQA) guidelines sections 15162 and 15168 to address the proposed amendment to the Tracy Hills Specific Plan for

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the Tracy Hills Phase 1B Project. The Phase 1C Project was analyzed as part of the previous Phase 1B Project. No new significant environmental impacts were identified for the Project and therefore, no further environmental review is necessary.

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

**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 that (A) certifies an Environmental Impact Report (EIR) and adopts a Mitigation Monitoring And Reporting Program (MMRP), findings of fact and a statement of overriding considerations for the annexation and development of the Schulte Warehouse Project, which consists of approximately 20.92 acres located at 16286 West Schulte Road and annexation, but not development, of an adjacent one-acre parcel located at 16310 West Schulte Road, (B) approves a development review permit for 16286 West Schulte Road property for construction of a 217,466 square foot industrial warehouse building, provided that the development review permit will not be effective until the first day following the effective date of the San Joaquin County Local Agency Formation Commission (LAFCo)'s approval of the annexation of the property to the City, and (C) authorizes the City Manager to submit a petition to LAFCo to annex that certain 21.92 acres located at 16286 and 16310 West Schulte Road bearing Assessor's Parcel Numbers 209-230-25 and 209-230-26 (Property) to the City of Tracy; and (2) introduce and adopt an Ordinance that approves the rezoning of the combined property to Light Industrial (M1).**

Victoria Lombardo, Senior Planner, presented the staff report and a PowerPoint presentation.

Abbie Wertheim, Panattoni Development Company, addressed the Commission, via telephone.

Elise Laws, DeNovo Planning Group, addressed the Commission and presented a PowerPoint presentation.

Scott Claar, Planning Manager, and Forrest Ebbs, Community and Economic Development Director, answered questions from the Commission.

Chair Penning opened the Public Hearing at 8:39 p.m.

Juan Perez, IBEW (International Brotherhood of Electrical Workers), representing the Electrical Workers Union, representing various trade unions, addressed the Commission in support of the Project.

Liz Sutton, Sheet Metal Workers' Local Union No. 104, addressed the Commission in support of the Project.

Chair Penning closed the Public Hearing at 8:42 p.m.

**ACTION:** It was moved by Commissioner Orcutt and seconded by Vice Chair Boakye-Boateng that the Planning Commission recommend that the City Council of the City of Tracy take the following actions (1) adopt a resolution that (a) certifies an Environmental Impact Report (EIR), adopts findings, and adopts a statement of overriding considerations and a Mitigation Monitoring and Reporting Program (MMRP) for the annexation of approximately 21.92 acres located at 16286 West Schulte Road bearing Assessor's Parcel Number (APN) 209-230-25 and 16310 West Schulte Road, bearing APN 209-230-26 and development of an industrial building on a 20.92 acre property located at 16286 West Schulte Road bearing APN 209-230-25, all in accordance with the requirements of the California Environmental Quality Act (CEQA); approves the submittal of a petition to the San Joaquin County Local Agency Formation Commission (LAFCo) for the annexation of the combined property located at 16286 West Schulte Road bearing APN 209-230-25 and 16310 West Schulte Road, bearing APN 209-230-26 to the City of Tracy (City) and (2) adopt an ordinance that approves the rezoning of the combined property located at 16286 West Schulte Road bearing APN 209-230-25 and 16310 West Schulte Road, bearing APN 209-230-26 to Light Industrial (M1); and (3) adopt a resolution that approves a development review permit for the development property located at 16286 West Schulte Road bearing APN 209-230-25 to take effect on the first day following the effective date of the LAFCo's approval of the annexation of the Property to the City.

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

C. Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, recommend that the City Council take the following actions:

(1) Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the approval of the Specific Plan Amendment and Development Review permit for the construction of an approximately 52,000 sq. ft., 4-story, 107 room hotel, an approximately 47,000 sq. ft., 4-story, 70 room hotel, and site improvements, located at 3055, 3095, 3125 N. Corral Hollow Road, Accessor's Parcel Number (APN) 212-260-07, -08, -09 (Project) in accordance with the California Environmental Quality Act, based on the findings, pursuant to Public Resources Code sections § 21064.5 and 21080(c); and

(2) Approve an amendment to the I-205 Corridor Specific Plan that amends the I-205 Corridor Specific Plan boundary to include 3055 N. Corral Hollow Road, APN: 212-260-09, amends the I-205 Corridor Specific Plan to designate 3055 N. Corral Hollow Road, APN 212-260-09 as General Commercial, and amends the I-205 Corridor Specific Plan hotel and motels' maximum floor area ratio requirement from 0.6 to 1.0; and

(3) Approve a development review permit for the construction of the project; and

(4) Approve a determination for a parking reduction of 20 percent pursuant to Tracy Municipal Code Section 10.08.3470(e).

Kenny Lipich, Associate Planner, presented staff report.

Arvind Iyer, architect for the Applicant, answered questions from the Commission.

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Chair Penning opened the Public Hearing at 9:13 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 Orcutt that the Planning Commission recommend that the City Council of the City of Tracy take the following actions:

Recommending that the City Council of the City of Tracy conduct a Public Hearing, and upon its conclusion, take the following actions:

1. Adopt a Resolution that approves a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the approval of the Specific Plan Amendment and Development Review Permit for the construction of an approximately 52,000 sq. ft., 4-story, 107 room hotel, an approximately 47,000 sq. ft., 4-story, 70 room hotel, and site improvements, located at 3055, 3095, 3125 N. Corral Hollow Road, APN 212-260-07, -08, -09 (Project) in accordance with the California Environmental Quality Act, based on the findings, pursuant to public resource's code sections § 21064.5 and 21080(c).
2. Introduce and adopt an Ordinance that approves an Amendment to the I-205 Corridor Specific Plan that:
  - A) Amends the I-205 Corridor Specific Plan Boundary to include 3055 N. Corral Hollow Road, APN 212-260-09; and
  - B) Amends the I-205 Corridor Specific Plan to designate 3055 N. Corral Hollow Road, APN 212-260-09 as General Commercial; and
  - C) Amends the I-205 Corridor Specific Plan hotels and motels maximum floor area ratio requirement from 0.6 To 1.0.
3. Adopt a Resolution that:
  - A) Approves a Development Review Permit for the construction of the project; and
  - B) Approves a Determination for a parking reduction of 20 percent pursuant to Tracy Municipal Code Section 10.08.3470(E).

A roll call vote found Commissioner Atwal, Commissioner Orcutt, Vice Chair Boakye-Boateng, and Chair Penning all in favor. Commissioner English 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**

Commissioner Orcutt inquired about the duration of projects in the City. Scott Claar, Planning Manager and Forrest Ebbs, Community and Economic Development Director, addressed the Commission stating that the size of the project typically determines the time frame of completion.

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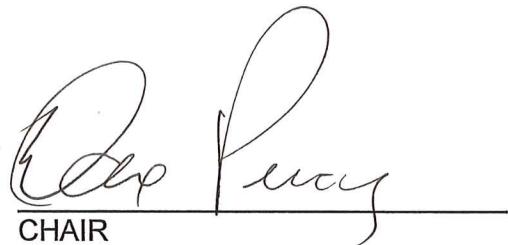
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Commissioner Orcutt then asked staff about the status of CEQA easing in California. Matthew Summers, Interim Assistant City Attorney, stated that earlier this month CEQA was eased for affordable high density housing projects.

**5. ADJOURNMENT**

**ACTION:** It was moved by Commissioner Orcutt and seconded by Commissioner Atwal to adjourn.

Time: 9:40 p.m.



Ray Percy

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CHAIR

  
\_\_\_\_\_  
Scott Clancy

STAFF LIAISON

This meeting's agenda was posted at the Tracy City Hall on July 17, 2025. The above are action minutes. A recording is available on the City's website.