

**MINUTES  
TRACY CITY PLANNING COMMISSION  
REGULAR MEETING  
APRIL 8, 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 AND DECLARATION OF CONFLICTS**

Roll Call found Vice Chair Boakye-Boateng, Commissioner Chavez and Chair Penning present, with no conflicts. Commissioner Atwal and Commissioner Strout absent. Also present were: Scott Claar, Planning Manager; L. David Nefouse, City Attorney; Daniella Green, Assistant City Attorney; Genevieve Federighi, Senior Planner; Breanna Alamilla, Associate Planner; Miranda Aguilar, Planning Technician; and Jennifer Lucero, Administrative Assistant.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

None.

**ORDER OF BUSINESS**

**1. PRESENTATIONS**

**A. BROWN ACT TRAINING**

L. David Nefouse, City Attorney, presented a PowerPoint presentation to the Commission.

At 7:03pm, Commissioner Atwal arrived to the dais.

L. David Nefouse, City Attorney, addressed questions from the Commission.

**2. CONSENT CALENDAR**

**A. MINUTES – Adoption of the 03.25.2026 Regular Meeting Minutes.**

**ACTION:** It was moved by Vice Chair Boakye-Boateng and seconded by Chair Penning that the Planning Commission of the City of Tracy approve the meeting minutes from the regular Planning Commission meeting on March 25, 2026.

A roll call vote found Vice Chair Boakye-Boateng and Chair Penning in favor, Commissioner Atwal and Commissioner Chavez abstained, Commissioner Strout absent. Motion failed; 2-0-1-2.

It was moved by Chair Penning and seconded by Commissioner Boakye-Boateng that the Planning Commission of the City of Tracy to continue the approval of the meeting minutes from the regular Planning Commission meeting on March 25, 2026 at the next Planning Commission Meeting to be held on April 22<sup>nd</sup> 2026.

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

### 3. ITEMS FROM THE AUDIENCE

None.

### 4. PUBLIC HEARINGS

- A.** 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 CUP25-0004, TO OPERATE A TAEKWONDO STUDIO LOCATED AT 3254 W GRANT LINE ROAD, ASSESSOR'S PARCEL NUMBER 238-600-02 (EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301, PERTAINING TO EXISTING FACILITIES). THE APPLICANT IS KYEONGSIK PARK, AND THE PROPERTY OWNER IS TRACY GRANT LINE ROAD INVESTMENT, LLC.

Breanna Alamilla, Associate Planner, presented the staff report and addressed questions from the Commission.

Chair Penning opened the Public Hearing at 7:48 p.m.

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 Planning Commission of the City of Tracy adopt a Resolution granting a Conditional Use Permit, Application Number CUP25-0004, to operate a taekwondo studio located at 3254 W Grant Line Road, Assessor's Parcel Number 238- 600-02 (exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, pertaining to existing facilities).

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

- B. STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECEIVE INPUT FROM ANY INTERESTED PARTIES REGARDING INFORMATION THAT SHOULD BE INCLUDED IN THE COSTCO COLD STORAGE ENVIRONMENTAL IMPACT REPORT (EIR).**

Genevieve Federighi, Senior Planner, introduced Liza Debies, CEQA Consultant (Placeworks) who presented the project and addressed questions from the Commission.

Chair Penning opened the Public Hearing at 8:07 p.m. and seeing as no one came forward, the Public Hearing was closed.

No action needed.

- 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 ADOPTING A NEW ARTICLE, ARTICLE 18.5 MIXED USE ZONE (MU-1), AND REVISING AN EXISTING ARTICLE, ARTICLE 35 SIGNS, OF CHAPTER 10.08, ZONING REGULATIONS, 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.**

Breanna Alamilla, Associate Planner, presented the staff report and addressed questions from the Commission.

Chair Penning opened the Public Hearing at 8:14 p.m., 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 Planning Commission of the City of Tracy adopt a resolution recommending that the City Council take the following actions:

Waive the first reading by substitution of the title and introduce an ordinance adopting a new article, Article 18.5 Mixed Use Zone (MU-1), and revising an existing article, Article 35 Signs, of Chapter 10.08, Zoning Regulations, 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 Chavez and Chair Penning in favor. Commissioner Strout absent. Passed and so ordered; 4-0-1-0.

## 5. REGULAR AGENDA

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

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

Chair Penning opened the Public Hearing at 8:20 p.m., seeing as no one came forward, the Public Hearing was closed.

**ACTION:** It was moved by Chair Penning and seconded by Commissioner Atwal that the Planning Commission of the City of Tracy nominate Chair Penning to serve as acting member on the General Plan Advisory Committee (GPAC).

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

It was moved by Chair Penning and seconded by Commissioner Atwal that the Planning Commission of the City of Tracy nominate Vice Chair Boakye-Boateng to serve as an alternate on the General Plan Advisory Committee (GPAC).

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

## 6. ITEMS FROM THE AUDIENCE

Alice English, Tracy resident, congratulated the commission and gave them her best wishes.

## 7. DIRECTOR'S REPORT

None.

## 8. ITEMS FROM THE COMMISSION

None.

## 9. ADJOURNMENT

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

Time: 8:24 p.m.



CHAIR

  
STAFF LIAISON

*This meeting's agenda was posted at the Tracy City Hall on April 2, 2026. The above are action minutes. A recording is available on the City's website.*