

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
APRIL 22, 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.

ROLL CALL AND DECLARATION OF CONFLICTS

Roll Call found Commissioner Atwal present via videoconference, Commissioner Chavez, Commissioner Strout, Vice Chair Boakye-Boateng and Chair Penning present, with no conflicts. Also present were: Scott Claar, Planning Manager; Daniella Green, Assistant City Attorney; David I. Brotchie, Senior Civil Engineer; Christina Delgadillo, Assistant Planner; Gina Peace, Executive Assistant; and Jennifer Lucero, Administrative Assistant.

PLEDGE OF ALLEGIANCE

Chair Penning led the pledge of allegiance.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

PRESENTATIONS

None.

ORDER OF BUSINESS

1. 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 meetings on March 25, 2026.

A roll call vote found Commissioner Atwal, Vice Chair Boakye-Boateng, Commissioner Chavez, Commissioner Strout and Chair Penning in favor.

Both Commissioner Chavez, and Commissioner Strout, who were not at the March 25, 2026 meeting, confirmed they watched the meeting video and concur with the meeting minutes. Passed and so ordered; 5-0-0-0.

B. MINUTES – Adoption of the 04.08.26 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 meetings on April 8, 2026.

A roll call vote found Commissioner Atwal, Vice Chair Boakye-Boateng, Commissioner Chavez, Commissioner Strout and Chair Penning in favor. Commissioner Strout, who was not at the April 8, 2026 meeting, confirmed he watched the meeting video and concurs with the meeting minutes. Passed and so ordered; 5-0-0-0.

2. ITEMS FROM THE AUDIENCE

None.

3. 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 CUP26-0001, TO OPERATE AN INDOOR ENTERTAINMENT AND ACTIVE-PLAY FACILITY LOCATED AT 2005 N. TRACY BOULEVARD, ASSESSOR'S PARCEL NUMBER 232-070-08 (EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301, PERTAINING TO EXISTING FACILITIES), AND (2) MAKING A DETERMINATION THAT THE EXISTING PARKING SPACES ARE SUFFICIENT TO SERVE THE INDOOR ENTERTAINMENT AND ACTIVE-PLAY FACILITY. THE APPLICANT IS ANIL ALLURI, WW NEXUS LLC, AND THE PROPERTY OWNER IS SAVE MART PORTFOLIO OWNER NLP CA, LLC.

Christina Delgadillo, Assistant Planner, presented the staff report and addressed questions from the Commission.

Chair Penning opened the Public Hearing at 7:11 p.m.

Anil Madithati, owner, addressed the Planning Commission via WebEx, stating he was available for questions.

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

ACTION: It was moved by Vice Chair Boakye-Boateng and seconded by Commissioner Atwal that the Planning Commission of the City of Tracy adopt a Resolution granting a Conditional Use Permit, Application Number CUP26-0001, to operate an indoor entertainment and active play facility located at 2005 N. Tracy Boulevard, Assessor's Parcel Number 232-070-08 (exempt from California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15301 pertaining to existing facilities) and make a determination that the existing parking spaces are sufficient to serve the indoor entertainment and active play facility.

A roll call vote found Commissioner Atwal, Vice Chair Boakye-Boateng, Commissioner Chavez, Commissioner Strout and Chair Penning in favor. absent. Passed and so ordered; 5-0-0-0.

- B. STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D25-0016, FOR THE INSTALLATION OF TWO SOLAR PANEL CANOPIES IN THE HOLIDAY INN EXPRESS PARKING LOT LOCATED AT 3751 N. TRACY BOULEVARD (EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15303, PERTAINING TO NEW CONSTRUCTION OR CONVERSIONS OF SMALL STRUCTURES). THE APPLICANT IS TENCO SOLAR INC, AND THE PROPERTY OWNER IS PAK & PAK HOSPITALITY, LLC.**

Christina Delgadillo, Assistant Planner, presented the staff report and addressed questions from the Commission.

Vanessa Laura, Tenco Solar, representing the applicant, addressed the Commission via WebEx, and stated she was available for questions.

David Blumenthal, representing the owner, Holiday Inn, addressed the Commission.

Chair Penning opened the Public Hearing at 7:31 p.m. and seeing as no one came forward, the Public Hearing was closed.

ACTION: It was moved by Commissioner Shroul and seconded by Vice Chair Boakye-Boateng that the Planning Commission of the City of Tracy adopt a Resolution approving a Development Review Permit, Application Number D25-0016, for the installation of solar panel canopies in the Holiday Inn Express parking lot located at 3751 N. Tracy Boulevard (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 Chavez, Commissioner Strout and Chair Penning in favor. absent. Passed and so ordered; 5-0-0-0.

- C.** STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION APPROVING A DEVELOPMENT REVIEW PERMIT (D24-0017), CONDITIONAL USE PERMIT, (CUP25-0001), AND A TENTATIVE SUBDIVISION MAP (TSM24-0003) FOR THE CONSTRUCTION OF 8 CONDOMINIUM UNITS AND RELATED SITE IMPROVEMENTS, ON A 24,056 SQUARE FOOT UNDEVELOPED SITE LOCATED AT 310 W. MT DIABLO AVENUE, ASSESSOR'S PARCEL NUMBER 235-100-13 (EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332, WHICH PERTAINS TO CERTAIN IN-FILL DEVELOPMENT PROJECTS). THE APPLICANT IS WAFAA ALMAHAMID, AND THE PROPERTY OWNER IS SIERRA INVESTMENTS, LLC.

Christina Delgadillo, Assistant Planner, presented the staff report and addressed questions from the Commission.

Chair Penning opened the Public Hearing at 7:39 p.m., seeing as no one came forward, the Public Hearing was closed at 7:40 p.m. One e-mail was received from Fayyaz Malik with Sierra Investments, LLC, which was provided to the Commissioners and will be saved to the record, but not read aloud.

ACTION: It was moved by Commissioner Chavez and seconded Commissioner Atwal that the Planning Commission of the City of Tracy adopt a resolution approving a Development Review Permit (D24-0017), a Conditional Use Permit (CUP25-0001) and a Tentative Subdivision Map (TSM24-0003) for the construction of an eight unit residential condominium development and related site improvements on a 24,056 square foot undeveloped site located at 310 W. Mount Diablo Avenue, Assessor's Parcel Number 235-100-13 (exempt from the California Environmental Quality Act (CEQA)),

pursuant to CEQA guidelines section 15332, pertaining to certain in-fill development projects).

A roll call vote found Commissioner Atwal, Vice Chair Boakye-Boateng, Commissioner Chavez, Commissioner Strout, and Chair Penning in favor. absent. Passed and so ordered; 5-0-0-0.

4. REGULAR AGENDA

None.

5. ITEMS FROM THE AUDIENCE

None.

6. DIRECTOR'S REPORT

None.


7. ITEMS FROM THE COMMISSION

None.

8. ADJOURNMENT

ACTION: It was moved by Commissioner Shroust and seconded by Vice Chair Boakye-Boateng to adjourn. Roll call vote found all in favor. Passed and so ordered, 5-0-0-0.

Time: 7:56 p.m.



CHAIR



STAFF LIAISON

This meeting's agenda was posted at the Tracy City Hall on April 16, 2026. The above are action minutes. A recording is available on the City's website.