

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
AUGUST 28, 2024, 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 Commissioner English, Commissioner Penning, Vice Chair Atwal, and Chair Orcutt present. Also present were Genevieve Federighi, Acting Senior Planner; Martin Vargas, Assistant Planner; and Gina Peace, Executive Assistant. Bijal M. Patel, City Attorney, was present via WebEx. Commissioner Boakye-Boateng joined the dais at 7:11 p.m.

MINUTES

None.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. STAFF RECOMMENDS THAT THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION: (1) APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D24-0006, FOR THE INSTALLATION OF TWO MODULAR BUILDINGS AND RELATED SITE IMPROVEMENTS; (2) GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER CUP24-0002, TO EXPAND THE EXISTING SCHOOL, ON A 5.34-ACRE DEVELOPED SITE LOCATED AT 1635 CHESTER DRIVE, ASSESSORS PARCEL NUMBER 232-150-32; (3) DETERMINING THAT THE PROJECT MAY UTILIZE JOINT-USE PARKING FACILITIES TO SATISFY MINIMUM PARKING REQUIREMENTS, DUE TO THE SCHOOL BEING PRIMARILY A DAYTIME (WEEKDAY) USE AND THE CHURCH BEING PRIMARILY A NIGHTTIME AND/OR SUNDAY (WEEKEND) USE; AND (4) 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.**

THE APPLICANT IS ROD THOMPSON, AND THE PROPERTY OWNER IS ST. PAUL'S EVANGELICAL LUTHERAN CHURCH.

Martin Vargas, Assistant Planner, presented staff report and answered questions from the Commission.

Doug Davis, architect for the Project, addressed the Commission.

Chair Orcutt opened the Public Hearing at 7:12 p.m.

Pastor Calvin Waetzig, Senior Pastor, St. Paul's Lutheran Church, addressed the Commission, giving a brief history of the church and school, and expressing his support of the Project.

Dave Weaver, resident on Waverly Court, expressed concern about traffic congestion and noise.

Pam McCain, 31-year Tracy resident and Admissions Coordinator & Office Manager at Bella Vista Christian Academy, responded to neighbors' noise concerns, and spoke about Bella Vista's involvement in the community.

Boo Mariano-Junqueiro, 58-year Tracy resident, responded to Mr. Weaver's noise concern, and in support of the Project.

Michael DeLashnutt, Music Teacher at Bella Vista Christian Academy, addressed the Commission in support of the Project.

Seeing as no one else came forward, Chair Orcutt closed the Public Hearing at 7:35 p.m.

Vice Chair Penning asked about the timing of the Project. Pastor Waetzig shared that they will have the modulars installed and ready for the new school year, by July of 2025.

Commissioner Boakye-Boateng asked about how many students will be added as a result of the new classrooms being added. Pam McCain, Admissions Coordinator & Office Manager at Bella Vista Christian Academy shared that the current enrollment at Bella Vista is 237 students, with an average class size of 18-20 students.

Chair Orcutt shared that his children attended Bella Vista many years ago, but per Bijal Patel, City Attorney, because Chair Orcutt had no current ties, financial or otherwise, to the school or to the church, there was no conflict of interest.

Commissioner Atwal asked about the zoning of the property and when the first CUP (Conditional Use Permit) was approved. Martin Vargas, Assistant Planner, shared that the property was zoned LDR (Low Density Residential) and the original CUP was approved in 1963.

Additional discussion continued.

ACTION: It was moved by Commissioner Atwal and seconded by Vice Chair Penning that the Planning Commission adopt a Resolution:

- (1) Approving a development review permit (D24-0006) for the installation of two modular buildings and related site improvements on a 5.34-acre developed site located at 1635 Chester Drive, Assessors Parcel Number 232-150-32;
- (2) Granting a conditional use permit (CUP24-0002) to allow the addition of four classrooms for educational purposes at an existing school at 1635 Chester Drive, Assessors Parcel Number 232-150-32;
- (3) Determining that the project may utilize joint use parking facilities to satisfy minimum parking requirements, due to the school being primarily a daytime (weekday) use and the church being primarily a nighttime and/or Sunday (weekend) use, in accordance with Tracy Municipal Code Section 10.08.3460 (J); and
- (4) 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 Atwal, Commissioner Boakye-Boateng, and Commissioner English all in favor. Passed and so ordered; 5-0-0-0.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

None.

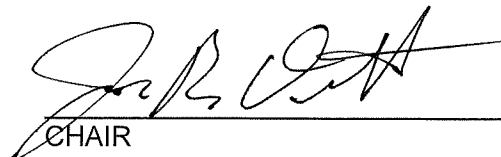
4. ITEMS FROM THE COMMISSION

Chair Orcutt commended Martin Vargas, Assistant Planner, on his first presentation to the Commission.

5. ADJOURNMENT

ACTION: It was moved by Chair Orcutt and seconded by Vice Chair Penning to adjourn. A voice vote found all in favor. Passed and so ordered; 5-0-0-0.

Time: 7:49 p.m.


CHAIR


STAFF LIAISON