

MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, June 12, 2013
7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA

CALL TO ORDER Chair Ransom called the meeting to order at 7:04 p.m.

PLEDGE OF ALLEGIANCE Chair Ransom led the pledge of allegiance

ROLL CALL Roll Call found Chair Ransom, Vice Chair Sangha, Commissioner Johnson, Commissioner Mitracos, and Commissioner Orcutt. Also present were staff members Victoria Lombardo, Senior Planner, Kimberly Matlock, Assistant Planner, Bill Sartor, Assistant City Attorney and Jan Couturier, Recording Secretary.

MINUTES APPROVAL

Chair Ransom requested a review of the May 22, 2013 minutes and asked for comments. Commissioner Johnson moved that the Commission approve the May 22, 2013 minutes. Commissioner Sangha seconded; all in favor, none opposed.

DIRECTOR'S REPORT REGARDING THIS AGENDA – Victoria Lombardo, Senior Planner advised that Bill Dean was presently working on the Cordes Ranch project and was unavailable.

ITEMS FROM THE AUDIENCE - None

1. **OLD BUSINESS** – None

2. **NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT APPLICATION FOR A PLACE OF WORSHIP AT 125 GANDY DANCER DRIVE – APPLICANT IS ROBERT M. KRENIK FOR CALVARY CHAPEL TRACY AND PROPERTY OWNER IS DAVE HUMPHREY FOR HUMPHREY DEVELOPMENT, LLC. - APPLICATION NUMBER CUP13-0003**

Chair Ransom reviewed Agenda Item 2A.

Kimberly Matlock, Assistant Planner, provided the staff report by advising that the proposal was for a place of worship in a light industrial area, Industrial Area Specific Plan, and that churches are conditionally permitted. She reviewed the location of the building and that the area has the appearance of an office complex. She then discussed the types of uses that were being proposed and advised that the applicant wished to request joint use parking to assure compliance with parking requirements.

She closed by requesting that Planning Commission grant the Conditional Use Permit and authorize Joint Parking for the use.

Chair Ransom then brought the discussion back to the Commission for comment.

Commissioner Johnson asked about the outside activities that were referred to as occurring six times a year and asked if the applicant would need to ask for a Conditional Use Permit for each occurrence. Ms. Matlock referred to the Plan Set and indicated that those types of activities were included in the application and that all other activities would be held inside the building. She added that should there be other types of activities; they would require a temporary use permit.

Chair Ransom asked about the existing business on site and if the hours of that business and the applicant's joint parking requirement would conflict. Ms. Matlock advised there would be no conflict.

Commissioner Mitracos asked if the existing manufacturing business was the Property Owner. Ms. Matlock advised that it was.

Commissioner Orcutt stated he would abstain from voting due to his membership in the church.

Chair Ransom opened the meeting to public comment.

Rob Krenik, the Pastor for the applicant, read a letter from Humphrey Development, the Property Owner, to the City of Tracy which advised of their approval of the proposed use; stating that it would be of benefit to the location largely based on hours of use.

Chair Ransom returned the meeting to the Commission. Commissioner Orcutt asked about the requirement for the number of bathroom facilities for the number of people in attendance. Ms. Matlock advised that issue is a requirement of the California Building Code and Mr. Sartor advised that the issue would be addressed during the permit process. Commissioner Mitracos commented that the Planning Commission approves the land use not the building.

Commissioner Johnson moved that the Planning Commission approve the Conditional Use Permit application for a place of worship at 125 Gandy Dancer Drive and authorize joint use parking, based on the findings and subject to the conditions as stated in the Planning Commission Resolution dated June 12, 2013 (Attachment C). Commissioner Mitracos seconded; all in favor with Commissioner Orcutt abstaining.

B. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A CONDITIONAL USE PERMIT APPLICATION FOR AN EDUCATIONAL AND INSTITUTIONAL FACILITY AT 510 WHISPERING WIND DRIVE. APPLICANT AND PROPERTY OWNER IS EDGEWOOD CORPORATE CENTER, LLC. APPLICATION NUMBER CUP13-0004

Chair Ransom reviewed Agenda 2B and requested the staff report.

Ms. Matlock reviewed the proposal to open an educational and institutional facility in an Industrial Areas Specific Plan zone which would require a Conditional Use Permit. Therapeutic Pathways will employ between 35 to 50 staff and treat up to 50 clients. Typical hours of operation would be Monday through Friday from 8 am to 6 pm. The institution would be compatible with the dental use already in existence at this location and the other buildings throughout the complex.

On March 27, 2013 the Planning Commission determined that the off street parking requirement for educational facilities would be one space per staff person on site plus one space per transit vehicle. She advised that the proposal met that requirement.

Ms. Matlock concluded by stating that staff believed that the proposed use would be appropriate for this location.

Chair Ransom returned the meeting to the Commissioners for comment. Commissioner Orcutt asked if there would be adequate space for the vehicles that would be used to transport the clients. Ms. Matlock indicated the applicant had verified this.

Commissioner Johnson asked if the present space was vacant. Ms. Matlock advised that it was. He then asked if the usual notification radius was used for the public hearing. Ms. Matlock advised that it was.

Chair Ransom asked if the reference to the parking requirement dated March 27, 2013 was related to the Cerebral Palsy application at that meeting. Ms. Matlock advised that it was. Chair Ransom then asked for clarification on the location of the project which was provided by Ms. Matlock.

Chair Ransom opened the public hearing at 7:23 p.m.

Lane Borges of Borges Architectural Group of Roseville introduced himself and advised that his firm had been the original architect for this location. He clarified that the number of staff would be 35 – 50, but they would not all be there at the same time. He further stated there would be a large surplus of parking. He also advised that the buses would be mini buses which would service the clients.

Commissioner Johnson asked if there would be significant tenant improvements. Mr. Borges indicated that there has never been any tenant improvements to the building as it had not yet been occupied further advising that everything would be brand new. Commissioner Johnson then asked if there would be special requirements due to the use. Mr. Borges advised that this location would be classified as private school not requiring anything special.

Commissioner Mitracos asked about the services.

Coleen Sparkman, Director of Therapeutic Pathways reviewed the services provided by the organization; the age range of their clients being from infants to adolescents. She advised that they work with clients who require help with being integrated into the community and they partner with schools to bring them back into the public school system.

Commissioner Johnson asked about the skill level of the staff. Ms. Sparkman advised that many employees were college students who were provided additional training and that the client/staff ratio is one on one.

Vice Chair Sangha asked whether Therapeutic Pathways offered internships. Ms. Sparkman advised that they do.

Chair Ransom closed the public comment session at 7:30 and requested further comment from the Commissioners.

A motion was made by Commissioner Orcutt to approve the Conditional Use Permit for an educational and institutional facility at 510 Whispering Wind Drive for the applicant of Edgewood Corporate Center, LLC application number CUP13-0004. Vice Chair Sangha seconded. Chair Ransom asked if the resolution should be incorporated; there was some additional comment from Commissioner Mitracos. Mr. Sartor advised that the motion was fine as stated and clarified that Vice Chair Sangha had seconded the motion. All in favor; none opposed.


3. **ITEMS FROM THE AUDIENCE** - None

4. **DIRECTOR'S REPORT** - None

5. **ITEMS FROM THE COMMISSION** Commissioner Mitracos asked about the status of Tracy Hills project. Ms. Lombardo advised that it would be some time before it will come before the commission due to the applicants' schedule.

6. **ADJOURNMENT**

Commissioner Johnson moved to adjourn at 7:34 p.m.



STAFF LIAISON



CHAIR