

**MINUTES**  
**TRACY CITY PLANNING COMMISSION**  
**WEDNESDAY, August 14, 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** – None

**DIRECTOR'S REPORT REGARDING THIS AGENDA** – None

**ITEMS FROM THE AUDIENCE** – None

1. **OLD BUSINESS** – None

2. **NEW BUSINESS**

A. **PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A CONDITIONAL USE PERMIT APPLICATION FOR A PLACE OF WORSHIP IN THE EDGEWOOD CORPORATE CENTER LOCATED AT 4600 S. TRACY BOULEVARD, SUITES 101, 111, 113, and 115. APPLICANT IS SCHACK AND COMPANY, INC. AND PROPERTY OWNERS ARE EDGEWOOD CORPORATE CENTER, LLC. AND MEM DEVELOPMENT COMPANY, LLC. APPLICATION NUMBER CUP13-0005**

Chair Ransom reviewed agenda item 2A and called for the staff report.

Ms. Matlock presented the staff report in which she advised that the proposal was to establish a place of worship (Journey Christian Church) in the Edgewood Corporate Center located at 4600 South Tracy Boulevard, Suites 101, 111, 113, and 115. She added that the Edgewood Corporate Center is an office complex comprised of four condominium buildings and a shared parking lot located within the Industrial Areas Specific Plan area and designated General Industrial. She advised that places of public assembly would be conditionally permitted and would require a Conditional Use Permit granted by the Planning Commission to operate.

She reviewed the space requirements of the applicant including the worship area and classrooms, offices, and other common areas. She provided information on the times of the worship services would be on weekends only with meetings and administrative office hours during the week, indicating there would not be a conflict with the operation of existing tenants.

In a review of the site parking she advised that there was enough available parking on site for the proposed use, which required 103 parking spaces. She said the site contained a total of 453 parking spaces, at a rate greater than 1 parking space per 200 square feet of gross floor area. She commented that this would provide flexibility in the uses that can occupy the site and that the site was primarily occupied by offices which only required 1 space per 250 square feet of gross floor office area.

Ms. Matlock advised that Staff recommended that the Planning Commission approve the application for a Conditional Use Permit.

Chair Ransom asked if there were any questions or comments from any of the Commissioners. Commissioner Orcutt asked if in the future the church wished to change spaces would the applicant have to come before the PC again. Ms. Matlock advised that the applicants would need to come before Commission for any such changes.

Chair Ransom opened the public hearing at 7:09 p.m.

Dan Schack, of Schack and Company, represented the applicant. He advised that the summary provided by staff was accurate and that the usage was complementary to the entire facility. He then provided a summary of the application and then advised that Scott McFarland, Journey Christian Church Pastor, was also available. He restated the staff recommendation for the Planning Commission to approve the application

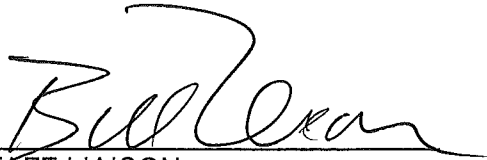
Commissioner Johnson advised the applicant that he had noted information was included about an outdoor play area referenced in the Conditions of Approval as attached to the Resolution. Ms. Matlock advised that this was a typo and referenced an additional typo in staff report. She then advised that the portion of Condition of Approval 2B referring to the outdoor play area should be eliminated from the Condition of Approval.

Chair Ransom asked if there were any further changes to the resolution. Ms. Matlock restated that only the portion referring to outdoor play area in Condition of Approval 2B should be removed from the Conditions of Approval and that any other changes were to the staff report and would not affect the resolution.

Chair Ransom closed the public hearing and then requested comments or questions from the Commissioners. Commissioner Johnson said he was glad to see empty buildings being occupied and moved that the Planning Commission approve the application for a Conditional Use Permit for a place of worship in the Edgewood Corporate Center located at 4600 S. Tracy Boulevard, Suites 101, 111, 113, and 115, based on the findings and subject to the conditions as amended and as stated in the Planning Commission Resolution dated August 14, 2013. Commissioner Orcutt seconded, all in favor none opposed.

3. ITEMS FROM THE AUDIENCE - None
4. DIRECTOR'S REPORT - None
5. ITEMS FROM THE COMMISSION - None

6. ADJOURNMENT: Chair Ransom requested a motion to adjourn. Commissioner Orcutt so moved; Commissioner Johnson seconded at 7:15 p.m.



STAFF LIAISON



CHAIR

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12