

MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, OCTOBER 22, 2014
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 Chair Orcutt, Vice Chair Vargas, Commissioner Sangha, Commissioner Mitracos, and Commissioner Ransom present. Also present were staff members Bill Dean, Assistant Development Services Director, Kimberly Matlock, Assistant Planner, Bill Sartor, Assistant City Attorney, and Sandra Edwards, Recording Secretary.

MINUTES APPROVAL

The minutes of August 27, 2014, and September 24, 2014, were approved with revisions.

DIRECTOR'S REPORT REGARDING THIS AGENDA – Bill Dean, Assistant Development Services Director, reported that City Council had approved the Grant Line Road apartment project.

ITEMS FROM THE AUDIENCE – None.

1. **OLD BUSINESS** – None.

2. **NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER APPLICATIONS FOR A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW FOR A PRIVATE ELEMENTARY SCHOOL BUILDING, OUTDOOR PLAY AREA, NATURE GARDEN, AND PARKING AREA IMPROVEMENTS AT THE SOUTHEAST-CORNER OF MURRIETA WAY AND HOLMES COURT (120 MURRIETA WAY) – APPLICANT IS RICHARD LARSON AND PROPERTY OWNER IS TR 120, LLC – APPLICATION NUMBERS CUP14-0007 AND D14-0013 – Kimberly Matlock, Assistant Planner, provided the staff report. Ms. Matlock stated the proposal is to construct and establish a private elementary school to be operated by the Montessori Elementary School of Tracy.

Schools are conditionally permitted in the ISP General Industrial area, and a Conditional Use Permit is required before a school may be established.

The elementary school will be located in the southern end of the business area, further from the main roads such that student drop-off and pick-up would have minimal impacts on nearby industrial businesses. The school will consist of eight classrooms, administrative offices, a multi-purpose room, a kitchen, and storage areas. An outdoor play area is proposed behind the building, and a nature garden for educational purposes is proposed on the southern edge of the site.

The applicant is also seeking Development Review approval of an approximately 35,000 square foot building, outdoor play area, nature garden, and parking area improvements.

The school building is proposed near the street with a parking area along the front of the building for student drop-off and pick-up and staff parking. An outdoor play area is proposed behind the building, and is set back over thirty feet from the residential neighborhood and screened by an existing six-foot tall berm and twelve-foot tall masonry wall. The school campus and outdoor play area will be enclosed with fencing for the safety of the students.

The proposed building employs a balance of architectural enhancements and variety of materials on all four sides of the building consistent with the City's Design Goals and Standards. The building uses a mix of metal panels in various colors, glazing, and masonry to create a modern design, and an equipment well will hide roof-mounted and through-roof equipment required to serve the building. The project meets the TMC off-street parking and landscaping requirements and is designed with good vehicular and pedestrian circulation.

The applicant will extend the left-turn lanes at the intersections of Tracy Boulevard and Gandy Dancer Drive and at Tracy Boulevard and Valpico Road to accommodate the increase in traffic generated by the school.

Staff recommended that the Planning Commission approve the project, because, as designed, it will operate in a compatible manner with the businesses in the vicinity.

Commissioner Ransom asked if there were plans to extend the lane divider further down the street. Cris Mina, Senior Civil Engineer, stated a CIP project was planned, which would include a traffic signal, lengthening the left turn lane, and could include a raised median.

Commissioner Ransom asked if there was a tentative date for the CIP project. Mr. Mina stated the developer was only required to make improvements to serve their project. Mr. Mina added the developer is required to increase the length of the left turn lane to accommodate the number of cars that will visit their site.

Commissioner Ransom asked if the CIP mentioned was already planned. Mr. Mina stated the design should be complete in six to eight months with construction taking another six to eight months.

Chair Orcutt asked if the City could extend the yellow line in the interim. Mr. Mina stated he would check with the Public Works Department.

Vice Chair Vargas asked if the CIP would include sidewalks. Mr. Mina stated industrial areas only have sidewalks on one side of the street and could be part of the CIP. Mr. Mina stated he would see if the sidewalk could be accommodated. Vice Chair Vargas asked that an update on the CIP be provided. Vice Chair Vargas stated she would like a sidewalk on at least one side of the street.

Commissioner Mitracos asked for a brief history of the Grandy Dancer and Mars Court area. Mr. Mina stated it was constructed as part of the South Tracy Industrial Park in 2003.

Commissioner Mitracos asked if financing for the road improvements was the responsibility of the City. Mr. Mina stated it was the City's responsibility, and would be funded from development impact fees. Commissioner Mitracos asked if fees were collected. Mr. Mina discussed the improvements that were financed by development.

Mr. Dean added that the nature of the area has been changing and staff realizes that additional access points may have to occur, along with additional landscaping and greater pedestrian access. Mr. Dean stated staff concludes that the application works for the area.

Vice Chair Vargas asked if staff was aware of any hazardous chemicals in the area. Mr. Dean stated that as part of the application process, applications are reviewed by the Fire Department and Chief Building Official who would be aware of the surrounding uses.

Chair Orcutt stated he saw this as the start of future applications for similar uses. Mr. Dean stated no other applications were pending for the area at this time.

Commissioner Ransom stated she was encouraged by the diversity of area, and as the area is improved, would add accessibility for residents in the area.

Commissioner Mitracos asked for clarification regarding building height. Ms. Matlock stated 40 feet was the maximum building height for this area.

Chair Orcutt opened the public hearing.

Richard Larson, project architect, stated the building height was 40 feet at the multi-purpose building, and explained the location of the equipment well.

Chair Orcutt asked for the age range and total number of potential students. Chair Orcutt also asked how many trips per day staff was expecting. Mr. Mina stated the owner, Pamela Rigg, indicated the site would have a maximum of 162 students in five years, an addition of 13 to 15 staff members, which would generate approximately 377 trips per day. Mr. Mina added that the street capacity was 2,000 trips per day.

Vice Chair Vargas stated she loved the architecture and the play areas.

Commissioner Ransom asked if there was an estimated start and finish date. Mr. Larson stated the owner would like to have the facility opened by next August, but he estimated spring, 2016.

Commissioner Sangha asked if the plan was to keep it as an elementary school. Mr. Larson stated the building is designed to accommodate an expansion, but none was planned at this time.

Chair Orcutt asked if a fence was planned. Mr. Larson stated there is a fence along the existing residential homes, and a fence on the south side.

Cathy MacIntosh, Director of the Montessori school, addressed the Commission stating she was authorized to accept the conditions for the project.

As there was no one further wishing to address the Commission, the public hearing was closed.

It was moved by Commissioner Ransom and seconded by Vice Chair Vargas that the Planning Commission approve the Conditional Use Permit and Development Review applications to establish a private elementary school, which includes a 35,000 square foot two-story building, outdoor play area, and parking, landscape, and hardscape improvements at the southeast corner of Murrieta Way and Holmes Court, based on the findings and subject to the conditions as stated in the Planning Commission Resolutions dated October 22, 2014. Voice vote found all in favor; passed and so ordered.

- B. DETERMINATION OF CONSISTENCY WITH THE CITY OF TRACY GENERAL PLAN FOR A VACATION OF PUBLIC RIGHT OF WAY AFFECTING NORTH MACARTHUR DRIVE, SOUTH OF I-205. NORTHSTAR ENGINEERING GROUP, INC. APPLICATION NUMBER DET14-0002. Kimberly Matlock, Assistant Planner, provided the staff report. Ms. Matlock stated North MacArthur Drive, south of I-205, was built and dedicated as a public street, and the location of right-of-way improvements in the area was established with the subdivision map for California Mirage.

City Council approved the subdivision map and a Preliminary and Final Development Plan for The Classics, at the northwest corner of North MacArthur Drive and Pescadero Avenue on September 16, 2008. Approval of that subdivision map was contingent upon the vacation of a small amount of right-of-way along North MacArthur Drive, an area approximately 300 feet long and three feet wide, the distance between the I-205 off-ramp and Pescadero Avenue. This additional three feet of land will allow for uniform lot depth within The Classics subdivision.

Whenever a public agency proposes to dispose of real property, California Government Code, Section 65402 requires a finding of consistency with the General Plan. If the Planning Commission determines that the public right of way vacation is consistent with the General Plan. City Council will conduct a public hearing and decide whether or not to vacate the property.

The site and adjacent properties have a General Plan land use designation of Residential Medium and is located within the Planned Unit Development (PUD) zone established with The Classics PUD. The requested vacation of right of way is consistent with the General Plan and Zoning Ordinance because it will return the land to residential use.

Staff recommended that the Planning Commission determine that the vacation of public right of way affecting North MacArthur Drive is consistent with the City of Tracy General Plan, based on the findings contained in the Planning Commission Resolution dated October 22, 2014.

Commissioner Ransom asked for clarification regarding the lot size. Ms. Matlock confirmed the lot size as 3 feet wide and approximately 300 feet long. Mr. Mina added the City does not want to own this parcel of land. Mr. Mina outlined on the overhead the adjacent lots that would be affected.

Vice Chair Vargas asked if this additional piece of property would be recorded on the individual parcels. Mr. Mina responded off microphone.

Chair Orcutt invited members of the public to address Commission on the item. There was no one wishing to address the Commission.

It was moved by Vice Chair Vargas and seconded by Commissioner Ransom that the Planning Commission determine that vacation of the public right of way affecting North Mac Arthur Drive is consistent with the City of Tracy General Plan, based on the findings contained in the Planning Commission Resolution dated October 22, 2014. Voice vote found all in favor; passed and so ordered.

3. ITEMS FROM THE AUDIENCE – None...
4. DIRECTOR'S REPORT – Bill Dean announced that the November 5, 2014; Planning Commission would be cancelled due to the City Council meeting being moved to that date because of the election.
5. ITEMS FROM THE COMMISSION - None.
6. ADJOURNMENT – It was moved by Commissioner Ransom and seconded by Commissioner Mitracos to adjourn. Time: 7:47 p.m.



STAFF LIAISON


CHAIR - Acting

